

NO: R171

COUNCIL DATE: July 25, 2016

REGULAR COUNCIL

TO: **Mayor and Council** DATE: **July 11, 2016**

FROM: **General Manager, Engineering** FILE: **7916-0240-00**

SUBJECT: **Closure of Road Allowance Located Between 102A Avenue and 103 Avenue at University Drive and Sale of Properties at 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive (“City Properties”)**

RECOMMENDATION

The Engineering Department recommends that Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 440.5 m² (4,741 ft.²) portion of road allowance located between 102A Avenue and 103 Avenue at University Drive; and
2. Approve the sale of the following City Properties:
 - (a) 13400 – 103 Avenue (except the west 6 metre road dedication) (PID No. 011-262-303);
 - (b) 13408 – 103 Avenue (PID No. 012-326-879);
 - (c) 13418 – 103 Avenue (PID No. 012-326-887); and
 - (d) 10281 University Drive (PID No. 029-294-827)

both subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC 2003, C. 26* and as generally described in this report and illustrated in Appendix “I” attached to this report.

BACKGROUND

Property Description

The portion of road allowance proposed for closure has a total area of 440.5 m² (4,741 ft.²) and is located between 102A Avenue and 103 Avenue at University Drive.

The City Properties located at 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive have a gross area of 3,024 m² (32,520 ft.²) less 231.7 m² (2,494 ft.²) for a 6 metre wide road allowance to be dedicated off the westerly property line of 13400 – 103 Avenue.

The land area available for sale, net of the 2,494 ft.² road dedication but including the 4,741 ft.² road allowance proposed for closure, is 3,230 m² (34,767 ft.²).

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the City Properties are zoned Single Family Residential Zone (RF) and are designated “Mixed-Use 5.5 FAR” in the City Centre Plan.

DISCUSSION

Purpose of Road Closure and Land Sale

The portion of road allowance proposed for closure and the City Properties are intended to be consolidated and rezoned with the adjacent property at 13433 - 102A Avenue under Development Application No. 7916-0240-00. This Development Application is seeking approval to develop a Sustainable Energy and Environmental Engineering Building under a Comprehensive Development (CD) zone as conceptually illustrated on the attached Appendix “II”. The Planning Report for this Development Application was presented to City Council on July 11, 2016.

The City Properties were acquired for the realignment of 103 Avenue as part of the ultimate Surrey City Centre Road Network. Since purchasing the City Properties, the City has successfully relocated 103 Avenue to the north at this location making the City Properties surplus to the City’s requirements.

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 applicant has agreed to provide compensation to the City equivalent to the market value of the road closure area and the City Properties as determined by a qualified independent appraiser.

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, the sale of the portion of closed road allowance and the City Properties relates to the Sustainability Charter themes of Built Environment and Neighbourhoods, Infrastructure, Education and Culture, and Economic Prosperity and Livelihoods. 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 liveable and desirable downtowns;
- Buildings and Sites DO 13: Buildings are healthy and energy and resource efficient;
- Energy and Climate DO8: Neighbourhood-scale district energy systems provide low-carbon energy in dense urban neighbourhoods;

- Learning DO5: Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas;
- Learning DO6: Surrey is a provider of advanced education, producing cutting-edge research and cultivating leaders in innovative practices; and
- Jobs and Skill Training DO2: Quality education, training and skills development programs are available in the city, which help to create a highly skilled workforce.

The sale of the portion of closed road allowance and the City Properties also supports the following Strategic Directions:

- Neighbourhoods and Urban Design SD 6: Provide a range of community amenities including culture, recreation, health, and educational facilities in each Town Centre;
- Learning SD2: Advance innovation and technology learning opportunities in Surrey to achieve ongoing relevance and broad community access to information and learning opportunities; and
- Jobs and Skills Training SD1: Support the expansion of post-secondary institutions.

