

NO: R046

COUNCIL DATE: March 6, 2017

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## REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **February 27, 2017**

FROM: **General Manager, Engineering**

FILE: **7914-0057-00**

SUBJECT: **Closure of Road Adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue**

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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 308.5 m<sup>2</sup> (3,320.7 ft.<sup>2</sup>) portion of unconstructed road allowance adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue as generally illustrated in Appendix "I" attached to this report, and 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 308.5 m<sup>2</sup> (3,320.7 ft.<sup>2</sup>) portion of a gravel road adjacent to 15331, 15345, 15355, 15361 and 15371 - 101 Avenue (the "Adjacent Properties").

### Zoning, Plan Designations and Land Uses

The road closure area and the Adjacent Properties are zoned One Acre Residential Zone (RA) and are designated "Multiple Residential" in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The road closure area is intended to be consolidated with the Adjacent Properties under Development Application No. 7914-0057-00. This Development Application is seeking approval to develop a five storey apartment building with a two storey townhouse base consisting of 90 units as illustrated on the attached Appendix "II".

The proposed road closure was referenced in the May 25, 2015 Planning & Development Report to Council related to Development Application No. 7914-0057-00, and the related Rezoning Bylaw was granted Third Reading by Council on June 15, 2015. The initial Preliminary Layout Approval ("PLA") was issued on June 22, 2015, and the most recent PLA extension is effective as of December 23, 2016.

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, 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:

- 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**

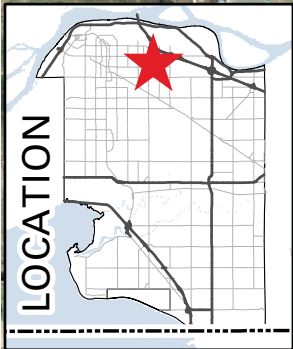
The road closure area is surplus to the City's needs. The terms of the agreement related to the disposition of the road closure area is considered reasonable. It is recommended that Council authorize staff to bring forward the appropriate Bylaw to close the subject road allowance in preparation for its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

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

KY/amg/cc

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

AERIAL PHOTOGRAPH OF SITE



LEGEND

- Road Closure Area
- Development Application

Produced by GIS Section: 16-Feb-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,500

