

NO: R214

COUNCIL DATE: October 3, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 1, 2016**

FROM: **General Manager, Engineering**

FILE: **7916-0049-00**

SUBJECT: **Road Closure Adjacent to 18609 – 64 Avenue**

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 32.2 m² (347 ft.²) portion of 64A Avenue adjacent to 18609 - 64 Avenue, 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 portion of 64A Avenue proposed for closure has a total area of 32.2 m² (347 ft.²) and is located adjacent to the property at 18609 - 64 Avenue.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent land, 18609 – 64 Avenue, are zoned One-Acre Residential (RA) Zone and are designated as “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of road allowance proposed for closure is intended to be consolidated and rezoned with the adjacent property at 18609 – 64 Avenue under Development Application No. 7916-0049-00. This Development Application is seeking approval to develop a two (2) lot Comprehensive Development Zone (CD) subdivision as conceptually illustrated on the attached Appendix “II”. Preliminary Layout Approval for this development was granted on June 24, 2016.

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

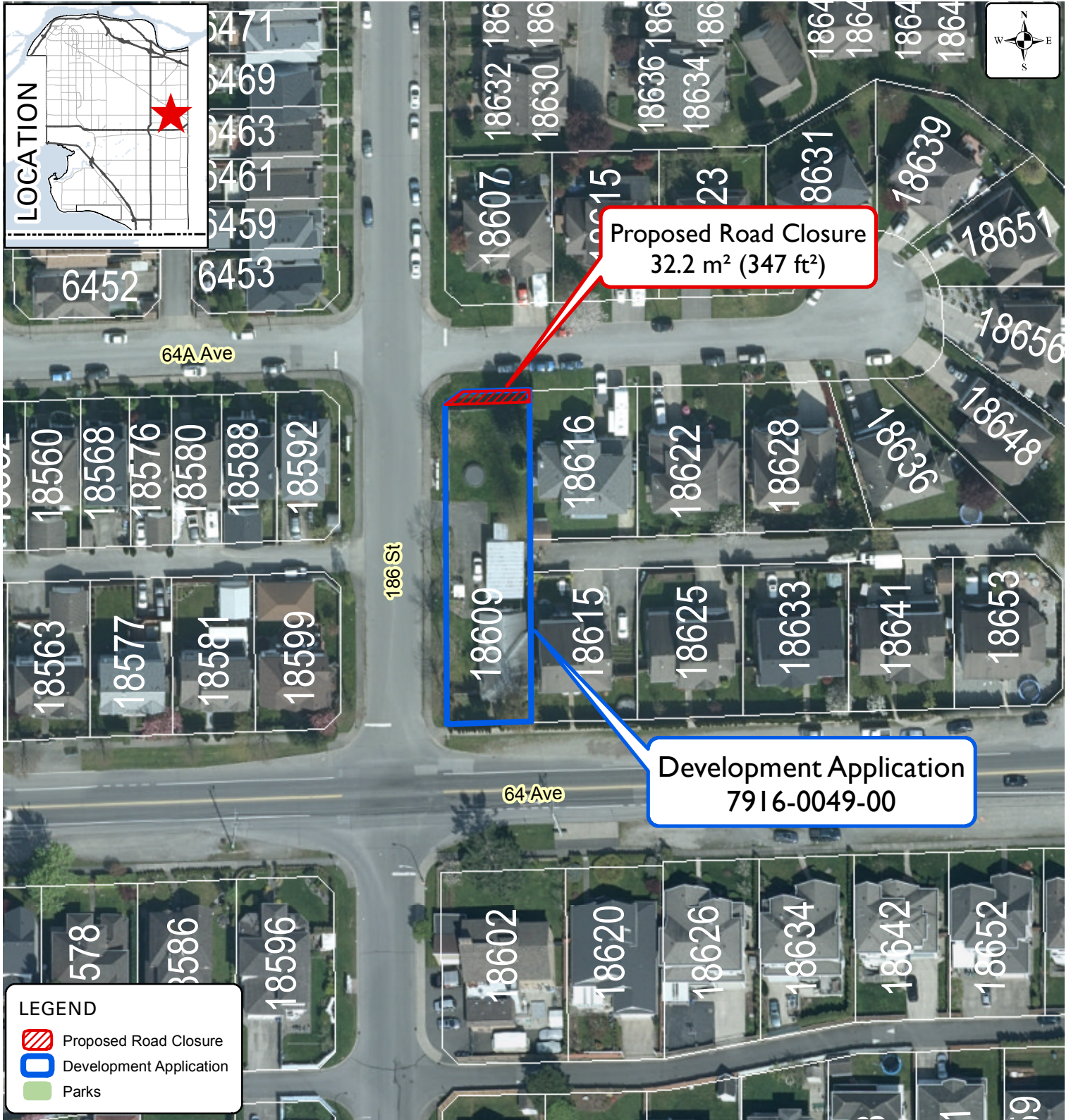
The proposed road closure is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road in preparation for its sale and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