CONCLUSION

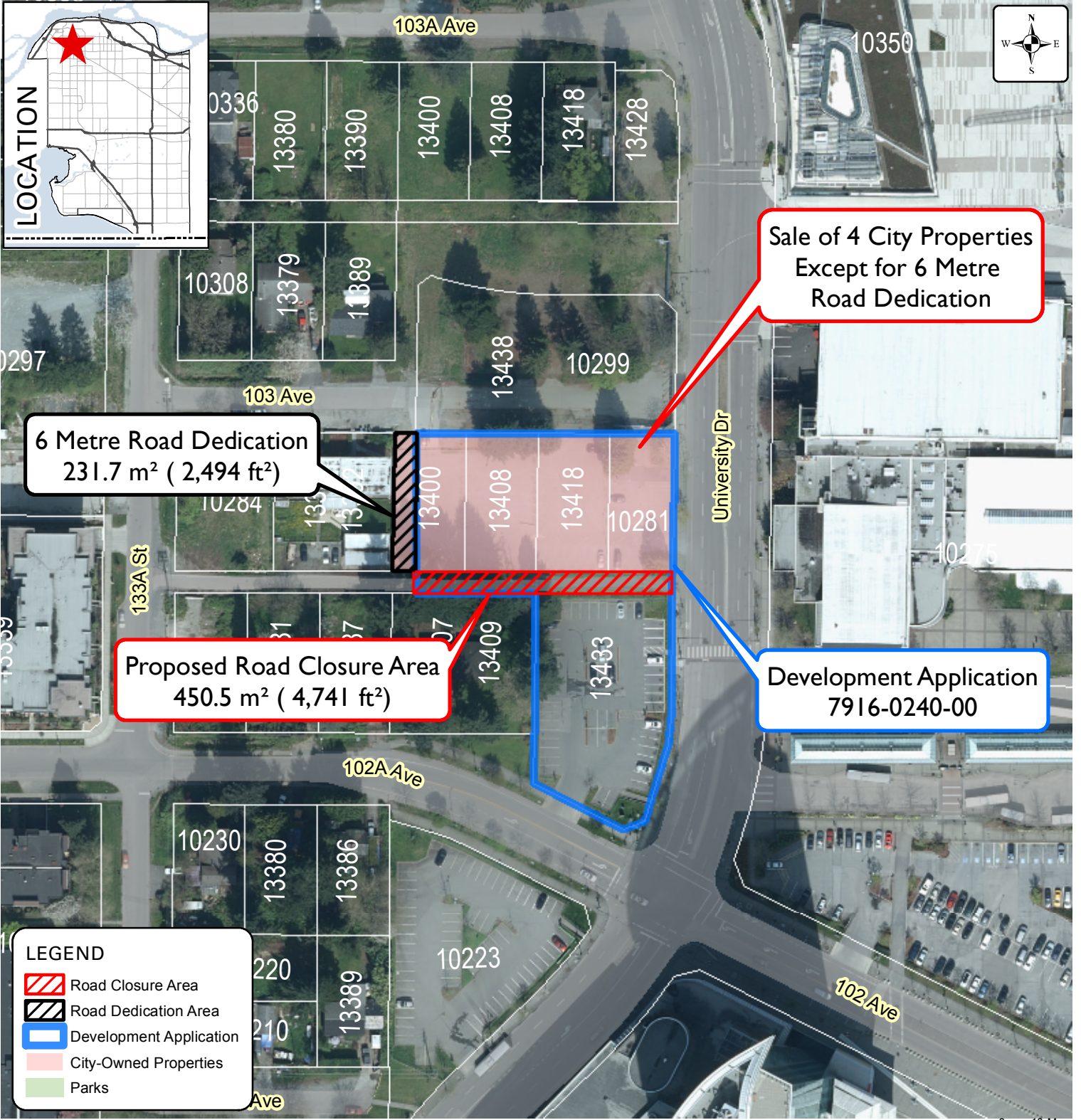
The proposed road closure area and the City Properties are surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area and the City Properties are considered reasonable. It is recommended that Council approve the sale of the City Properties and bring forward an appropriate Bylaw to close the subject road allowance area in preparation for its sale, as generally described in this report.

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

KSW/amg/clr/am

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

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 27-Jun-2016, EM9

Scale: 1:1,500 0 10 M



Road Closure & City Properties Located between 102A Avenue and 103 Avenue and 133A Street and University Drive

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.



