

NO: R062

COUNCIL DATE: April 18, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 30, 2016**

FROM: **General Manager, Engineering** FILE: **7914-0107-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 19289 – 71 Avenue and 7091 – 193 Street (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 82.5 m² (888 ft.²) area of closed road allowance adjacent to 19289 – 71 Avenue and 7091 – 193 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. R017; 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. R16-178 related to Corporate Report No. R017; 2016) to proceed with the closure and sale of a portion of redundant road allowance having an area of 82.5 m² (888 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 19289 – 71 Avenue and 7091 – 193 Street. 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 this redundant portion 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 19289 – 71 Avenue and 7091 – 193 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R017; 2016.

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

MCS/amg/clr

Appendix “I” - Corporate Report No. R017; 2016



APPENDIX "I"
CITY MANAGER'S
DEPARTMENT
CORPORATE REPORT

NO: **R017**

COUNCIL DATE: **February 1, 2016**

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 18, 2016**

FROM: **General Manager, Engineering**

FILE: **7914-0107-00**

SUBJECT: **Closure of Road Allowance Adjacent to 19289 - 71 Avenue and 7091 - 193 Street**

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 82.5 m² (888 ft.²) portion of 71 Avenue adjacent to 19289 - 71 Avenue and 7091 - 193 Street 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 82.5 m² (888 ft.²) and is a portion of a constructed cul-de-sac along 71 Avenue.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent lands 19289 - 71 Avenue and 7091 - 193 Street are zoned One Acre Residential Zone (RA), and are designated "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of 71 Avenue proposed for closure is intended to be consolidated and rezoned with the adjacent properties at 19289 - 71 Avenue and 7091 - 193 Street under Development Application No. 7914-0107-00. This Development Application is seeking approval to develop a twenty-two lot Single Family Residential Zoned (RF-10 and RF-12) subdivision as conceptually illustrated on the attached Appendix "II". The related Rezoning Bylaw was granted third reading by Council and preliminary layout approval was granted on March 16, 2015.

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. 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.

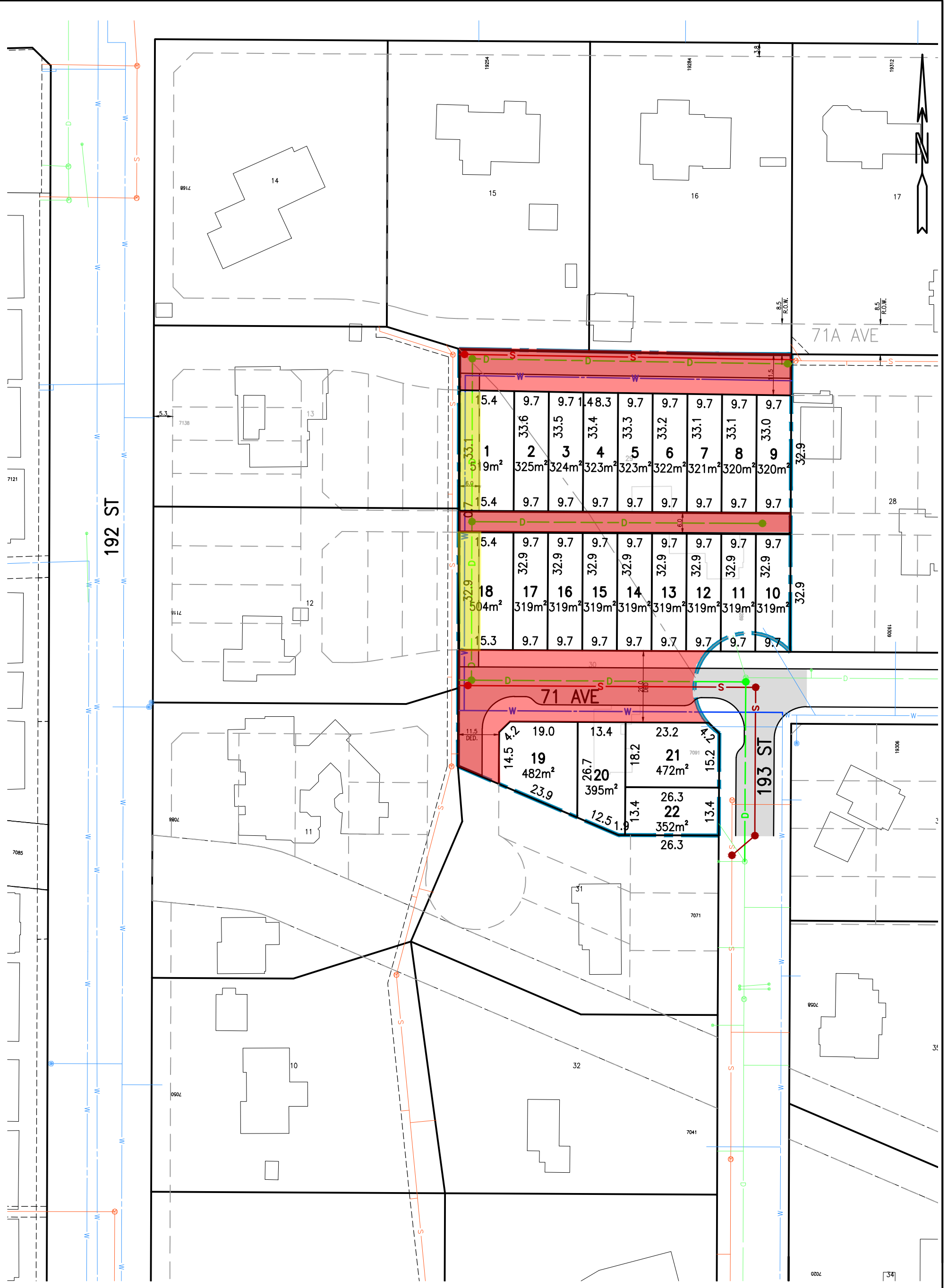


Fraser Smith, P.Eng., MBA
General Manager, Engineering

BLO/sw/clr

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

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CLIENT:	PROJECT: 19289-71 AVE AND 7091-193 ST		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 12034	DATE: JAN 2014	LEGAL:	SCALE: 1:1000
MUNICIPAL PROJECT No:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			