

NO: R201

COUNCIL DATE: September 12, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 19, 2016**

FROM: **General Manager, Engineering** FILE: **7915-0228-00**

SUBJECT: **Approval of the Sale of Closed Portions of Road Allowance Adjacent to 16206 – 96B Avenue and 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street (Step 2: Council Approval Requested on/after September 12, 2016)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of the following closed portions of road allowance:

1. A 36.6 m² (394 ft.²) area of closed road allowance adjacent to 16206 – 96B Avenue; and
2. 2,015.30 m² (21,692 ft.²), 163.3 m² (1,758 ft.²), and 428.1 m² (4,608 ft.²) areas of closed road allowance adjacent to 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street

under previously approved terms for the closures and sales as outlined in Corporate Report No. R107;2016, a copy of which is attached to this report as Appendix “I”.

DISCUSSION

On May 16, 2016, Council authorized the Engineering Department (Resolution No. R16-958 related to Corporate Report No. R107) to proceed with the closure and sale of the portion of redundant road allowance having an area of 36.6 m² (394 ft.²) for the purpose of allowing consolidation with the property known as 16206 – 96B Avenue, as well as the portions of redundant road allowance having the areas of 2,015.30 m² (21,692 ft.²), 163.3 m² (1,758 ft.²), and 428.1 m² (4,608 ft.²) for the purpose of allowing consolidation with and subdivision of the properties known as 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street. Council's approval of the sale of these portions 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 16206 – 96B Avenue and 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R107;2016.

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

MCS/sw/clr

Appendix "I" - Corporate Report No. R107;2016

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CLR 8/29/16 11:46 AM

NO: R107

COUNCIL DATE: May 16, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 19, 2016**
FROM: **General Manager, Engineering** FILE: **7915-0228-00**
SUBJECT: **Closure of Road Allowance Adjacent to 16206 – 96B Avenue and 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street**

RECOMMENDATIONS

The Engineering Department recommends that Council authorize the City Clerk to bring forward the following Bylaws, subject to compliance with the notice provisions of the *Community Charter, SBC 2003, c. 26*:

1. A Bylaw to close and remove the dedication as highway of a 36.6 m² (394 ft.²) area of road located adjacent to the property at 16206 – 96B Avenue, as generally illustrated in Appendix "I" attached to this report; and
2. A Bylaw to close and remove the dedication as highway of three areas of road of 2,015.30 m² (21,692 ft.²), 163.3 m² (1,758 ft.²), and 428.1 m² (4,608 ft.²) located adjacent to the properties at 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street, as generally illustrated in Appendix "II" attached to this report.

BACKGROUND

Property Description

96B Avenue

The road allowance area proposed for closure by the first Bylaw is a 36.6 m² (394 ft.²) portion of the 96B Avenue cul-de-sac allowance located adjacent to 16206 – 96B Avenue. This property is improved with a newer residence.

162A Street

The three road allowance areas proposed for closure by the second Bylaw are 2,015.3 m² (21,692 ft.²), 163.3 m² (1,758 ft.²), and 428.1 m² (4,608 ft.²) totalling 2,606.7 m² (28,058 ft.²) portions of the 162A Street allowance flanked by the properties located at 9678, 9697, 9702, 9722, 9725, 9734, 9745, 9763 and 9774 – 162A Street. These properties are proposed to be developed with other properties under Development Application No. 7915-0228-00, which contemplates the development of townhouses and single family lots.

DISCUSSION

Purpose of Road Closure

96B Avenue

The area of the 96B Avenue allowance proposed for closure is intended to be consolidated with the property at 16206 – 96B Avenue. Development Application No. 7915-0228-00 proposes to extend 96B Avenue to the west, connecting to 161A Street. As a result, this road closure area will become surplus for transportation needs. The developer is therefore required to close and acquire this road area for consolidation with the adjacent residence, owned by others.

162A Street

The three areas of the 162A Street allowance proposed for closure are intended to be consolidated under Development Application No. 7915-0228-00. A meandered 8 metre wide portion of the 162A Street allowance will remain as dedicated road and will be developed for a multi-use pathway, as illustrated on the attached Appendix “III” (page 1 of 2). Development Application No. 7915-0228-00 is seeking approval to permit 8 RF zoned lots, 2 RF-12 zoned lots, and 302 townhouse units on a 5.43 hectare (13.4 acre) site, as illustrated in Appendix “III” (page 2 of 2) attached to this report.