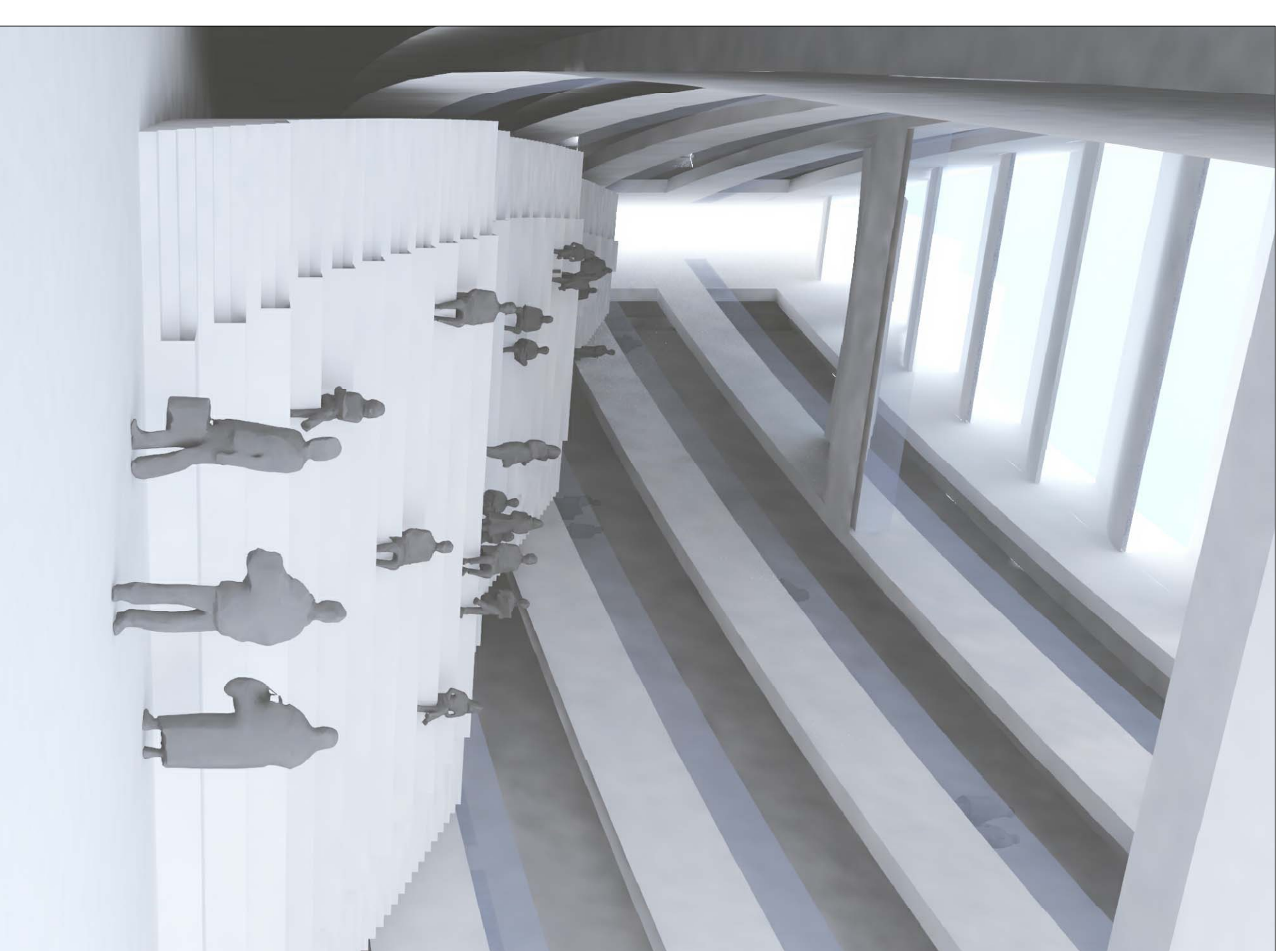
1 VIEW FROM UNIVERSITY DRIVE
SCALE: 1/8"



