

NO: R239

COUNCIL DATE: November 7, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 2, 2016**

FROM: **General Manager, Engineering**

FILE: **7916-0240-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 440.5 m<sup>2</sup> (4,741 ft.<sup>2</sup>) area of closed road allowance adjacent to 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive under previously approved terms for this closure and sale as outlined in Corporate Report No. R171; 2016, a copy of which is attached to this report as Appendix “I”.

## DISCUSSION

On July 25, 2016, Council authorized the Engineering Department (Resolution No. R16-1707 related to Corporate Report No. R171) to proceed with the closure and sale of a portion of redundant road allowance having an area of 440.5 m<sup>2</sup> (4,741 ft.<sup>2</sup>) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive. Council's approval of the sale of this portion 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 the redundant portion 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 a closed portion of road allowance adjacent to 13400, 13408 and 13418 – 103 Avenue and 10281 University Drive under the previously approved terms for this Closure and sale as outlined in the attached Corporate Report No. R171; 2016.

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

ML/amg/clr/ras

Appendix “I” - Corporate Report No. R171; 2016



## CORPORATE REPORT

NO: R171

COUNCIL DATE: July 25, 2016

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### 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")

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### 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 m<sup>2</sup> (4,741 ft.<sup>2</sup>) 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 m<sup>2</sup> (4,741 ft.<sup>2</sup>) 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 m<sup>2</sup> (32,520 ft.<sup>2</sup>) less 231.7 m<sup>2</sup> (2,494 ft.<sup>2</sup>) 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.<sup>2</sup> road dedication but including the 4,741 ft.<sup>2</sup> road allowance proposed for closure, is 3,230 m<sup>2</sup> (34,767 ft.<sup>2</sup>).

## **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.



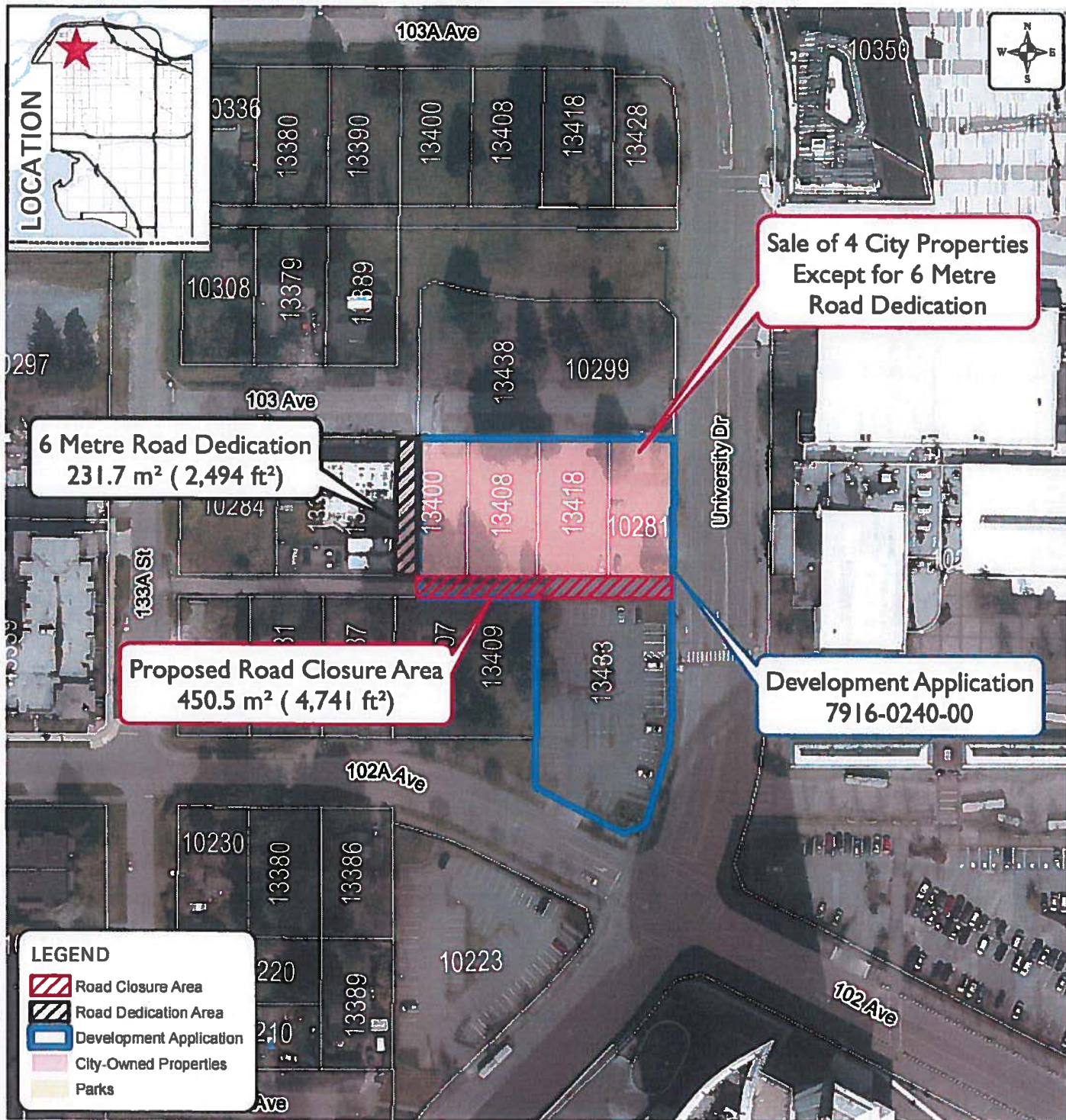
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

