

NO: R197

COUNCIL DATE: September 12, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **August 9, 2016**

FROM: **General Manager, Engineering**

FILE: **0910-30/207**

SUBJECT: **Road Closure Adjacent to 12609 – 55 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 167 m<sup>2</sup> (1,798 ft.<sup>2</sup>) portion of road located adjacent to 12609 – 55 Avenue as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice of provisions of the *Community Charter, SBC 2003, C.26*.

## BACKGROUND

### Property Description

The portion of road allowance proposed for closure is a 167 m<sup>2</sup> (1,798 ft.<sup>2</sup>) portion of an unconstructed hammerhead of an east-west laneway that extends east from 125A Street (the “Road Closure Area”). The Road Closure Area is located at the northwest corner of the adjacent lot at 12609 – 55 Avenue (the “Adjacent Property”). The Adjacent Property is improved with a single-family dwelling that was built in the early 1990’s. The owner of the Adjacent Property has applied to acquire the Road Closure Area for consolidation purposes. Part of the lane will remain dedicated to allow continued access to the residence located north of the Road Closure Area.

### Zoning, Plan Designations, and Land Uses

The Road Closure Area and the Adjacent Property are zoned Half-Acre Residential (RH) Zone, and are designated as “Suburban” in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is considered to be surplus to the City’s needs and is intended to be consolidated with the Adjacent Property to create a more regular shaped single-family lot under the RH Zone. The closure and sale is also expected to facilitate improved up-keeping of the Road Closure Area. The east-west lane to which the Road Closure Area belongs is flanked by RH zoned residences; however, the RH Zone does not require rear lane access, and as such there are no plans to extend this lane further east.

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 as determined by an accredited 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 City's Sustainability Charter. In particular, the closure and sale of the portion of road allowance relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this lane closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO 8: The built environment enhances quality of life, happiness and well-being.

## **CONCLUSION**

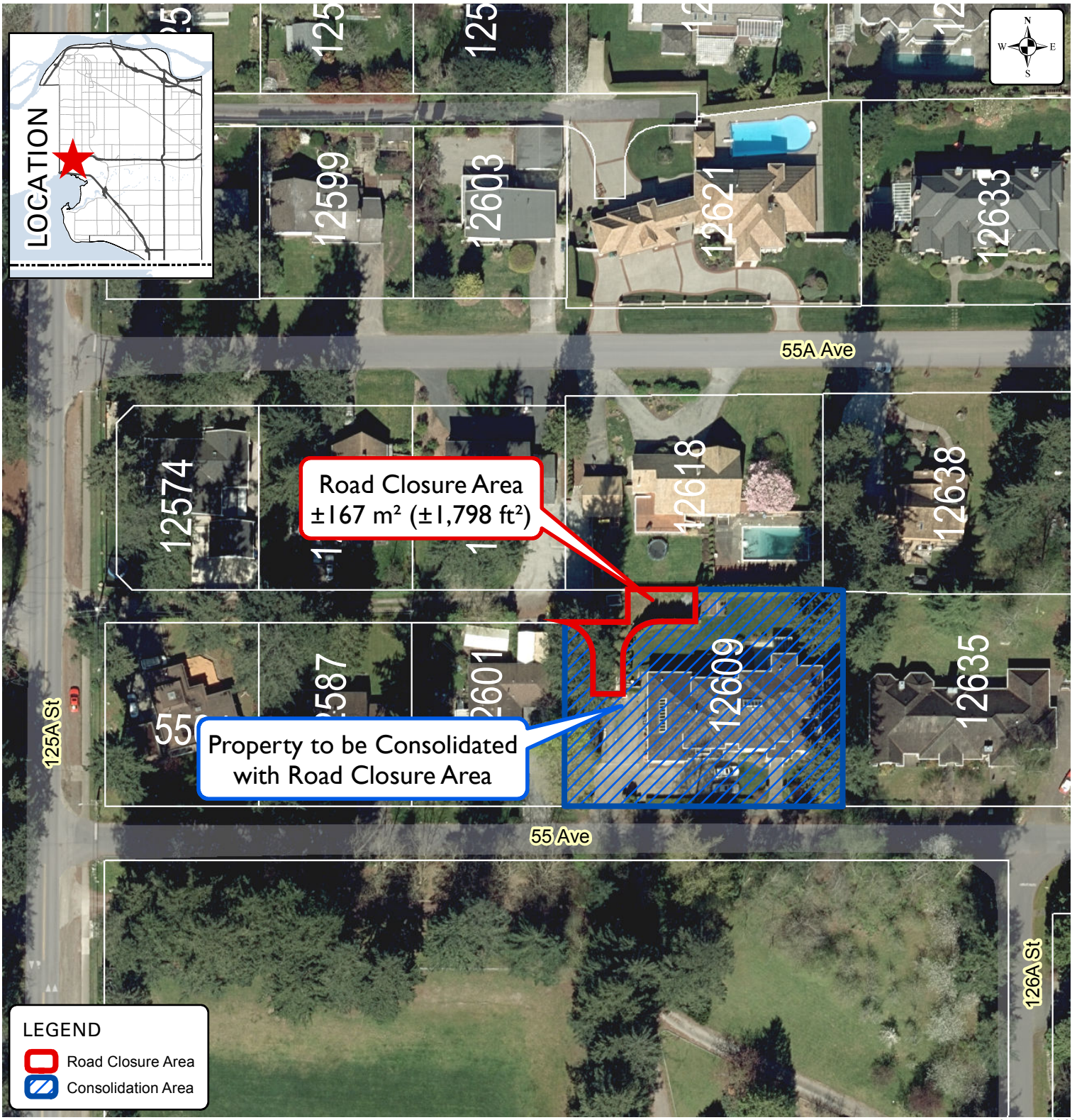
The proposed Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject Road Closure Area in preparation for its sale and consolidation as generally described in this report.

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

PK/amg/clr

Appendix "I" - Aerial Photograph of Road Closure Area



AERIAL PHOTOGRAPH OF SITE



Road Closure Area  
±167 m<sup>2</sup> (±1,798 ft<sup>2</sup>)

Property to be Consolidated  
with Road Closure Area

**LEGEND**

-  Road Closure Area
-  Consolidation Area

Produced by GIS Section: 03-Aug-2016, JJR

Aerial Photo: March 30, 2016 Scale: 1:1,000 0 10 M



**ROAD CLOSURE  
ADJACENT TO 12609 - 55 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.