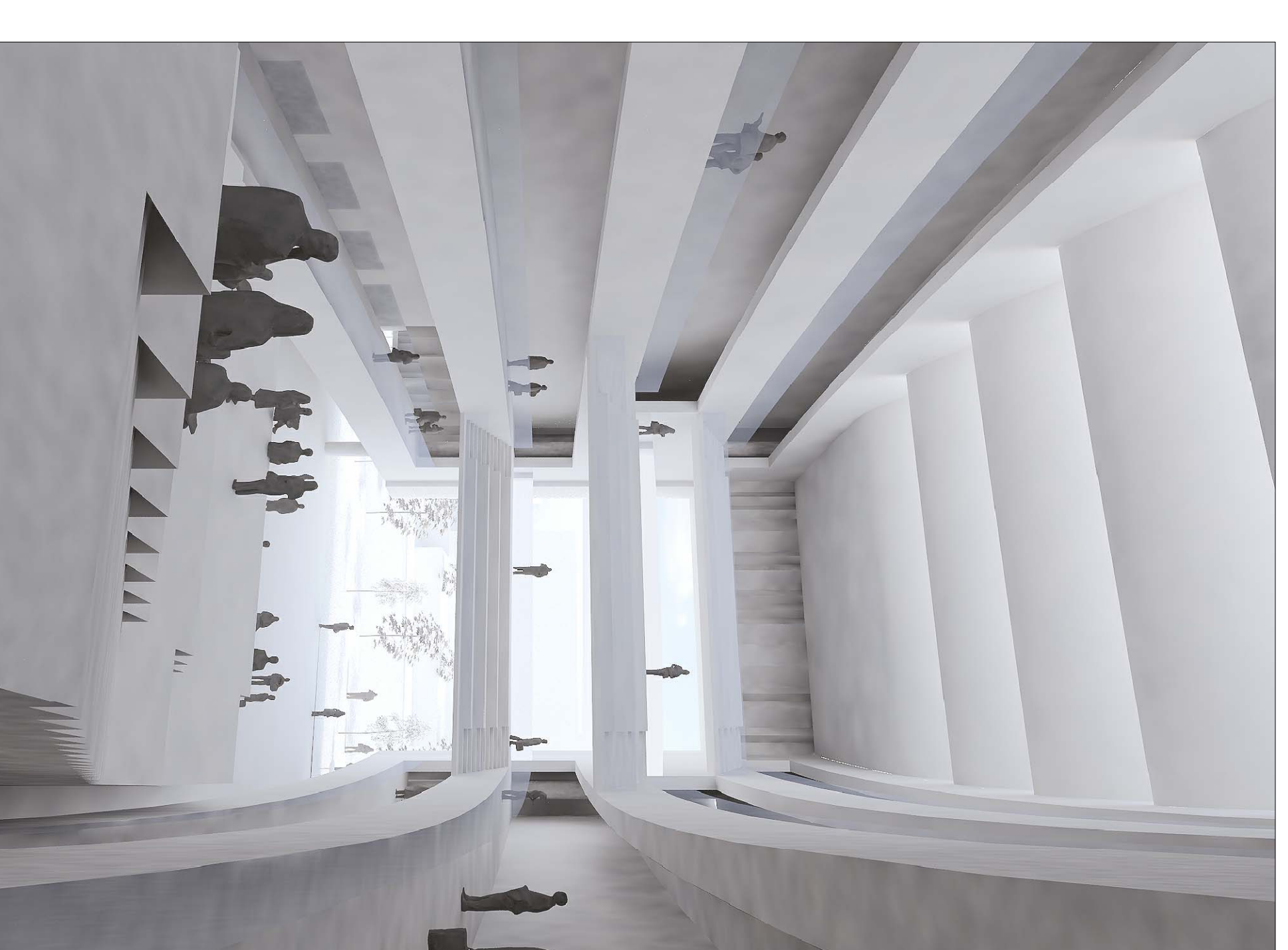
2 VIEW FROM UNIVERSITY DRIVE AND 102A AVENUE
SCALE: 1/8"