The proposed road closures were referenced in the November 30, 2015 Planning Report to Council related to Development Application No. 7915-0228-00, and the related Rezoning Bylaw was granted third reading by Council on December 14, 2015.

The proposed 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 closed road allowance 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 closures and sales support the Sustainability Charter’s goal of using the City’s land base efficiently as the road allowance areas proposed for closure are not required for road purposes and are to be consolidated with their respective adjacent properties in support of planned and orderly development in the Guildford area. 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 areas are surplus to the City's needs. The terms of the agreements related to the disposition of the road closure areas are considered reasonable. It is recommended that Council authorize staff to bring forward the appropriate Bylaws to close the subject road allowance areas in preparation for their sale and consolidation, as generally described in this report.

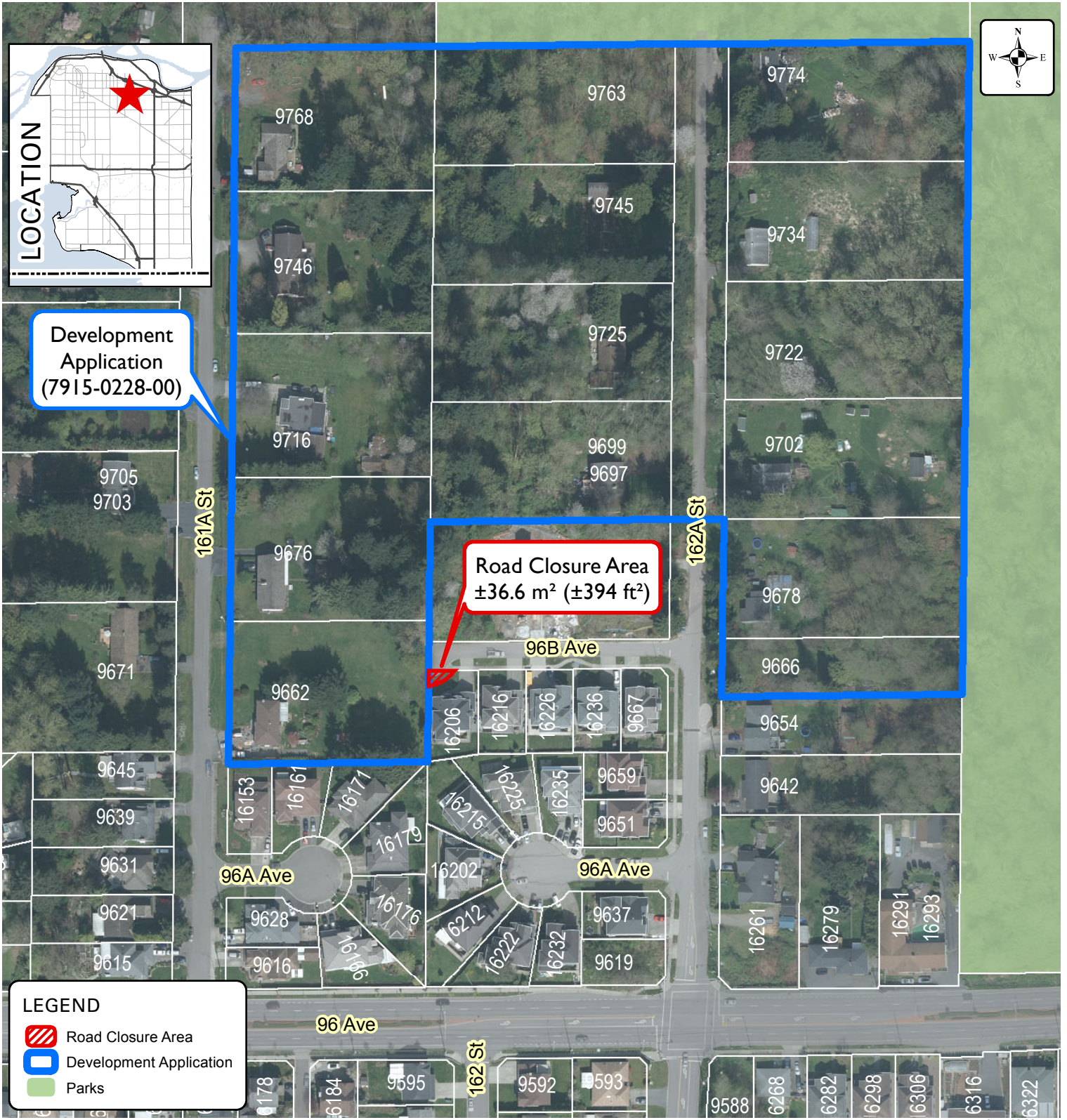


Fraser Smith, P.Eng., MBA
General Manager, Engineering

AW/amg/clr

Appendix "I" - Aerial Photograph of 96B Avenue Closure Area and Adjacent Property
Appendix "II" - Aerial Photograph of 162A Street Closure Areas and Adjacent Properties
Appendix "III" - Development Application No. 7915-0228-00 Preliminary Subdivision and Site
Layout Plans