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

BLO/sw/lo/clr

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

AERIAL PHOTOGRAPH OF SITE



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

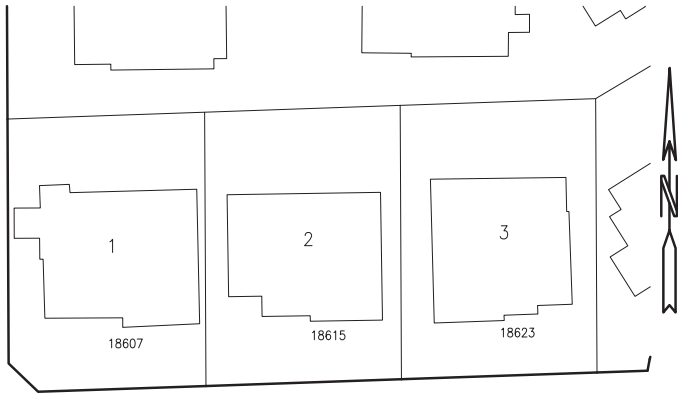
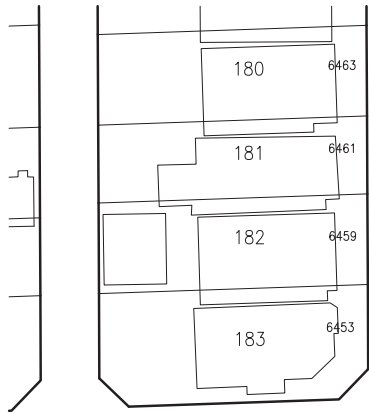
Aerial Photo: April 5, 2015

Scale: 1:1,000 0 9 M

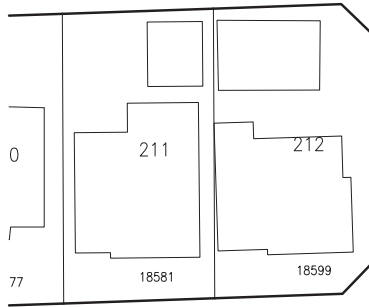
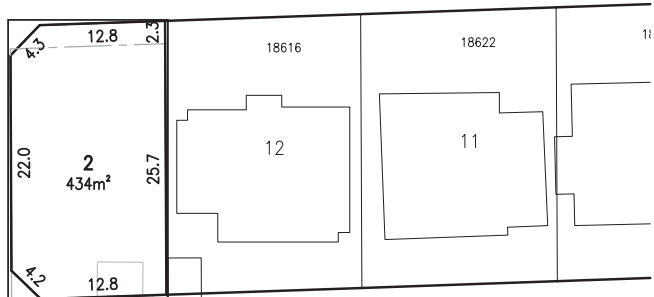
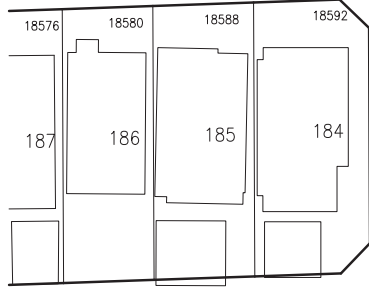


Road Closure Adjacent to
18609 – 64 Avenue

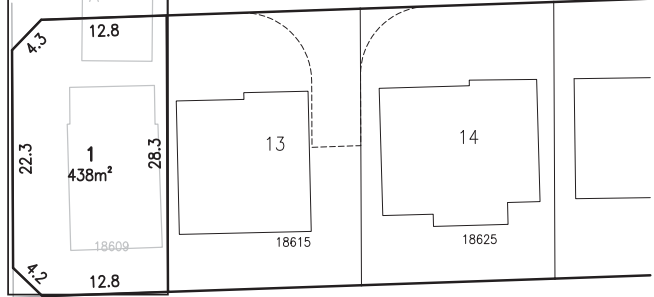
ENGINEERING
DEPARTMENT



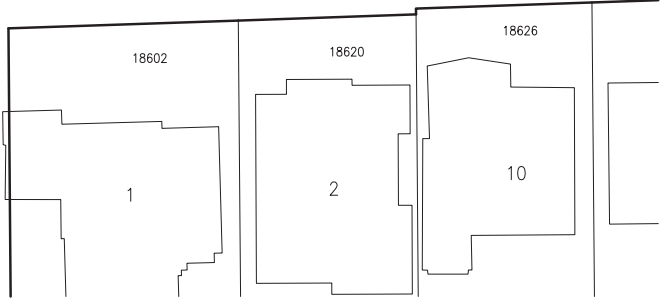
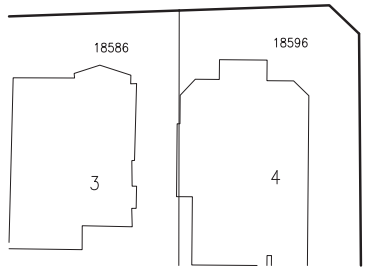
64A AVE



186 ST



64 AVE



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CLIENT:		PROJECT: 18609 64 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2015-084	DATE: JUN 2015	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	