

NO: R060

COUNCIL DATE: April 18, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 31, 2016**

FROM: **General Manager, Engineering** FILE: **7914-0301-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16616 Parkview Place, 16609 – 102 Avenue and 16618 – 102 Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 381.5 m<sup>2</sup> (4,106 ft.<sup>2</sup>) area, based on final survey information, of closed road allowance adjacent to 16616 Parkview Place, 16609 – 102 Avenue and 16618 – 102 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R027; 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. R16-188 related to Corporate Report No. R027; 2016) to proceed with the closure and sale of a portion of redundant road allowance having an area of 381.3 m<sup>2</sup> (4,104 ft.<sup>2</sup>) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 16616 Parkview Place, 16609 – 102 Avenue and 16618 – 102 Avenue. 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 closed portions of road allowance adjacent to 16616 Parkview Place, 16609 – 102 Avenue and 16618 – 102 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R027; 2016.

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

MCS/amg/clr

Appendix “I” - Corporate Report No. R027; 2016

# CORPORATE REPORT

NO: R027

COUNCIL DATE: February 1, 2016

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## REGULAR COUNCIL

TO: Mayor & Council

DATE: January 13, 2016

FROM: General Manager, Engineering  
General Manager, Parks, Recreation & Culture

FILE: 7914-0301-00  
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

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## 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 m<sup>2</sup> (4,104 ft.<sup>2</sup>) 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 m<sup>2</sup> (1,440 ft.<sup>2</sup>) 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 m<sup>2</sup> (4,104 ft.<sup>2</sup>) 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 m<sup>2</sup> (1,440 ft.<sup>2</sup>) 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

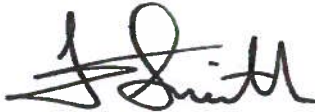
The proposed road closure and sale supports the Sustainability Charter's goal of using the City's land base efficiently, as the road allowance area proposed for closure is not required for road purposes, and is to be consolidated and developed with the adjacent property in support of planned and orderly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

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

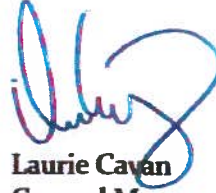
## CONCLUSION

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 m<sup>2</sup> (4,104 ft.<sup>2</sup>) 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 m<sup>2</sup> (1,440 ft.<sup>2</sup>) portion of City-owned parkland located at 16618 - 102 Avenue.



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



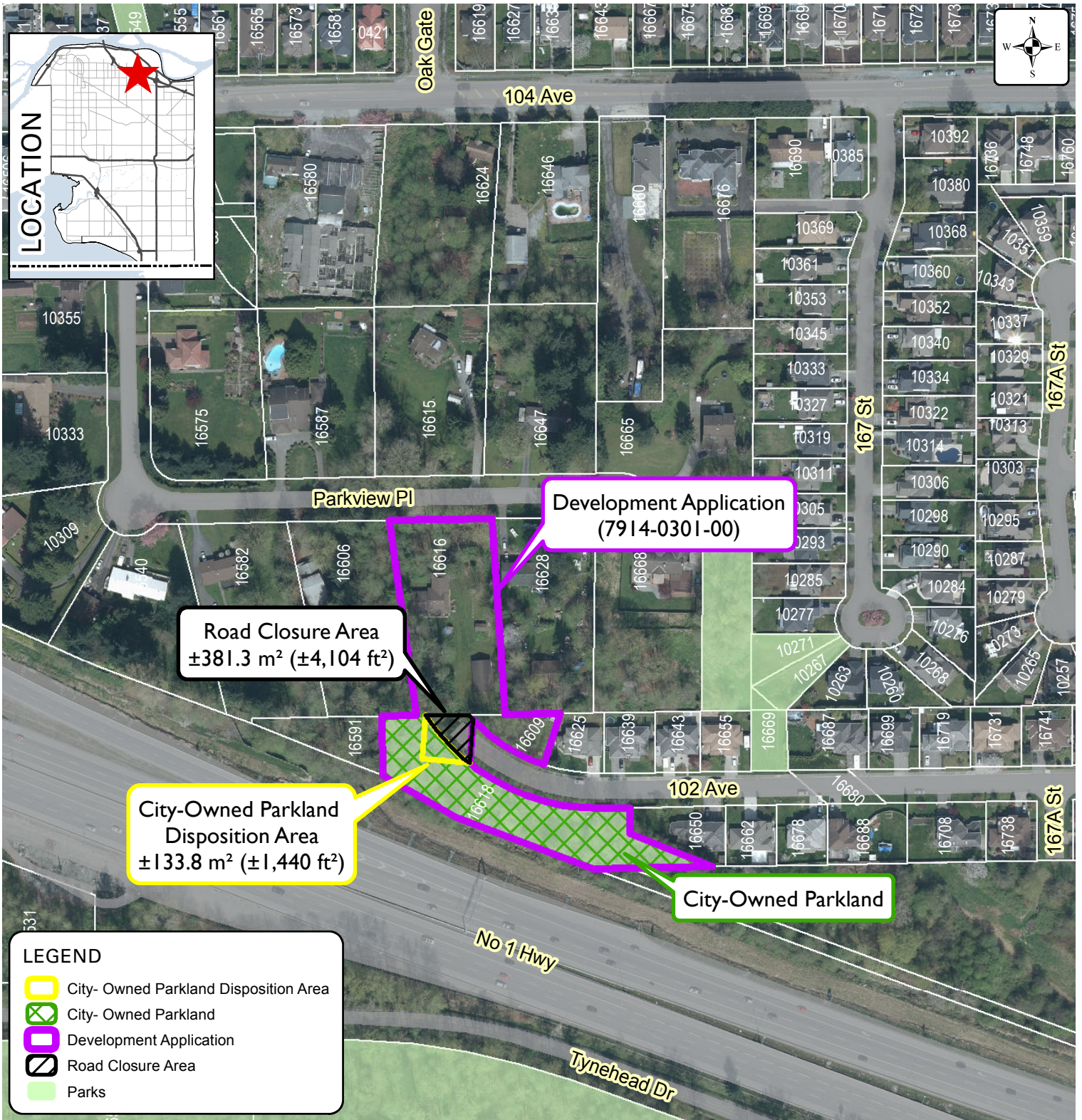
Laurie Cavan  
General Manager,  
Parks, Recreation & Culture