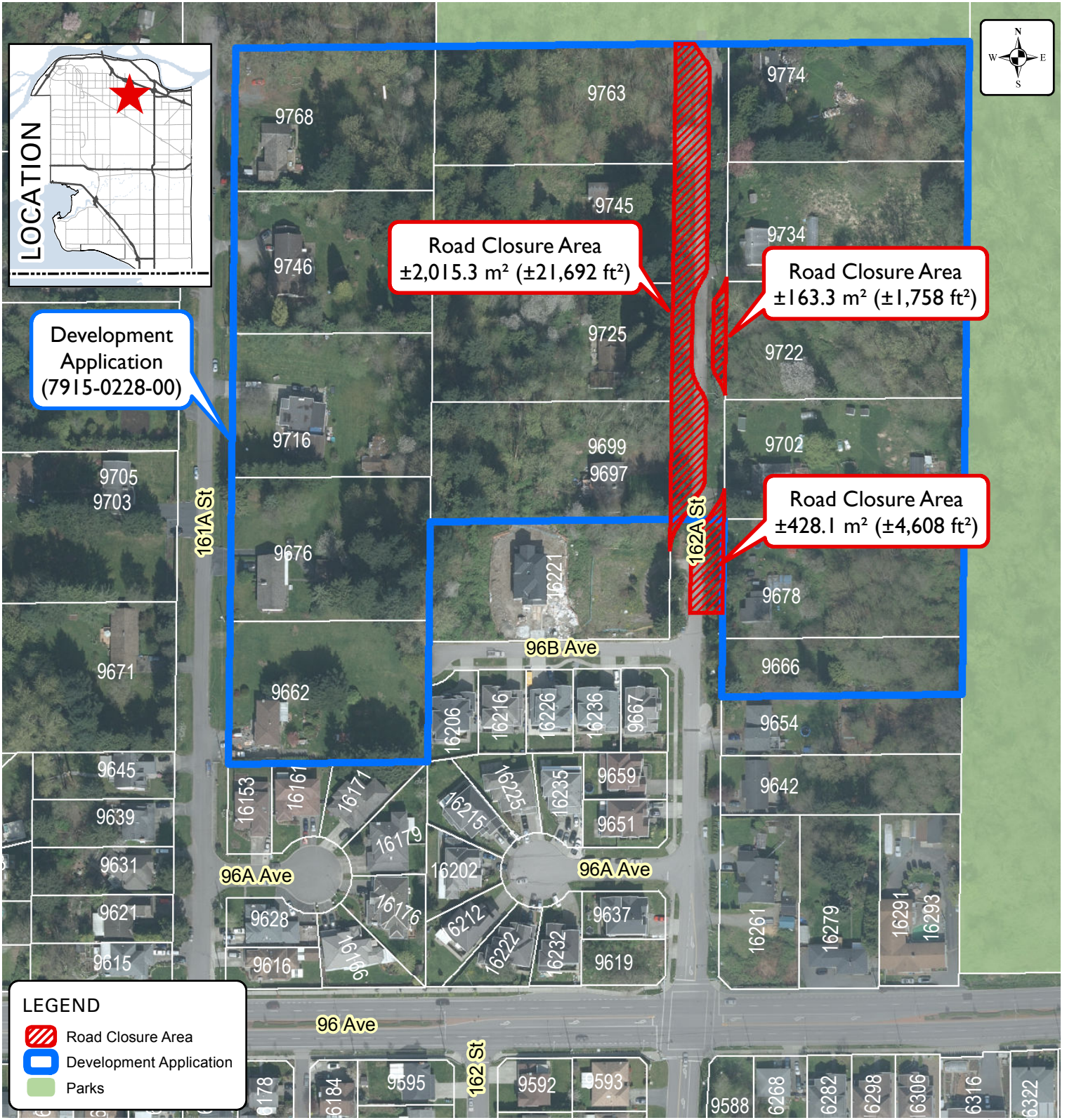
AERIAL PHOTOGRAPH OF SITE



Road Closure Adjacent to
16206 - 96B Avenue

ENGINEERING
DEPARTMENT

AERIAL PHOTOGRAPH OF SITE



Road Closure Adjacent to
9678, 9697, 9702, 9722,
9725, 9734, 9745, 9763
& 9744 - 162A Street