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

# AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



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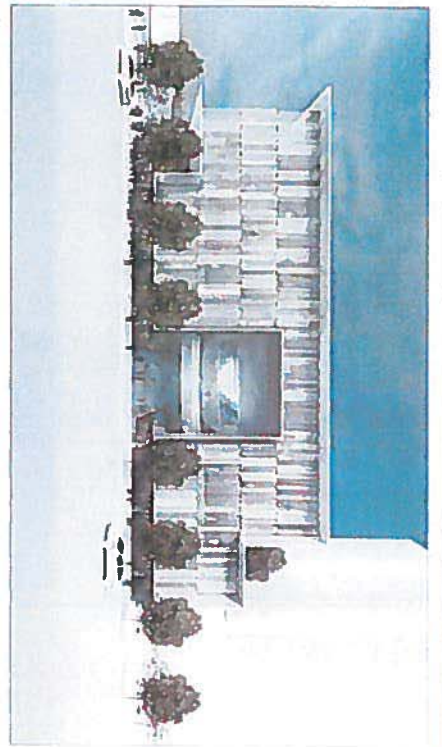
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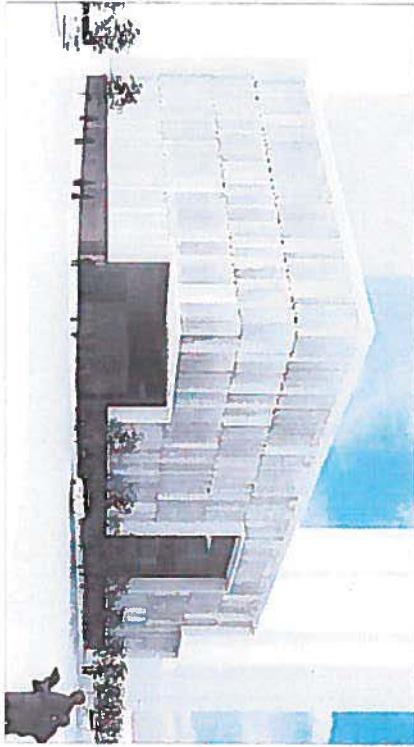
Road Closure & City Properties Located between 102A Avenue and 103 Avenue and 133A Street and University Drive

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 NEW FACULTY CENTER



2 NEW FACULTY CENTER AND TOWER



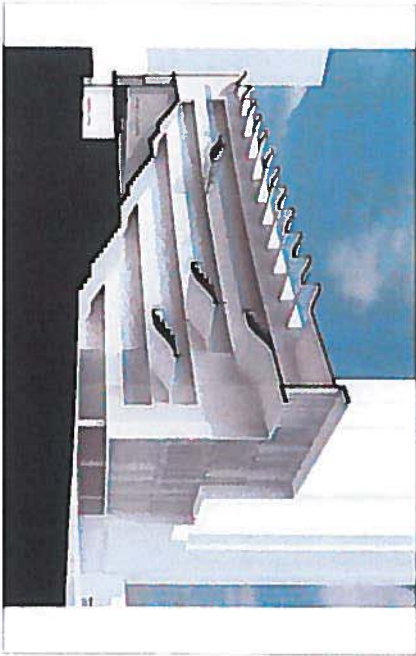
3 NEW FACULTY CENTER



4 CROSS SECTION, VIEW FROM LEVEL 1



5 CROSS SECTION, VIEW THROUGH UNIVERSITY DRIVE



6 CROSS SECTION, PERSPECTIVE THROUGH BUILDING ATRIUM

KEY

SFU SEC3P  
PERSPECTIVE  
VIEWS

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