

NO: R074

COUNCIL DATE: April 24, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 18, 2017**

FROM: **General Manager, Engineering** FILE: **7916-0046-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Parkview Place fronting
10309 Parkview Place (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 12.5 m² (135 ft.²) closed portion of Parkview Place adjacent to 10309 Parkview Place under previously approved terms for this closure and sale as outlined in Corporate Report No. Roo8;2017, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On January 16, 2017, Council authorized the Engineering Department (Resolution No. R17-192 related to Corporate Report No. Roo8) to proceed with the closure and sale of a portion of Parkview Place having an area of 12.5 m² (135 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as 10309 and 10333 Parkview Place. Council's approval of the sale of the portion of closed Parkview Place 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 closed portion of Parkview Place 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 the closed portion of Parkview Place adjacent to 10309 Parkview Place under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. Roo8;2017.

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

MCS/amg/cc

Appendix "I" - Corporate Report No. Roo8;2017

NO: R008

COUNCIL DATE: January 16, 2017

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 3, 2017**

FROM: **General Manager, Engineering**

FILE: **7916-0046-00**

SUBJECT: **Road Closure Fronting 10309 Parkview Place**

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 12.5 m² (135 ft.²) portion of Parkview Place fronting 10309 Parkview Place, 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 portion of Parkview Place proposed for closure has a total area of 12.5 m² (135 ft.²) and is located fronting 10309 Parkview Place.

Zoning, Plan Designations and Land Uses

The area of road allowance proposed for closure and fronting 10309 Parkview Place, is zoned One-Acre Residential (RA) Zone and designated as "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The portion of Parkview Place proposed for closure is intended to be consolidated and rezoned with the adjacent properties at 10309 and 10333 Parkview Place under Development Application No. 7916-0046-00. This Development Application is seeking approval to develop an eleven (11) lot Single Family Residential Zone (RF) subdivision as conceptually illustrated on the attached Appendix "II". Preliminary Layout Approval for this development was granted on October 12, 2016.

The proposed road closure has been circulated to all potentially concerned City departments for review and none have concerns with 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 an independent appraiser.

All area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

This road closure supports the objectives of the City's Sustainability Charter. In particular, the proposed road 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, viewsapes, 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 is considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the subject road in preparation for its sale and consolidation as generally described in this report.



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

BLO/amg/cc/ras

Appendix "I" - Aerial Photograph of Site
Appendix "II" - Preliminary Lot Layout Concept

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 04-Jan-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:2,000

0 10 M



Road Closure Fronting 10309 Parkview Place

**ENGINEERING
DEPARTMENT**



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON BATTERY POWER.
 2. LAYOUTS AND DIMENSIONS ARE SUBJECT TO LANDTAKES AND SERVICES.
 3. EXISTING HOUSES TO BE REMOVED.
 4. DWP REQUIRED ON LOT W FOR LOT DEPTH FROM 28.0m TO 26.0m.

Scale:	1:1000
Drawn:	JW
Designed:	RJ
Job No.:	15-3263
Date:	MAR/2016
Revision:	3

0991923 BC LTD.
 637 E 10TH AVENUE - WINDOVID, BC V3T 2A3, PH: 604-865-0800
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 10309/33 - PARKVIEW PL, SURREY, BC



CitiWest Consulting Ltd.
 No. 101-9030 KING GEORGE BLVD, SURREY, BC, V3V 7V3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

No.	Date	Revision
1	15/03/14	LOIS T-T REVISED
2	15/03/14	LOIS T-T REVISED
3	16/04/15	LOIS T-T REVISED, CITY AND PARKING ADDED
4	16/04/15	LOIS T-T REVISED
5	16/04/15	LOIS T-T REVISED

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