

NO: R212

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 7, 2016**
FROM: **General Manager, Engineering** FILE: **7914-0011-00**
SUBJECT: **Closure of Two Portions of Road Adjacent to 7929, 8009, 8027 and 8055 –
152 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 of a 799.5 m² (8,606 ft.²) and a 742.6 m² (7,993 ft.²) portion of road adjacent to 7929, 8009, 8027 and 8055 – 152 Street, as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice of 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 1,542.1 m² (16,599 ft²) and are located north of the property at 7929 – 152 Street and south of the properties at 8009, 8027 and 8055 – 152 Street.

Zoning, Plan Designations, and Land Uses

The two portions of road allowance proposed for closure and the adjacent lands at 7929, 8009, 8027 and 8055 – 152 Street are zoned General Agriculture (A-1) and Golf Course (CPG) Zone and are designated as “Suburban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The two portions of road allowance proposed for closure are intended to be consolidated and rezoned with the adjacent properties at 7929 (portion), 8009, 8027 and 8055 – 152 Street under Development Application No. 7914-0011-00. This Development Application is seeking approval to construct a 59-unit townhouse under the Multiple Residential 15 Zone (RM-15), as conceptually illustrated on the attached Appendix “II”. The Preliminary Layout Approval for this Development Application was granted on August 4, 2016.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the road closure.

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 as determined by an independent appraiser.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure supports the City's Sustainability Charter. In particular, the closure relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road 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, viewscales, 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 is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road closure areas as identified in this report and in preparation for the sale and consolidation.

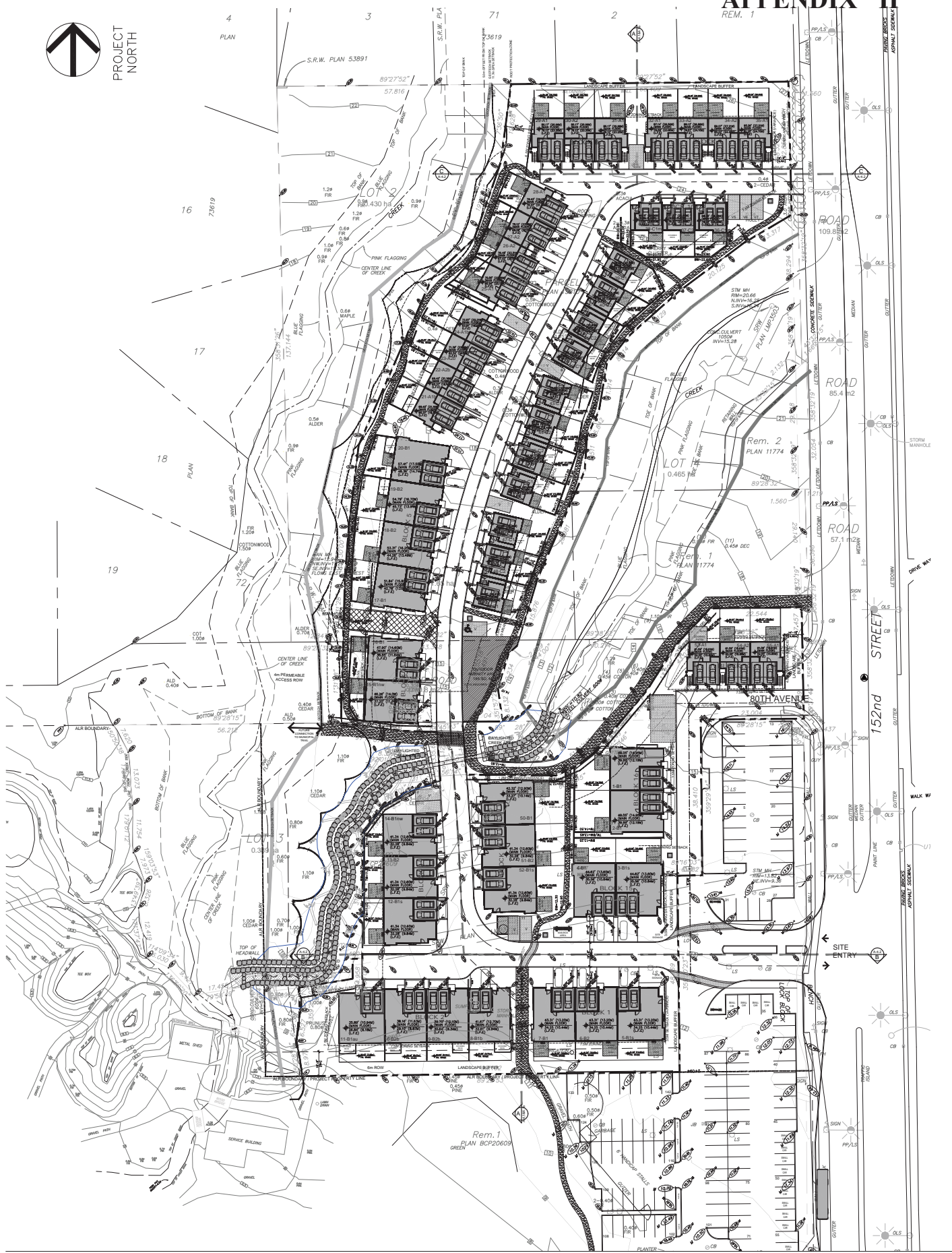
Fraser Smith, P.Eng., MBA
General Manager, Engineering

BLO/sw/clr

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



PROJECT NORTH



Guildford Golf Course Townhouse Development

8009, 8027, 8055 & 7929 (Portion) 152 Street, Surrey, B.C.
INFINITY PROPERTIES (GUILDFORD) LTD.
ATELIER PACIFIC ARCHITECTURE INC.

PREPARED BY:  atelier **pacific** architecture inc.



SCALE: 1/32" = 1'-0"
AUG. 18, 2016

OVERALL SITE PLAN

A-1.1