ENGINEERING
DEPARTMENT



**SUBDIVISION PLAN OF
 LOTS 2 TO 6 PLAN 22121,
 LOT A, LOT B AND LOT C PLAN 14259 AND
 LOT 7, LOTS 9 TO 16 PLAN 10458
 ALL OF SECTION 35 BLOCK 5 NORTH
 NEW WESTMINSTER DISTRICT**

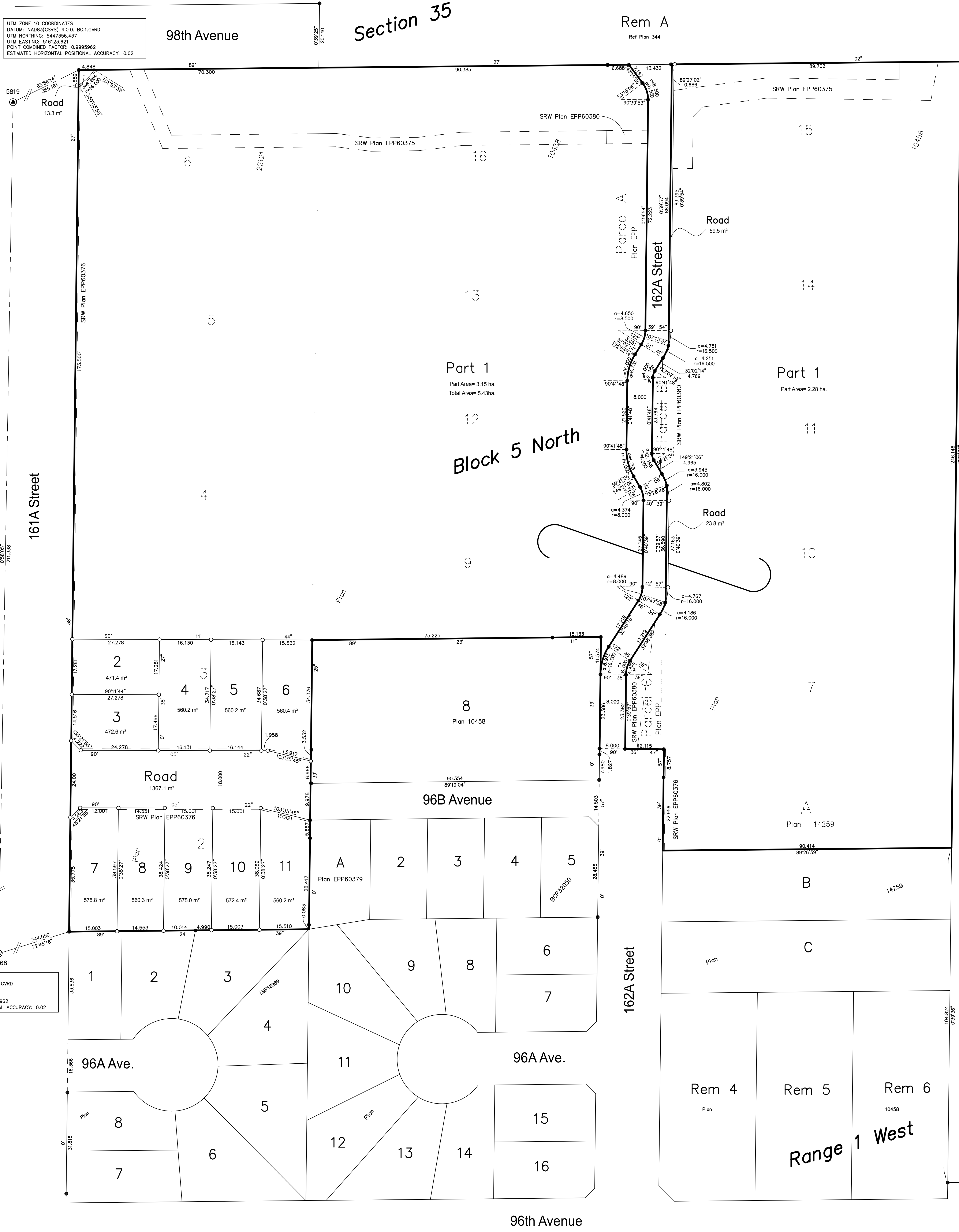
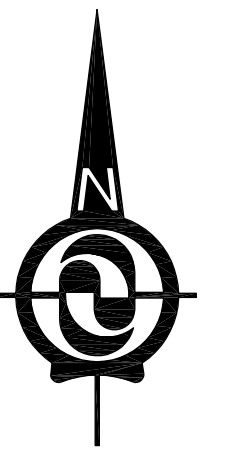
PURSUANT TO SECTION 67, LAND TITLE ACT
 BCGS 92G.017

