
REGULAR COUNCIL

TO: **Mayor & Council** DATE: **January 13, 2016**

FROM: **General Manager, Engineering** FILE: **7914-0301-00**
General Manager, Parks, Recreation & Culture XC: **0910-20/520A**

SUBJECT: **Road Closure Adjacent to 16616 - Parkview Place and 16609 - 102 Avenue and Disposition of a Portion of City-owned Parkland Located at 16618 - 102 Avenue**

RECOMMENDATION

The Engineering Department and Parks, Recreation & Culture Department recommend that Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 381.3 m² (4,104 ft.²) portion of unconstructed 102 Avenue adjacent to the properties at 16616 - Parkview Place, 16609 - 102 Avenue and 16618 - 102 Avenue; and
2. Approve the sale of a 133.8 m² (1,440 ft.²) portion of City-owned parkland located at 16618 - 102 Avenue,

as generally illustrated in Appendix "I" attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

BACKGROUND

Property Description

The road allowance area proposed for closure has an area of 381.3 m² (4,104 ft.²) and is a portion of unconstructed 102 Avenue south of Parkview Place and north of Highway 1.

The owner of the properties at 16616 - Parkview Place and 16609 - 102 Avenue has applied to acquire the 133.8 m² (1,440 ft.²) portion of City-owned parkland and consolidate it with the two lots and the subject proposed road closure area.

Zoning, Plan Designations and Land Uses

The road closure area and the adjacent properties are zoned One-Acre Residential (RA) Zone (16616 - Parkview Place) and Single Family Residential (RF) Zone (16609 - 102 Avenue) and designated "Urban" in the Official Community Plan. The City-owned parkland (16618 - 102 Avenue) is zoned Single Family Residential (RF) Zone and designated "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of road proposed for closure is intended to be consolidated and rezoned with the adjacent properties at 16616 - Parkview Place and 16609 – 102 Avenue under Development Application No. 7914-0301-00. This development application is seeking approval to develop a seven lot Single Family Residential Zoned (RF-12 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.

The proposed road closure has been circulated to all concerned City Departments for review and no objections to the closure or disposition have been raised.

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 have expressed any objections.

Park Disposition

The proposal under Development Applicant 7914-0301-00 specifically references the purchase of the subject portion of City-owned parkland for consolidation with the adjacent properties at 16616 - Parkview Place and 16609 – 102 Avenue and the subject proposed road closure area to accommodate the development.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the road closure area and portion of City-owned parkland 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. 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 and portion of City-owned parkland are surplus to the City’s needs. The terms of the agreements related to the disposition of the road closure area and the portion of parkland are considered reasonable. It is recommended that Council authorize staff to:

- Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 381.3 m² (4,104 ft.²) portion of unconstructed 102 Avenue adjacent to the properties at 16616 - Parkview Place, 16609 - 102 Avenue and 16618 - 102 Avenue; and
- Approve the sale of a 133.8 m² (1,440 ft.²) portion of City-owned parkland located at 16618 - 102 Avenue.

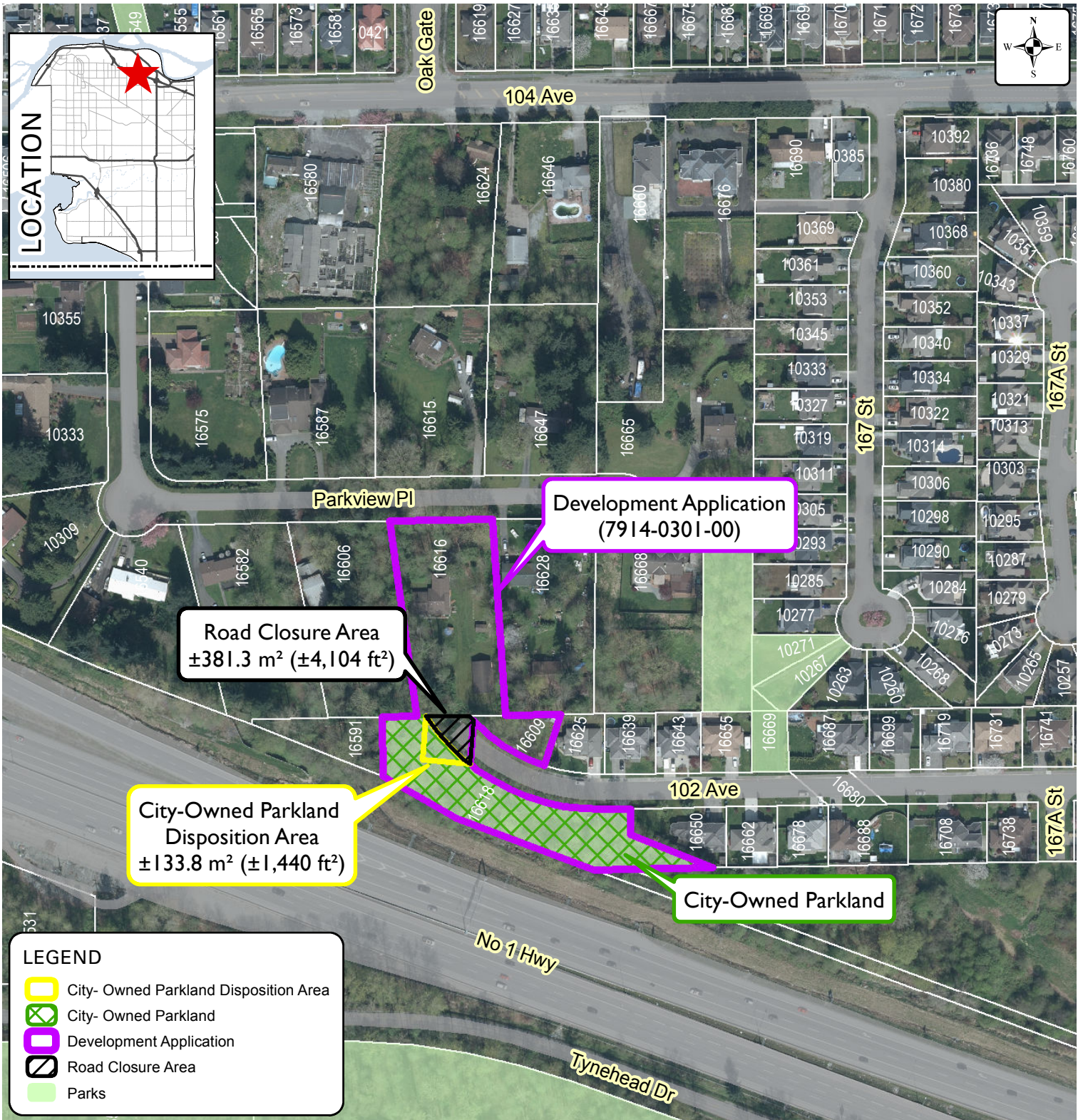
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Site Plan (Development Layout)

