

NO: R002

COUNCIL DATE: January 16, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 6, 2017**

FROM: **General Manager, Engineering**

FILE: **7914-0011-00**

SUBJECT: **Approval of the Sale of Two Closed Portions of Road Allowance adjacent to 7929, 8009, 8027 and 8055 – 152 Street (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 799.5 m<sup>2</sup> (8,606 ft.<sup>2</sup>) and a 742.6 m<sup>2</sup> (7,993 ft.<sup>2</sup>) area of closed road allowance adjacent to 7929, 8009, 8027 and 8055 – 152 Street under previously approved terms for this closure and sale as outlined in Corporate Report No. 212; 2016, a copy of which is attached to this report as Appendix “I”.

## DISCUSSION

On October 3, 2016, Council authorized the Engineering Department (Resolution No. R16-2168 related to Corporate Report No. R212) to proceed with the closure and sale of portions of redundant road allowance having an area of 799.5 m<sup>2</sup> (8,606 ft.<sup>2</sup>) and 742.6 m<sup>2</sup> (7,993 ft.<sup>2</sup>) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 7929, 8009, 8027 and 8055 – 152 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 7929, 8009, 8027 and 8055 – 152 Street under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R212; 2016.

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

Appendix I - Corporate Report No. R212; 2016

VL/mcs/amg/ras



## CORPORATE REPORT

NO: R212

COUNCIL DATE: October 3, 2016

**REGULAR COUNCIL**

TO: Mayor &amp; 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 m<sup>2</sup> (8,606 ft.<sup>2</sup>) and a 742.6 m<sup>2</sup> (7,993 ft.<sup>2</sup>) 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 m<sup>2</sup> (16,599 ft.<sup>2</sup>) 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, viewscape, 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



# AERIAL PHOTOGRAPH OF SITE

# APPENDIX "I"



Produced by GIS Section: 07-Sep-2016, EM9 Date of Aerial Photograph: March 30, 2016 Scale: 1:7,000

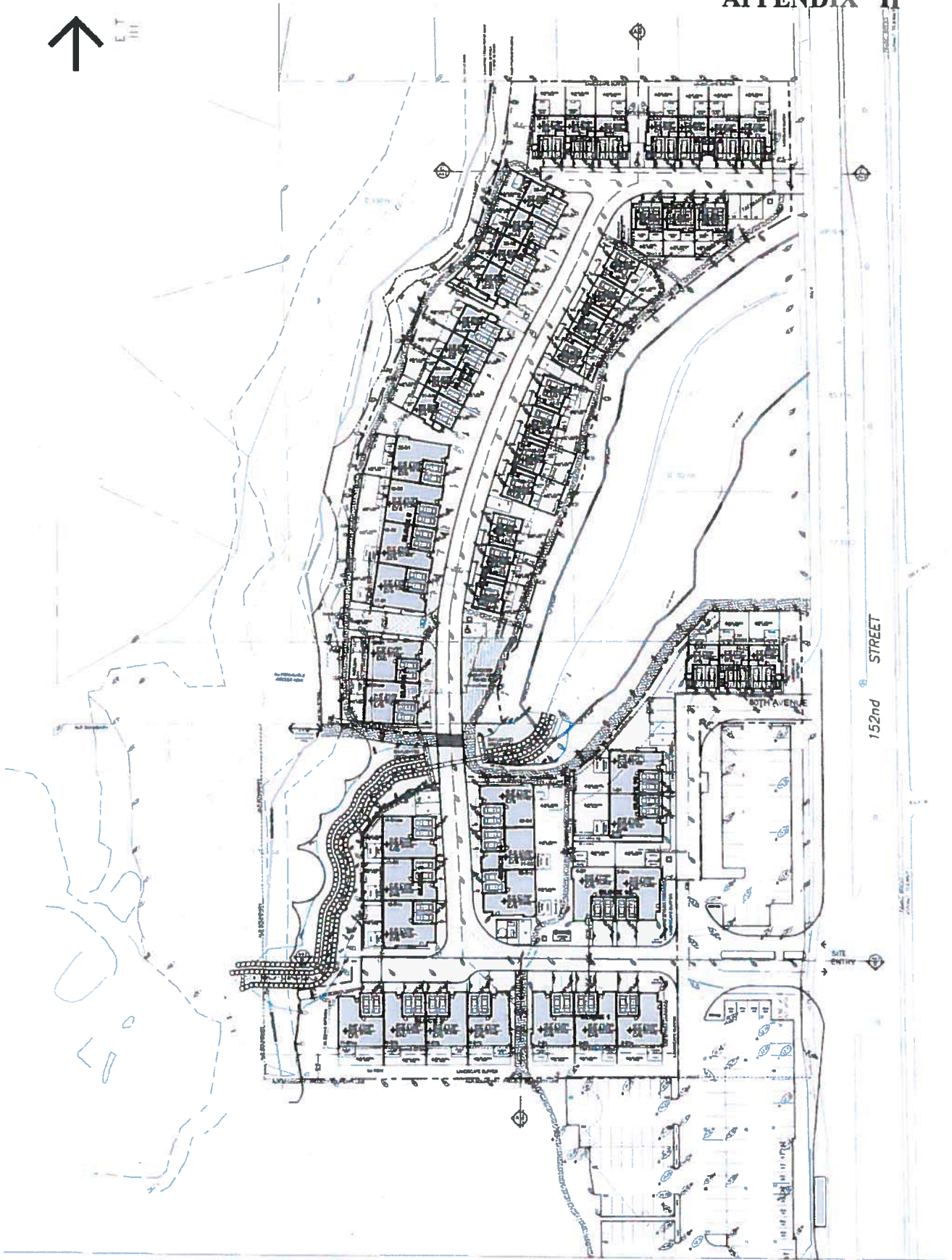


**Closure of two portions of Road Allowance Adjacent to 7929, 8009, 8027 and 8055 – 152 Street**

**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. Plot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\EM\_7929\_152St AP.mxd





**Guildford Golf Course** Townhouse Development

6006, 6027, 6055 & 7620 (Portion) 152 Street, Surrey, B.C.  
INFINITY PROPERTIES (GUILDFORD) LTD.  
ATELIER ARCHITECTURE INC

PREPARED BY



atelier pacific architecture inc.



SCALE: 1/8" = 1'-0"  
APR. 18, 2016

OVERALL  
SITE PLAN

**A-1.1**