LEGEND
 SCALE 1:500

0 10 20 30
 ALL DISTANCES ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN
 IS 1120mm IN HEIGHT BY 864mm IN WIDTH (E SIZE)
 WHEN PLOTTED AT A SCALE OF 1:500.
 INTEGRATED SURVEY AREA NO.1, SURREY, B.C.
 NAD83 (CGRS) 4.0.0 BC1.0VRD
 GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN
 GEODETIC CONTROL MONUMENTS 5068 AND 5819
 THE UTM COORDINATES AND ESTIMATED HORIZONTAL
 POSITIONAL ACCURACY ACHIEVED ARE DERIVED FROM
 CONVENTIONAL SURVEY OBSERVATIONS TO GEODETIC
 CONTROL MONUMENTS 5068 AND 5819
 THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL
 DISTANCES UNLESS OTHERWISE SPECIFIED.
 TO COMPUTE GRID DISTANCES
 MULTIPLY GROUND-LEVEL DISTANCES BY THE
 AVERAGE COMBINED FACTOR 0.9995962 WHICH
 HAS BEEN DERIVED FROM GEODETIC CONTROL MONUMENTS
 5068 AND 5819

⊙ INDICATES CONTROL MONUMENT FOUND
 ● INDICATES STANDARD IRON POST FOUND
 ○ INDICATES STANDARD IRON POST PLACED
 Sq.m. INDICATES SQUARE METERS
 THIS PLAN SHOWS ONE OR MORE WITNESS POSTS
 WHICH ARE NOT SET ON THE CORNER(S)

UTM ZONE 10 COORDINATES
 DATUM: NAD83(CGRS) 4.0.0 BC1.0VRD
 UTM NORTHING: 5447356.437
 UTM EASTING: 516123.021
 POINT COMBINED FACTOR: 0.9995962
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02



E 1/2 E 1/2
 SEC 35
 B 5 N R 1 W

UTM ZONE 10 COORDINATES
 DATUM: NAD83(CGRS) 4.0.0 BC1.0VRD
 UTM NORTHING: 544745.23
 UTM EASTING: 516120.082
 POINT COMBINED FACTOR: 0.9995962
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: 0.02

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REVISION:	NO.:	DATE:	DESCRIPTION:

ISSUE:	DATE:	DESCRIPTION:

SEAL:

