

NO: R059

COUNCIL DATE: April 18, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 30, 2016**

FROM: **General Manager, Engineering**

FILE: **7914-0300-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16540 and 16582 Parkview Place and 16591 No. 1 Highway (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 73.8 m² (794.4 ft.²) area, based on final survey information, of closed road allowance adjacent to 16540 and 16582 Parkview Place and 16591 No. 1 Highway under previously approved terms for this closure and sale as outlined in Corporate Report No. R015; 2016, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On February 1, 2016, Council authorized the Engineering Department (Resolution No. R16-176 related to Corporate Report No. R015; 2016) to proceed with the closure and sale of a portion of redundant road allowance having an area of 73.6 m² (792.2 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 16540 and 16582 Parkview Place and 16591 No. 1 Highway. The area related to the closure and sale has been adjusted to reflect final survey information. Council's approval of the sale of this portion of closed road allowance is now required to complete the final step in the road closure process as stipulated by the *Community Charter*.

The *Community Charter* requires that Council's approval to close and sell roads be obtained on two separate occasions. The first such approval is at the beginning of the closure process when Council is requested to authorize the "cancellation of highway" for the portion of road to be closed and consolidated. The second such approval is at the end of the process when Council's authorization is required to formally dispose of the closed portion of road after all the statutory requirements have been met. In accordance with Section 40 of the *Community Charter*, all the necessary requirements to dispose of these redundant portions of road allowance have been met and it is now in order for Council to authorize this last step in the road closure and sale process.

CONCLUSION

It is recommended that Council approve the sale of the closed portion of road allowance adjacent to 16540 and 16582 Parkview Place and 16591 No. 1 Highway under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R015; 2016.

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

ME/amg/clr

Appendix "I" – Corporate Report No. R015; 2016



CORPORATE REPORT

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.

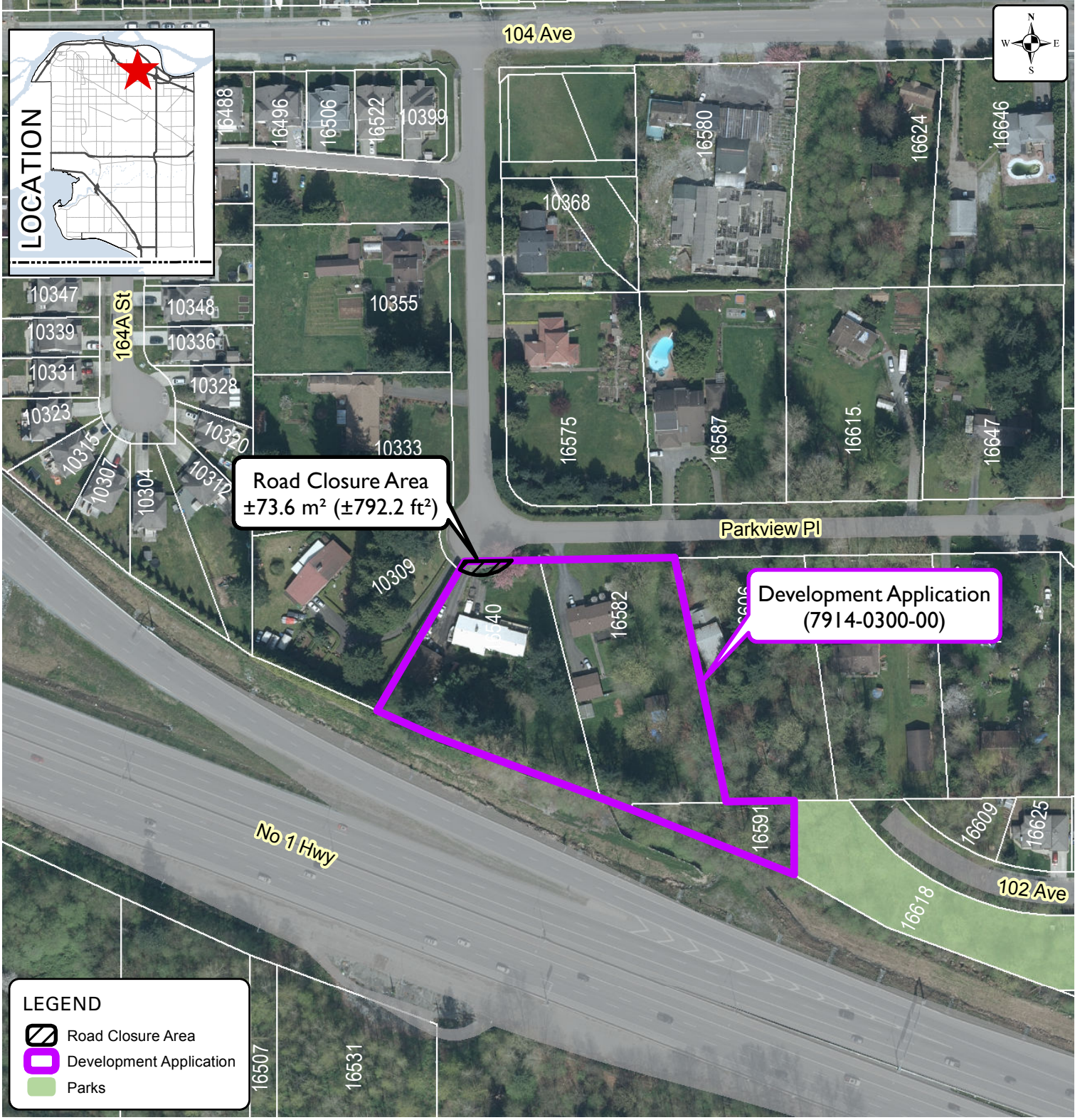


Fraser Smith, P.Eng., MBA
General Manager, Engineering

BLO/amg/clr

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

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Road Closure Area
- Development Application
- Parks

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"

