

NO: R145

COUNCIL DATE: June 27, 2016

REGULAR COUNCIL

TO: Mayor & Council **DATE: June 14, 2016**

FROM: General Manager, Engineering **FILE: 7915-0267-00**
General Manager, Parks, Recreation & Culture

SUBJECT: Closure of Road Allowance Adjacent 10346 – 132 Street and
10347 and 10357 – 133 Street

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council authorize the City Clerk to bring forward a bylaw to close and remove the dedication as highway a 205.6 m² (2,213 ft.²) portion and a 104.8 m² (1,128 ft.²) portion of unconstructed road between 132 Street and 133 Street south of 104 Avenue. The proposed road closure areas are adjacent to the properties at 10346 – 132 Street and 10347 and 10357 – 133 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 two portions of road allowance proposed for closure have a total area of 310.4 m² (3,341 ft.²) and are located between 132 Street and 133 Street south of 104 Avenue.

Zoning, Plan Designations, and Land Uses

The areas of road allowance proposed for closure and the adjacent lands at 10346 – 132 Street and 10347 and 10357 – 133 Street are zoned Single Family Residential Zone (RF), and are designated “Multiple Residential” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

A PLA was issued on January 12, 2016 under Development Application No. 7915-0267-00 for the City initiated subdivision and consolidation of lands at 10346 – 132 Street and 10347 and 10357 – 133 Street. This application is to facilitate the creation of the West Village Park with a District Energy Facility, the northerly portion of 103A Avenue, and a remnant City lot. The westerly 205.6 m² (2,213 ft.²) portion of closed road will be consolidated with the property at 10346 – 132 Street and remain as a City-owned remnant lot. The easterly 104.8 m² (1,128 ft.²) portion of closed road will be consolidated with the properties at 10347 and 10357 – 133 Street and create the Park lot as generally shown on Appendix “II”.

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 have expressed any objections.

Land Value

The Engineering Department and the Parks, Recreation & Culture Department have negotiated an agreement for the exchange of lands and construction of frontage works to accommodate the West Village Park, the District Energy Facility, and a new 103A Avenue alignment.

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

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City's Sustainability Charter. In particular, this acquisition relates to the Sustainability Charter themes of Built Environment and Neighbourhoods and Infrastructure. Specifically, this project supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 3: The City Centre is a dynamic, attractive and complete metropolitan area and important international destination, and is one of North America's most livable and desirable downtowns;
- Buildings and Sites DO 15: All new buildings, public places and outdoor spaces are welcoming, safe and universally accessible; and
- Energy and Climate DO8: Neighbourhood-scale district energy systems provide low-carbon energy in dense urban neighbourhoods.

CONCLUSION

The proposed road closure areas are surplus to Engineering's needs. The terms of the agreement related to the closure and exchange of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate bylaw to close the subject road allowance areas in preparation for consolidation with adjacent properties as generally described in this report.

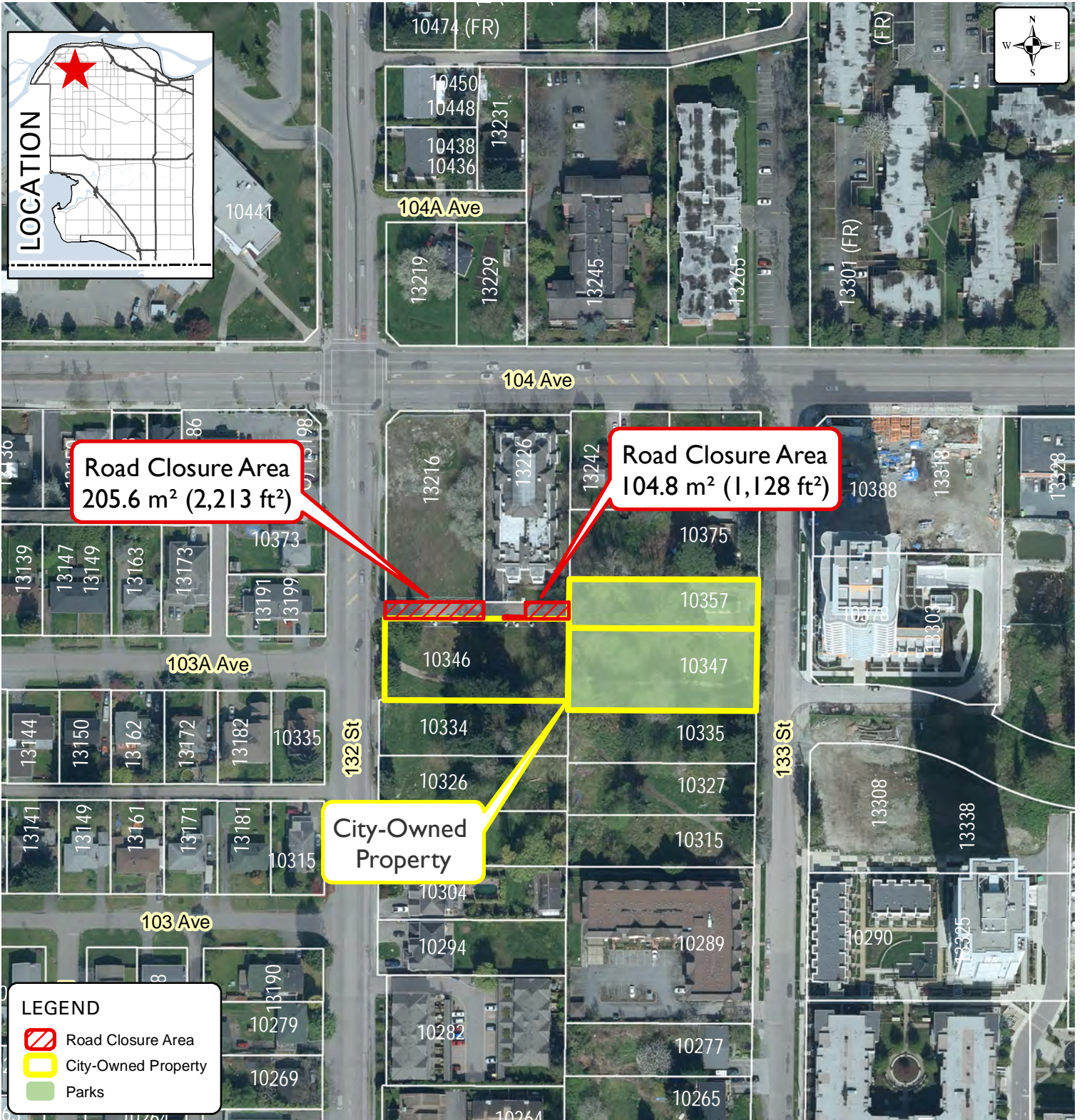
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager,
Parks, Recreation & Culture