CICCOTZI
ARCHITECTURE
200 - 2339 COLUMBIA STREET
VANCOUVER, B.C.
CANADA V5Y 3Y3
TEL: (604) 687-4741

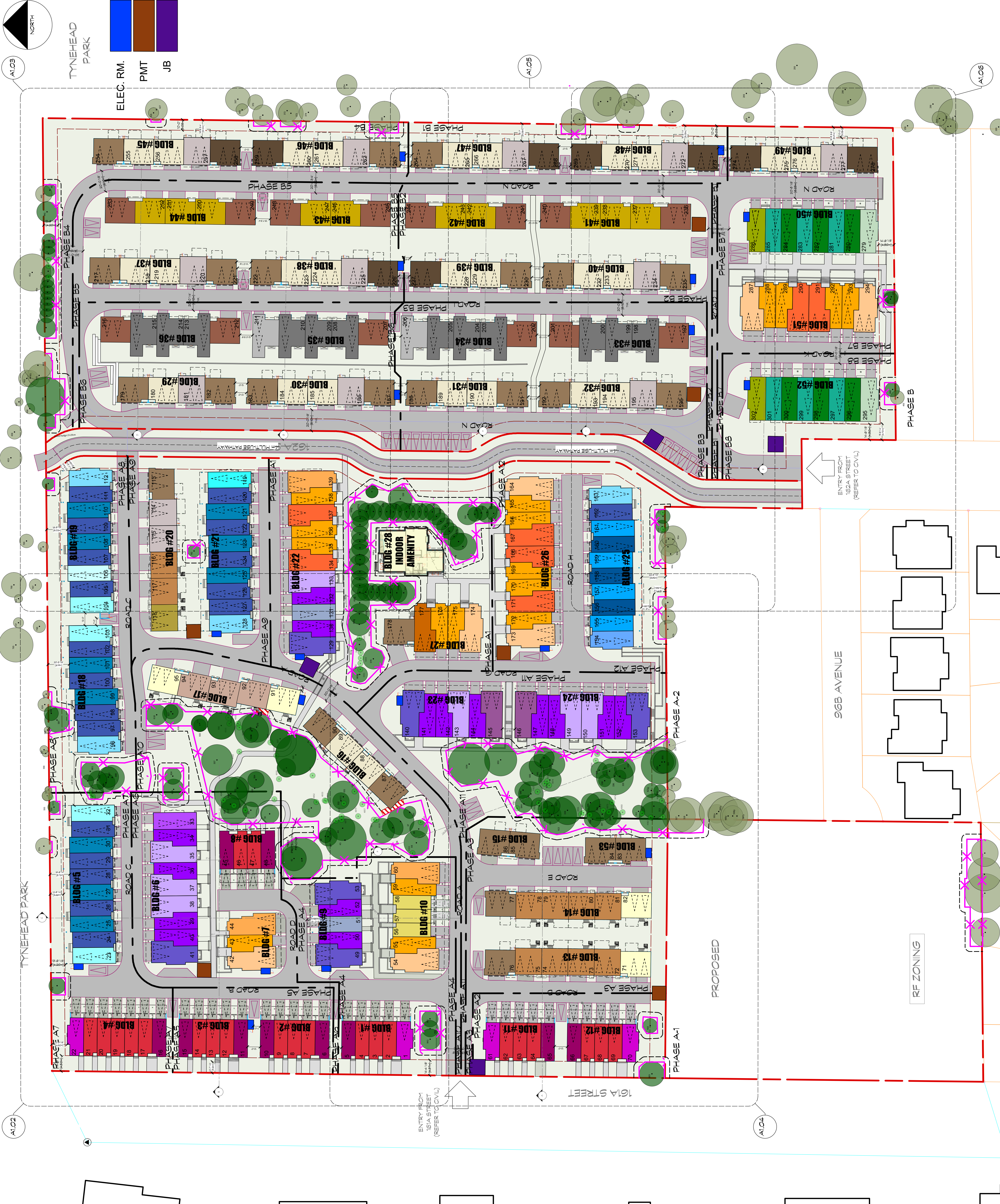
PROJECT:
TYNEHEAD TOWNHOMES
9662 - 9716 161A STREET
9654 - 9774 162A STREET
SURREY, BC

DRAWN: RT	CHECKED BY: RC
SCALE: 1:500	PROJECT NO.: R2A 351
SHEET TITLE: OVERALL SITE PLAN	

REVISION NO.: -
SHEET NO.: A1.01

Color key for building types and phases:

- T1A (Red), T1Be (Magenta), T1Ae (Cyan), T2A (Green), T2B (Teal), T2Ae (Light Green), T2Be (Light Blue), T3A (Blue), T3B (Cyan), T3Ae (Light Blue), T3Be (Light Cyan), T3C (Light Blue), T3Ce (Cyan), T3D (Blue), T3E (Dark Blue), T3De (Light Blue), T4A (Orange), T4B (Light Orange), T4Be (Light Orange), T4C (Orange), T4Ce (Light Orange), T4D (Light Orange), T4E (Orange), T5A (Purple), T5Ae (Light Purple), T5B (Light Purple), T5Be (Purple), T5C (Light Blue), T5De (Purple), T6A (Light Brown), T6Ae (Brown), T6B (Yellow), T6Be (Brown), T6C (Grey), T6D (Dark Grey), T6DE (Light Grey), T6F (Light Brown), T6Fe (Brown), T6G (Light Brown), T6Ge (Yellow), T6He (Dark Brown)
- Utility symbols: ELEC. RM. (Blue), PMT (Brown), JB (Purple)



ENTRY FROM 162A STREET (REFER TO CIVIL)

96B AVENUE

PROPOSED

RF ZONING