BLO/amg/clr

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

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AERIAL PHOTOGRAPH OF SITE



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

Aerial Photo: April 5, 2015

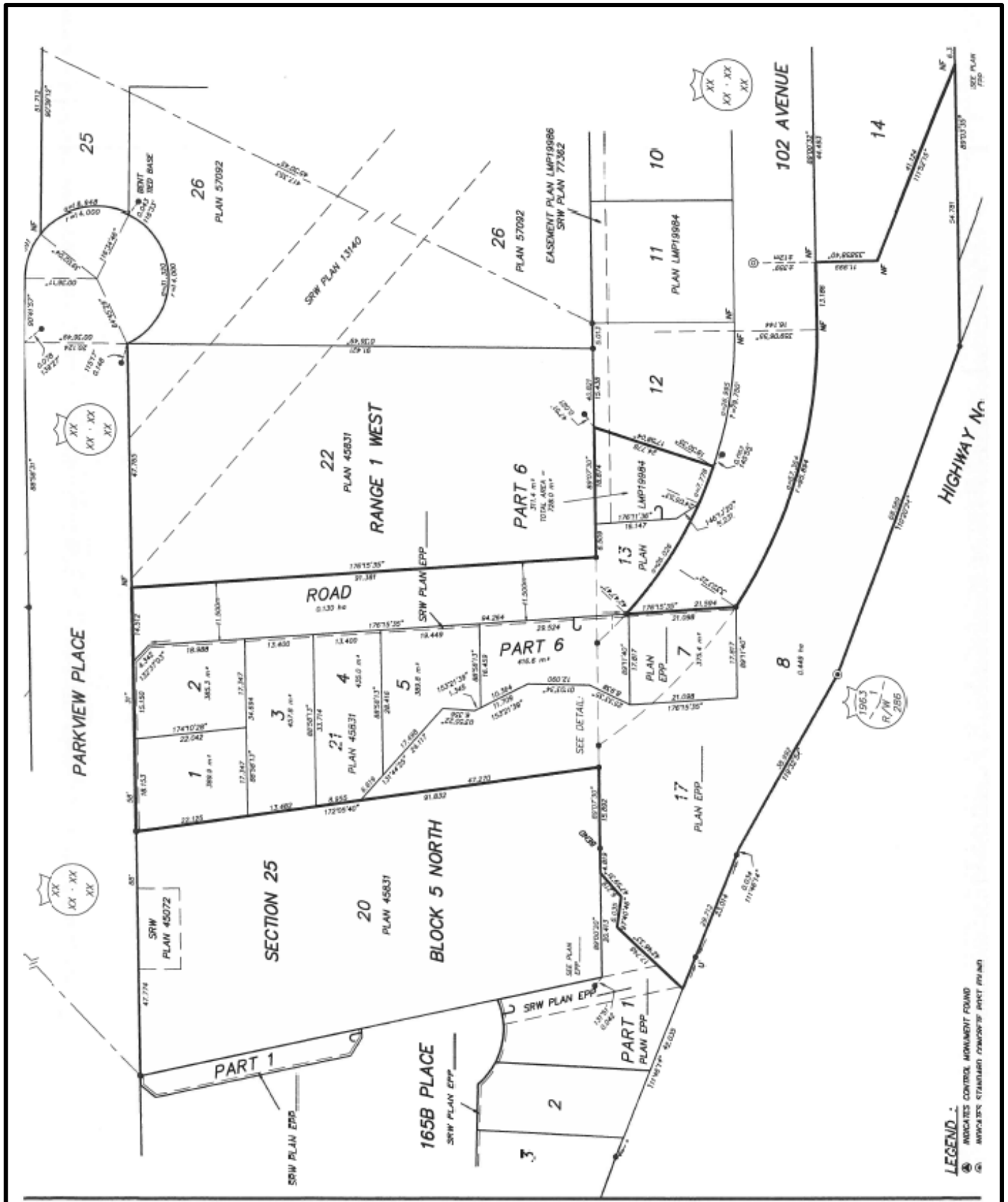
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**Road Closure:**  
 Adjacent to 16616-Parkview Place and  
 16609-102 Avenue; Disposition of a  
 Portion of City-owned Parkland at  
 16618-102 Avenue

**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 CORNER POINT FOUND