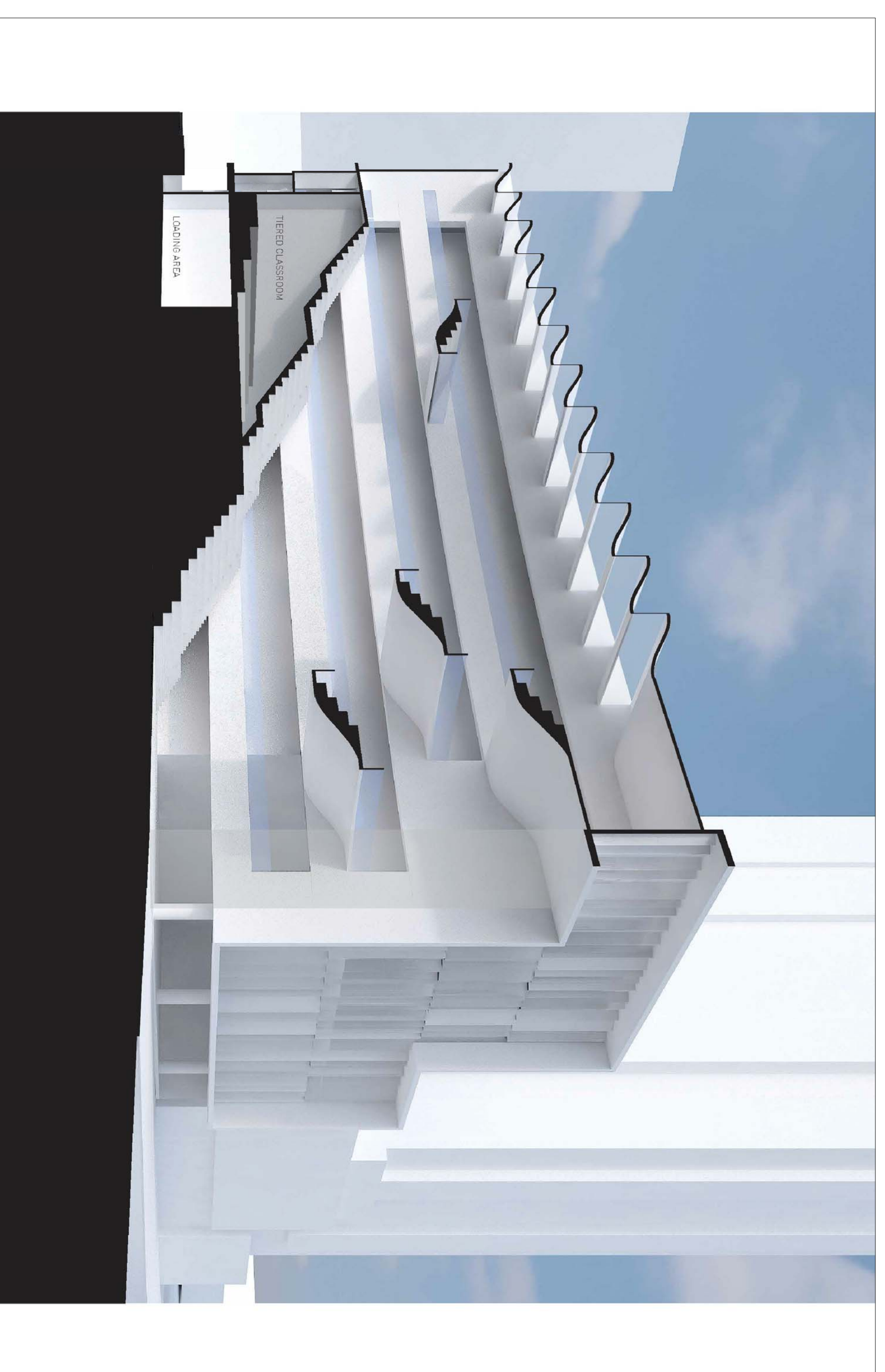
3 VIEW FROM UNIVERSITY DRIVE
SCALE: 1/8"



4 GRAND ATRIUM - VIEW FROM LEVEL 1
SCALE: 1/4"



5 GRAND ATRIUM - VIEW TOWARDS UNIVERSITY DRIVE
SCALE: 1/4"



6 CROSS SECTION PERSPECTIVE THROUGH GRAND ATRIUM
SCALE: 1/8"

KEY

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BMO BROWN ARCHITECTS
 1430 Grand Street Vancouver, BC V6Z 2A3
 TEL: 604.681.1431 FAX: 604.681.1432 www.bmo.com

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PROJECT	SFU SE3P
TITLE	PERSPECTIVE VIEWS
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DRAWN BY	CHK INT SCALE
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