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 13-Jan-2016, C9W

Aerial Photo: April 5, 2015

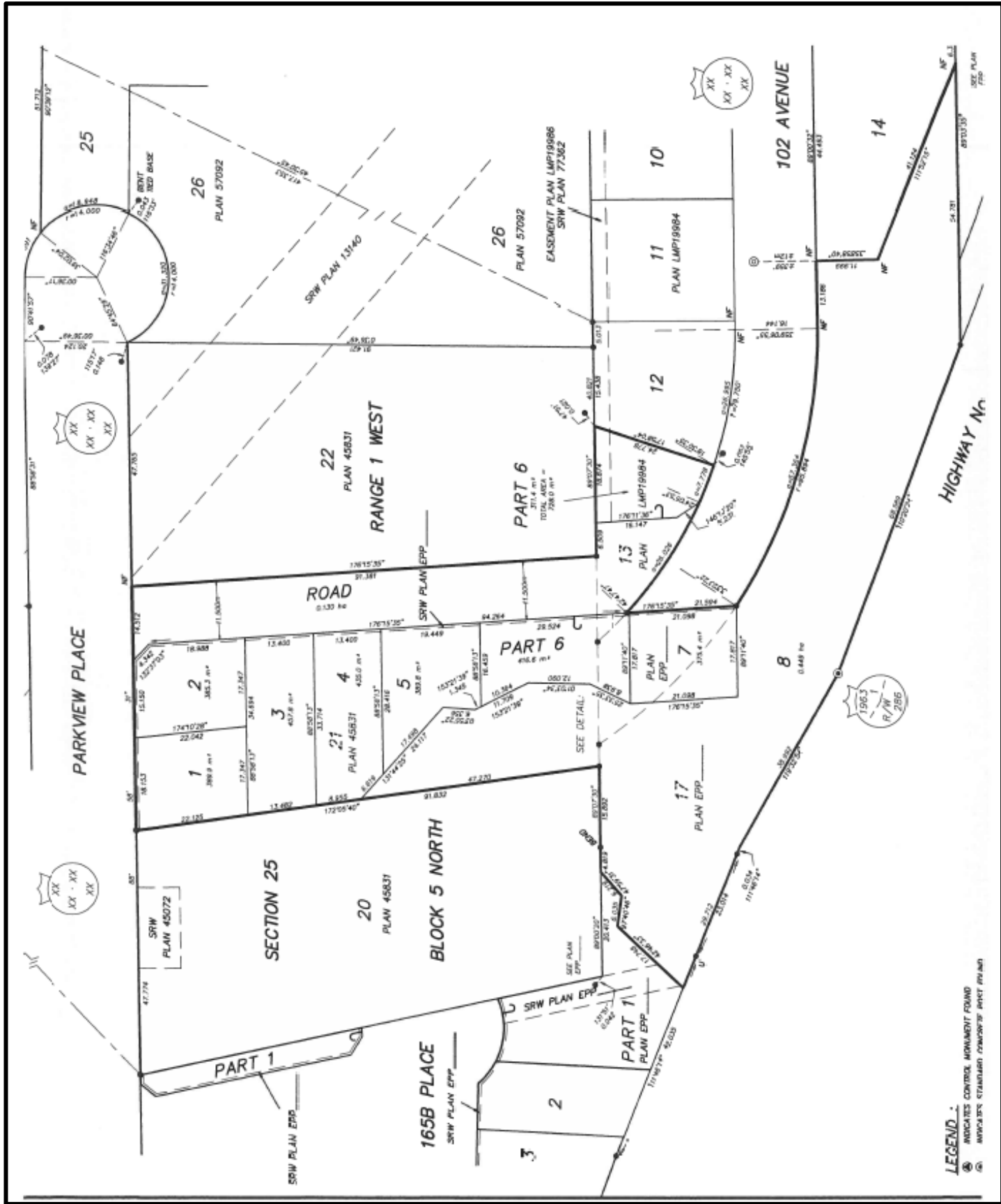
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Road Closure:
 Adjacent to 16616-Parkview Place and
 16609-102 Avenue; Disposition of a
 Portion of City-owned Parkland at
 16618-102 Avenue

**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.



LEGEND

- ⊗ INDICATES CONTROL MONUMENT FOUND
- ⊙ INDICATES STANDARD CONICENTRIC POINT FOUND