0 10 M



Road Closure adjacent to 15331,  
15345, 15355, 15361  
& 15371 - 101 Avenue

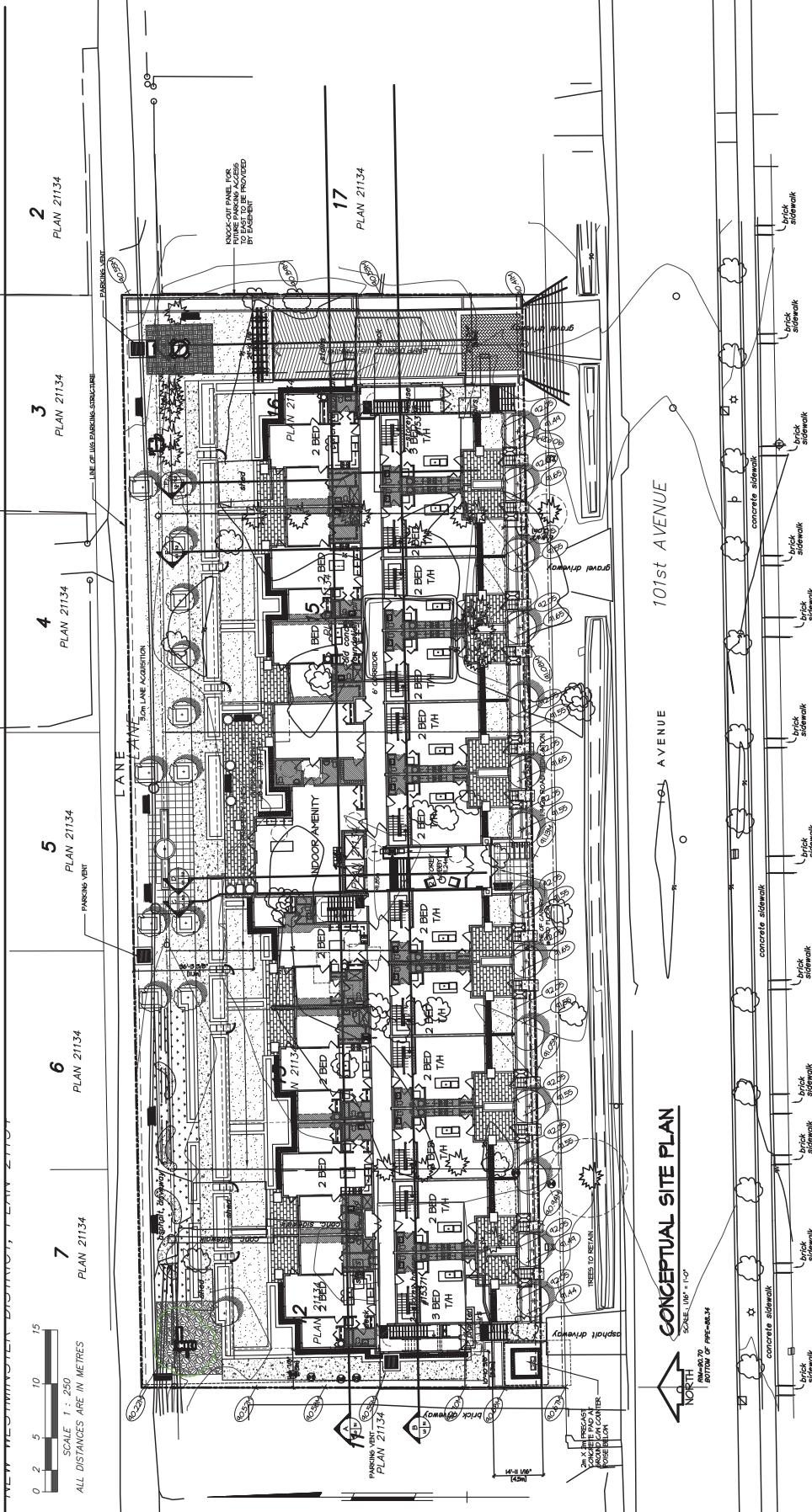
ENGINEERING  
DEPARTMENT

REV#	DATE	BY	CHKD	ISSUED FOR

DESIGN:	AMAN DILLON
DRAWN:	
CHECKED:	
DATE:	
SCALE:	
SHEET CONTENTS:	CONCEPTUAL SITE PLAN
PROJECT:	5 STOREY APARTMENT + TOWNHOUSES
ADDRESS:	1531-101 AVE
CLIENT:	AMAN DILLON

**barnett dembek**  
 UNIT 135, STREET 13, SURREY, B.C.  
 VOW 1H8  
 PHONE: (604) 597-7100  
 FAX: (604) 597-2699  
 EMAIL: info@barnett.com

SHEET NO.	AC-10
PROJECT NO.	19001



STRATA PLAN BCS2783

UNIT TYPE	NO. OF BEDROOMS	NO. OF UNITS	S.F. / UNIT	TOTAL S.F.	TOTAL m2
UNIT A (UNIT #106)	2 BEDROOM + DEN	10	1204	12040	1115
UNIT A (UNIT #104)	3 BEDROOM + DEN	1	1313	1313	1222
UNIT B	2 BEDROOM	5	855	4275	391
UNIT B (END UNIT)	2 BEDROOM	5	854	4270	391
UNIT B1 (VIC ADAPTABLE)	2 BEDROOM	4	854	3416	314
UNIT B2 (VIC ADAPTABLE)	2 BEDROOM	5	630	3150	290
UNIT B3 (VIC ADAPTABLE)	2 BEDROOM	5	630	3150	290
UNIT B4 (VIC ADAPTABLE)	2 BEDROOM	5	644	3220	298
UNIT B5	2 BEDROOM	5	655	3275	302
UNIT B6	2 BEDROOM	5	655	3275	302
UNIT C1	1 BEDROOM	2	661	1322	1222
UNIT C2	1 BEDROOM	2	661	1322	1222
UNIT C3	1 BEDROOM	2	661	1322	1222
UNIT D	2 BEDROOM	3	595	1785	1646
TOTAL		40		10228	9361

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DEVELOPMENT DATA

SITE AREA:	3640.2 m <sup>2</sup>	39183.8 S.F.	0.900 AC	0.364 HA
GROSS:	196.6 m <sup>2</sup>	2112 S.F.	0.044 AC	0.020 HA
ROAD DEDICATION:	309.6 m <sup>2</sup>	3321 S.F.	0.076 AC	0.031 HA
LANE ACQUISITION:	3152.2 m <sup>2</sup>	40388.1 S.F.	0.927 AC	0.375 HA
NET:				
DENSITY:	91.0 U.P.A.	240 U.P.H.A.	90 UNITS (NET)	
F.A.R.:	2.0	(1.1) 2	84/51 S.F./AMENITY SPACE EXCLUDED	
SITE COVERAGE:	45%	(1640 m <sup>2</sup> )	19,183 S.F.	
BUILDING HEIGHT:	16.8m	(54'-11 1/2')		
AMENITY:				
INDOOR:				
OUTDOOR:				
PROPOSED:				
INDOOR:	146 m <sup>2</sup>	(1574 S.F.)		
OUTDOOR:	120 m <sup>2</sup>	(1271 S.F.)		
TOTAL:	274 m <sup>2</sup>	(2945 S.F.)		

SETBACKS:  
 FRONT (SOUTH): 14'-11 1/8"  
 REAR (NORTH): 36'-9 3/4"  
 EAST SIDE: 21'-2 3/4"  
 WEST SIDE: 10'-10 5/8"

PARKING:  
 REQUIRED:  
 13 SPACES/1 BED x 31.  
 15 SPACES/2 OR MORE BED x 53.  
 VISITOR: 0.2 SPACES/UNIT x 40.  
 PROPOSED:  
 147 SPACES  
 DISABLED STALLS:  
 5 SPACES  
 SKALL STALLS:  
 VISITOR:  
 18 SPACES

BICYCLES:  
 REQUIRED:  
 12 SPACES/UNIT x 40 UNITS:  
 480 SPACES  
 PROPOSED:  
 108 SPACES