BLO/amg/clr

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Proposed Land Configuration

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Jan-2016, EM9

Aerial Photo: April 5, 2015

Scale: 1:2,000 0 10 M

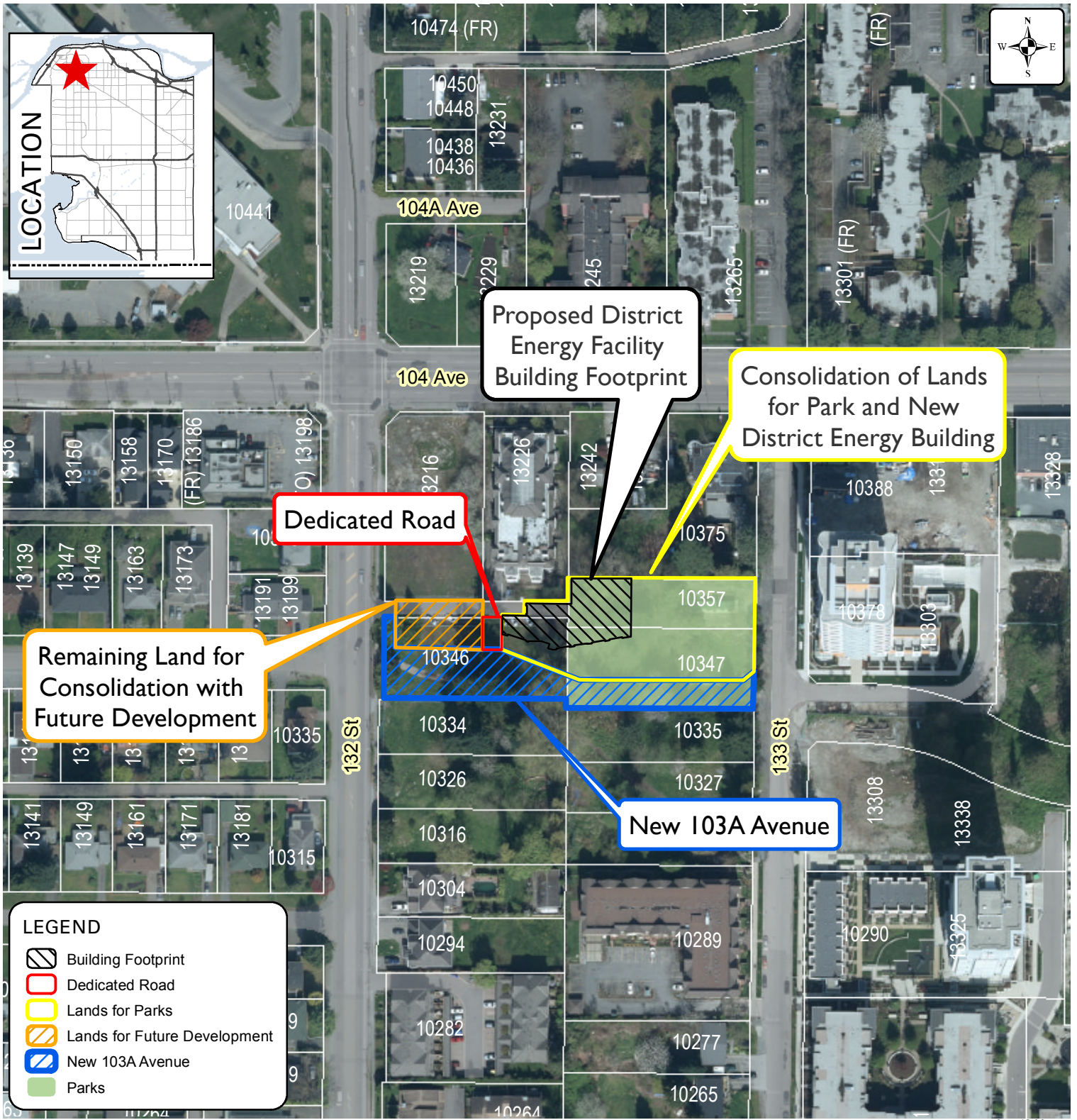


Closure of two portions of
 Road Allowance Adjacent to
 10346 - 132 Street and
 10347 and 10357 - 133 Street

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.

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 09-Jun-2016, EM9

Aerial Photo: April 5, 2015

Scale: 1:2,000 0 10 M



Proposed Land Configuration

ENGINEERING DEPARTMENT

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