

NO: R016

COUNCIL DATE: February 6, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **February 1, 2017**

FROM: **General Manager, Engineering** FILE: **7915-0390-00**

SUBJECT: **Closure of Road Allowance Adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard**

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## 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 53.8 m<sup>2</sup> (579 ft.<sup>2</sup>) area of road located adjacent to the properties at 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard, as generally illustrated in Appendix “I” attached to this report, subject to compliance with the notice provisions of the *Community Charter*, SBC 2003, c. 26.

## BACKGROUND

### Property Description

The road allowance area proposed for closure is a 53.8 m<sup>2</sup> (579 ft.<sup>2</sup>) portion of Ravine Road, adjacent to the vacant lands at 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard (“KGB”) (the “Adjacent Properties”) in the northern end of Surrey City Centre.

The road closure area is zoned both Single Family Residential (“RF”) Zone along with the properties at 11079 and 11089 Ravine and 13270 KGB, and Highway Commercial Industrial (“CHI”) Zone with the property at 13286 KGB. All the subject lands are designated “Multiple Residential” in the Official Community Plan and “Low to Mid Rise up to 2.5 FAR” in Surrey City Centre Plan.

## DISCUSSION

### Purpose of Road Closure

The road closure area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7915-0390-00. This Development Application is seeking approval to permit a mid-rise apartment building with ground oriented townhouses under the Comprehensive Development (“CD”) Zone, as illustrated in Appendix “II” attached to this report.

The proposed road closure was referenced in the June 27, 2016 Planning & Development Report to Council related to Development Application No. 7915-0390-00, and the related Rezoning Bylaw was granted third reading by Council on July 11, 2016.

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 road closure area, 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 closure and sale supports the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes:

- Neighbourhood and Urban Design DO 6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife; and
- Neighbourhood and Urban Design DO 8: The built environment enhances quality of life, happiness and well-being.

### **CONCLUSION**

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

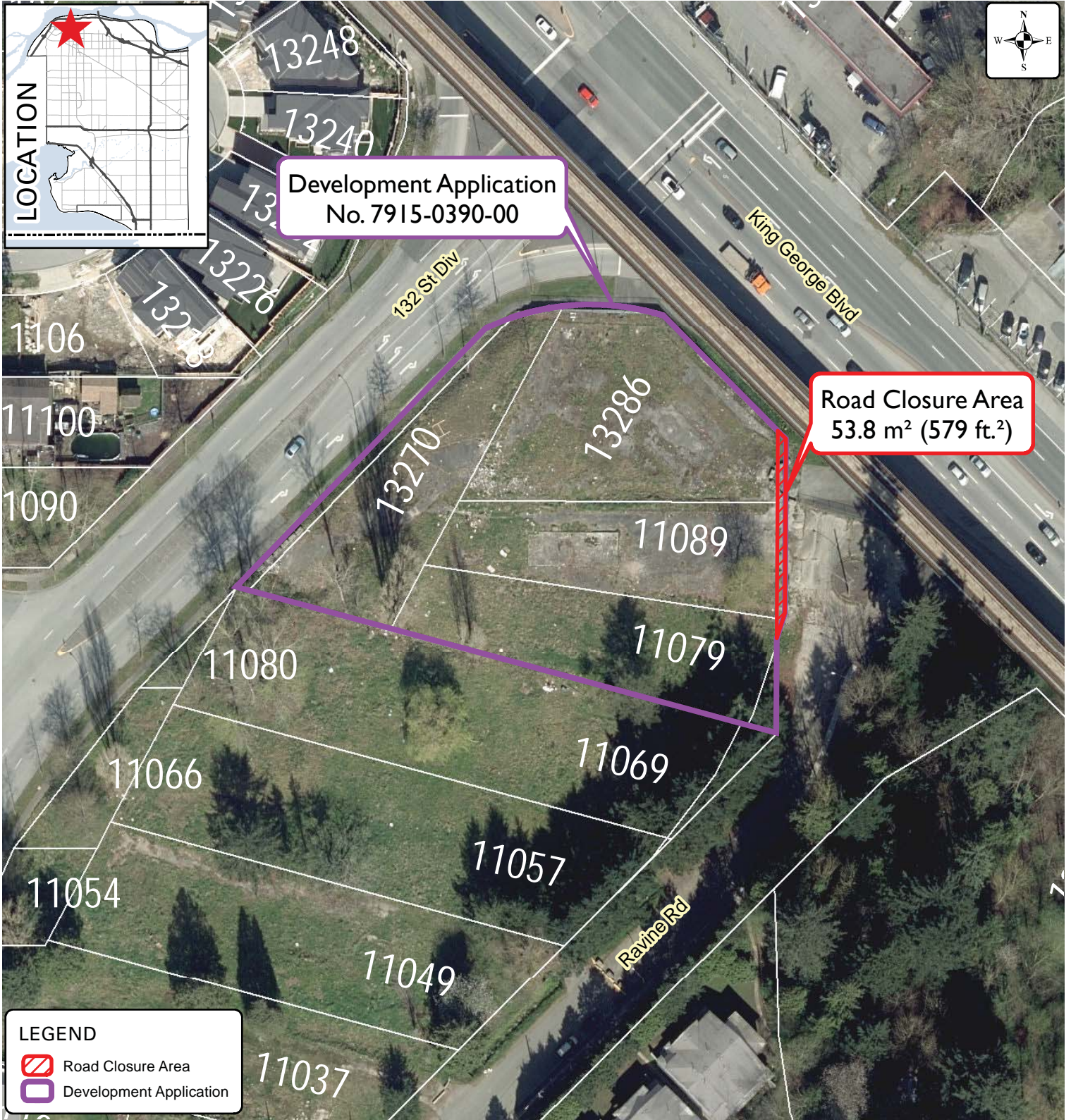
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

