

NO: R062

COUNCIL DATE: April 3, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 22, 2017**

FROM: **General Manager, Engineering** FILE: **7913-0252-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 11348 River Road (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 27.4 m² (294.9 ft.²) area of closed road allowance adjacent to 11348 River Road under previously approved terms for this closure and sale as outlined in Corporate Report No. R116;2016, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On May 30, 2016, Council authorized the Engineering Department (Resolution No. R16-1092 related to Corporate Report No. R116) to proceed with the closure and sale of a portion of redundant road allowance having an area of 27.4 m² (294.9 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the property known as 11348 River Road. 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 this 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 11348 River Road under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R116;2016.

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

MCS/amg/cc

Appendix "I" - Corporate Report No. R116;2016



CORPORATE REPORT

NO: R116

COUNCIL DATE: **May 30, 2016****REGULAR COUNCIL**TO: **Mayor and Council**DATE: **May 16, 2016**FROM: **General Manager, Engineering**FILE: **7913-0252-00**SUBJECT: **Road Closure Adjacent to 11348 River Road****RECOMMENDATION**

The Engineering Department recommends that Council authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway a 27.4 m² (294.9 ft.²) portion of River Road adjacent to 11348 River Road 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 portion of road allowance proposed for closure has a total area of 27.4 m² (294.9 ft.²) and is a portion of unconstructed road along River Road.

Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent land, 11348 River Road, are zoned Single Family Residential Zone (RF), and are designated "Urban" in the Official Community Plan.

DISCUSSION**Purpose of Road Closure**

The portion of River Road proposed for closure is intended to be consolidated with the adjacent property at 11348 River Road under Development Application No. 7913-0252-00; PLA was issued on December 16, 2015. This Development Application is seeking approval to develop a five (5) lot Single Family Residential Zoned (RF) subdivision as conceptually illustrated on the attached Appendix "II".

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 Sustainability Charter's goal of using the City's land base efficiently as the road allowance area proposed for closure is not required for road purposes, and is to be consolidated and developed with the adjacent property in support of planned and orderly development. These outcomes support the following Sustainability Charter action items:

- EC1: Corporate Economic Sustainability; and
- EN9: Sustainable Land Use Planning and Development Practices.

CONCLUSION

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

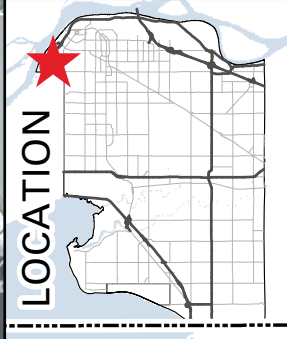
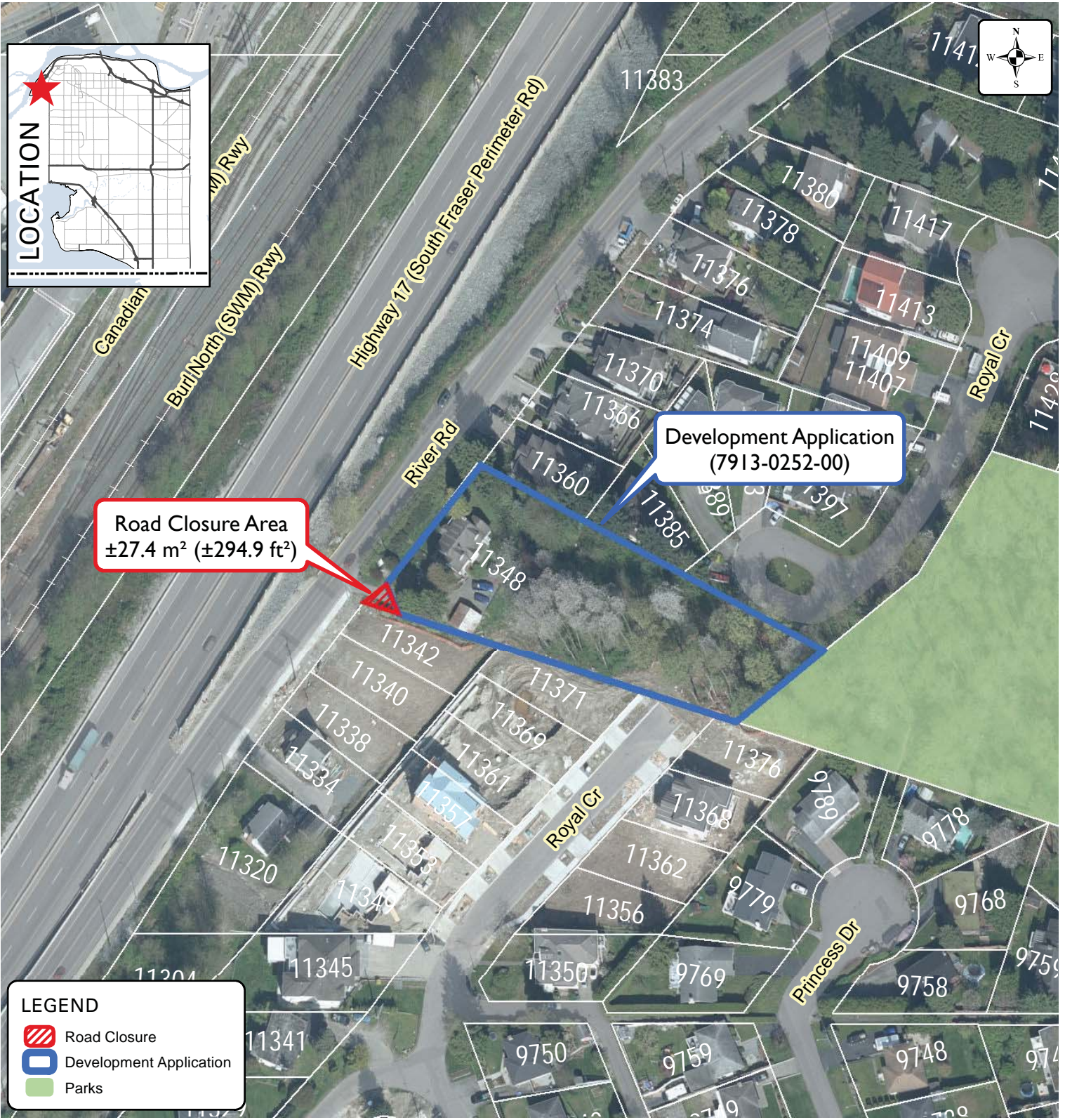


Fraser Smith, P.Eng., MBA
General Manager, Engineering

KY/amg/clr

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

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 04-May-2016, C9W

Aerial Photo: April 5, 2015

Scale: 1:1,500 0 10 M



Road Closure Adjacent to 11348 - River Road

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.

Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\CW_11348RiverRd_AP.mxd

Project Layout

