

NO: R015

COUNCIL DATE: February 1, 2016

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 12, 2016**

FROM: **General Manager, Engineering**

FILE: **7914-0300-00**

SUBJECT: **Closure of Road Allowance Adjacent to 16540 and 16582 Parkview Place
and 16591 No. 1 Highway**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 73.6 m² (792.2 ft.²) portion of Parkview Place adjacent to 16540 and 16582 Parkview Place and 16591 No. 1 Highway as generally illustrated in Appendix "I" attached to this report, and subject to compliance with the notice provisions of the *Community Charter, SBC 2003, C. 26*.

BACKGROUND

Property Description

The portion of road allowance proposed for closure has a total area of 73.6 m² (792.2 ft.²) and is a portion of a constructed cul-de-sac along Parkview Place.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent lands 16540 and 16582 Parkview Place and 16591 No. 1 Highway are zoned One Acre Residential Zone (RA), and are designated "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of Parkview Place proposed for closure is intended to be consolidated and rezoned with the adjacent properties at 16540 and 16582 Parkview Place and 16591 No. 1 Highway under Development Application No. 7914-0300-00. This Development Application is seeking approval to develop a seventeen lot Single Family Residential Zoned (RF-12 Type I and Type II) subdivision as conceptually illustrated on the attached Appendix "II". The related Rezoning Bylaw was granted third reading by Council on April 13, 2015. As depicted on the attached Appendix "II", an area of 4,854 ft.² located at the southeast corner of the Development Application is encumbered by a watercourse. The developer has volunteered to dedicate this area to the City without compensation for riparian area protection purposes.

The proposed road closure has been circulated to all potentially concerned City Departments for review and all are supportive of the proposal.

As required under Section 40(4) of the *Community Charter*, all utility companies potentially affected by the proposed road closure have been consulted and none has expressed any objections.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure area as determined by a qualified staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently as the road allowance area proposed for closure is not required for road purposes, and is to be consolidated and developed with the adjacent property in support of planned and orderly development in Guildford. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

CONCLUSION

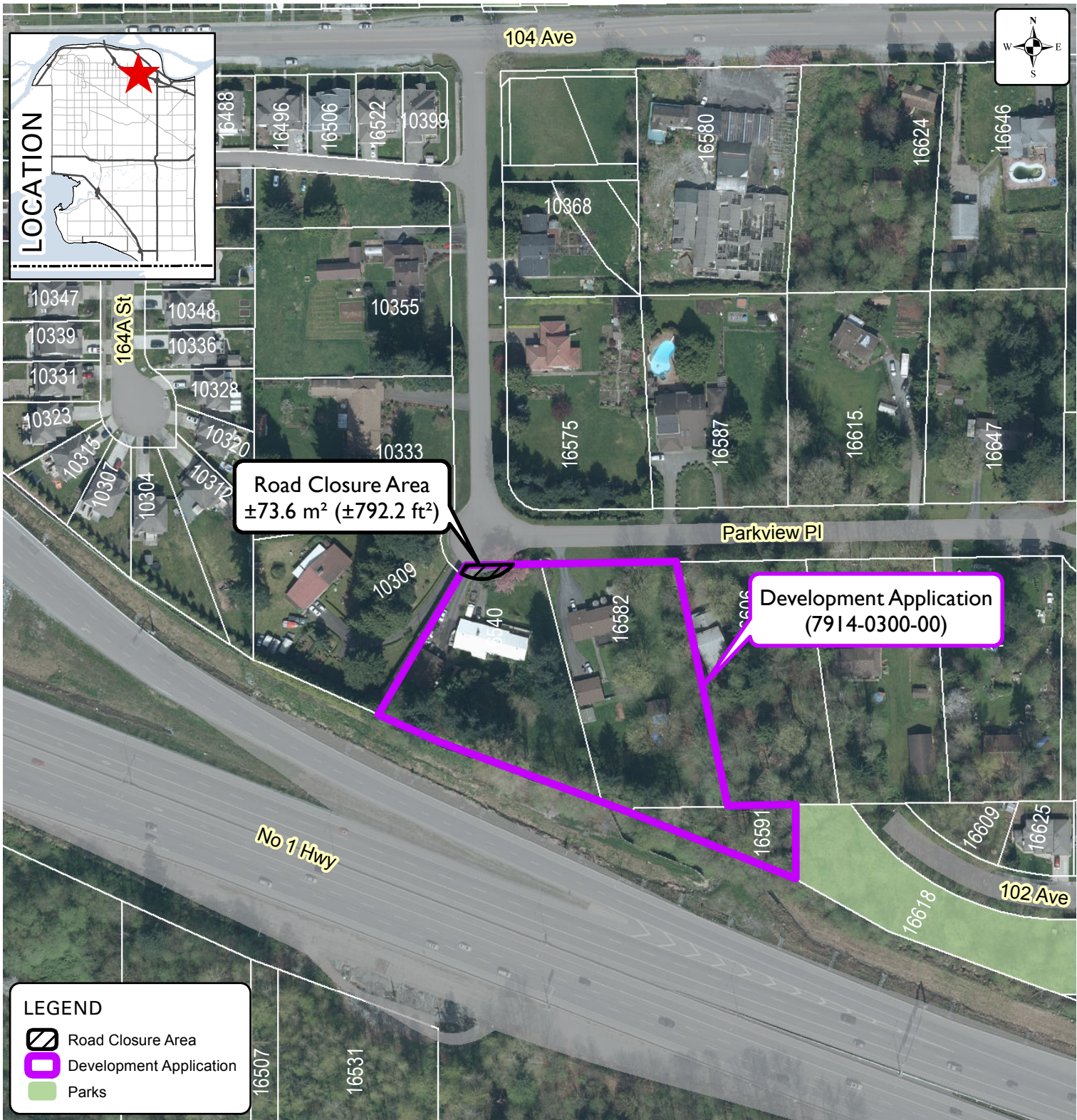
The proposed road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road allowance area in preparation for its sale and consolidation as generally described in this report.

Fraser Smith, P.Eng., MBA
General Manager, Engineering

BLO/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Subdivision Plan

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 06-Jan-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:2,000



ROAD CLOSURE
16540 & 16582 - Parkview Place and
16591 No.1 HWY

ENGINEERING
DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW16540_ParkviewPlace_AP.mxd

APPENDIX "II"