AW/amg/cc



Appendix "I" - Aerial Photograph of Subject Properties

Appendix "II" - Development Application No. 7915-0390-00 Development Concept Plan

AERIAL PHOTOGRAPH OF SITE




LEGEND

-  Road Closure Area
-  Development Application

Produced by GIS Section: 02-Feb-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,000 

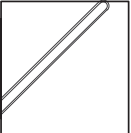


**Closure of Road Allowance  
Adjacent to 11079 & 11089  
Ravine Road and 13270 & 13286  
King George Boulevard**

**ENGINEERING  
DEPARTMENT**

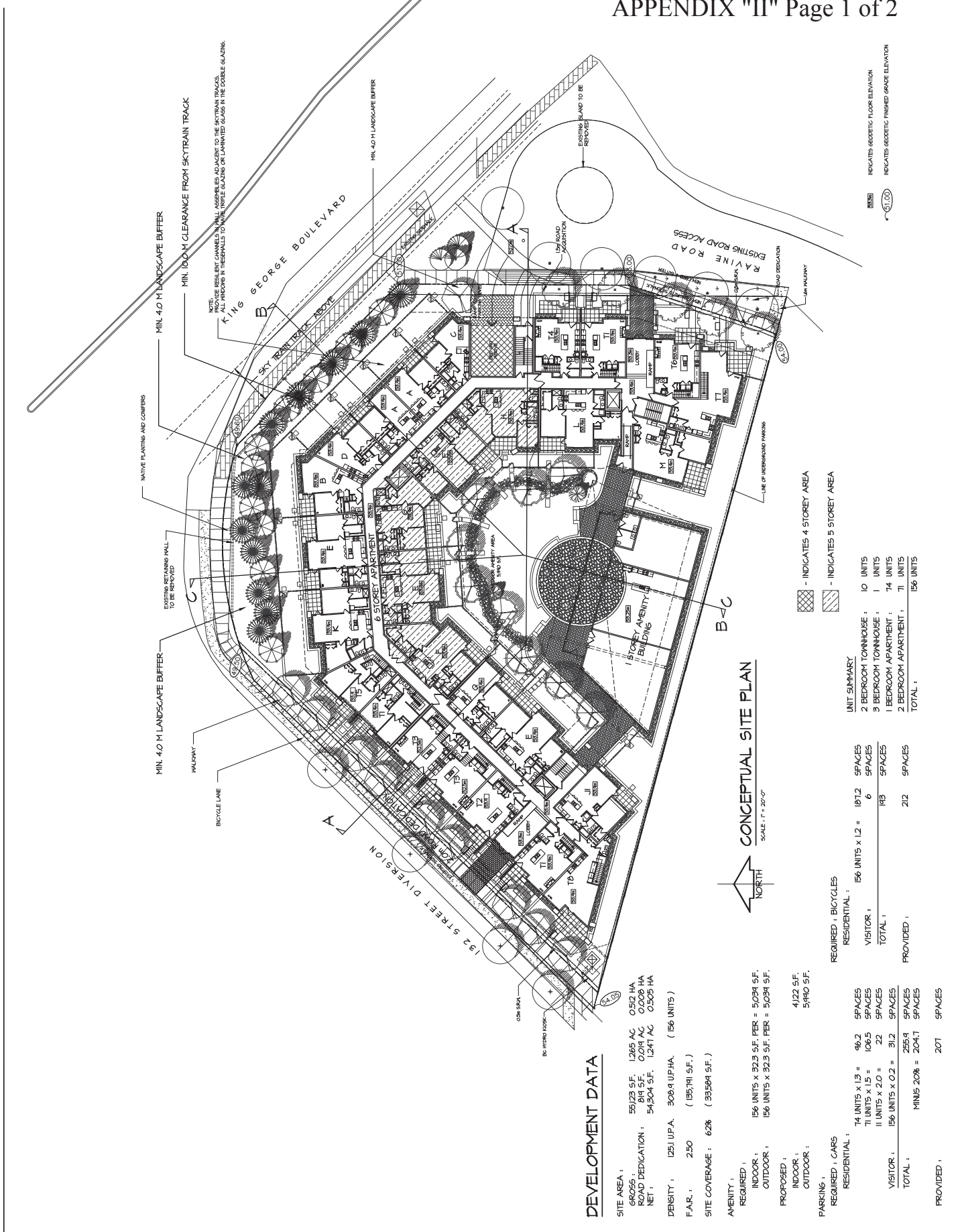
The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

REVISION	DATE	BY	ISSUED FOR



CLIENT :	070784 B.C. LTD.
PROJECT :	PROPOSED APARTMENT BUILDING
SHEET CONTENTS :	CONCEPTUAL SITE PLAN & DEVELOPMENT DATA
DATE :	JAN 26, 2016
SCALE :	1" = 20'-0"
DRAWN BY :	
DESIGN :	

UNIT 135, 7236 130 STREET SURREY, B.C. VAN 1V6	PHONE: (604) 597-7100 FAX: (604) 597-2089 EMAIL: INFO@BARNEITDEMBAK.COM
CLIENT NO.:	AC-10
PROJECT NO.:	H010
REV. NO.:	



**DEVELOPMENT DATA**

SITE AREA : 55,023 S.F. 1,265 AC 0.502 HA  
 60,655 S.F. 1,394 AC 0.565 HA  
 GRAND DEDICATION, NET : 54,804 S.F. 1,241 AC 0.505 HA  
 DENSITY : 1251 U.P.A. 308.4 U.P.H.A. ( 156 UNITS )  
 F.A.R. : 2.50 ( 135,791 S.F. )  
 SITE COVERAGE : 62% ( 33,584 S.F. )

AMENITY :  
 REQUIRED : 156 UNITS x 32.3 S.F. PER. PER = 5,034 S.F.  
 OUTDOOR : 156 UNITS x 32.3 S.F. PER. PER = 5,034 S.F.  
 PROVIDED :  
 INDOOR : 4,122 S.F.  
 OUTDOOR : 5,940 S.F.

PARKING :  
 REQUIRED : CARS  
 RESIDENTIAL :  
 14 UNITS x 1.3 = 46.2 SPACES  
 71 UNITS x 1.5 = 106.5 SPACES  
 11 UNITS x 2.0 = 22 SPACES  
 VISITOR : 156 UNITS x 0.2 = 31.2 SPACES  
 TOTAL : 255.4 SPACES  
 PROVIDED : 204.1 SPACES

REQUIRED : BICYCLES  
 RESIDENTIAL : 156 UNITS x 1.2 = 187.2 SPACES  
 VISITOR : 6 SPACES  
 TOTAL : 193.2 SPACES  
 PROVIDED : 201 SPACES

UNIT SUMMARY

2	BEDROOM TOWNHOUSE :	10	UNITS
3	BEDROOM TOWNHOUSE :	1	UNITS
1	BEDROOM APARTMENT :	74	UNITS
2	BEDROOM APARTMENT :	71	UNITS
TOTAL :		156	UNITS

- INDICATES 4 STOREY AREA  
 - INDICATES 5 STOREY AREA

**CONCEPTUAL SITE PLAN**  
 SCALE : 1" = 20'-0"

GOVERNMENT REGULATIONS AND THE  
 PROVISIONS OF THE ZONING BY-LAW  
 OF THE CITY OF SURREY SHALL APPLY  
 TO THIS PROJECT. THE DEVELOPER  
 SHALL BE RESPONSIBLE FOR OBTAINING  
 ALL NECESSARY PERMITS AND  
 APPROVALS FROM THE CITY OF SURREY  
 AND THE PROVINCE OF BRITISH COLUMBIA.  
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 OF BRITISH COLUMBIA.

**barneit dembek**  
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 7236 130 STREET  
 SURREY, B.C.  
 V3W 1T6  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2099  
 EMAIL: info@barneitdembek.com  
 CLIENT: 070784 B.C. LTD.  
 PROJECT: PROPOSED APARTMENT BUILDING  
 110784 RAVINE ROAD & 13270/B6 K.G.B.  
 DATE: JAN 22 16  
 SCALE: 1" = 20'-0"  
 SHEET CONTENTS:  
 SETBACK PLAN  
 SHEET NO. AC-11  
 PROJECT NO. HO19  
 REV. NO.

ISSUE	DATE	BY	ISSUED FOR

