

NO: R075

COUNCIL DATE: April 24, 2017

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## REGULAR COUNCIL

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

FROM: **General Manager, Engineering** FILE: **7916-0049-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 18609 – 64 Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 32.5 m<sup>2</sup> (350 ft.<sup>2</sup>) area, based on final survey information, of closed road allowance adjacent to 18609 – 64 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R214;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. R16-2170 related to Corporate Report No. R214) to proceed with the closure and sale of portions of redundant road allowance having an area of 32.2 m<sup>2</sup> (347 ft.<sup>2</sup>) for the purpose of allowing consolidation with and to allow subdivision of the property known as 18609 – 64 Avenue. The area related to the closure and sale has been adjusted to reflect final survey information. 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 the closed portion of road allowance adjacent to 18609 – 64 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R214;2016.

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

ML/amg/cc

Appendix “I” - Corporate Report No. R214;2016

NO: R214

COUNCIL DATE: October 3, 2016

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 1, 2016**

FROM: **General Manager, Engineering**

FILE: **7916-0049-00**

SUBJECT: **Road Closure Adjacent to 18609 – 64 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 32.2 m<sup>2</sup> (347 ft.<sup>2</sup>) portion of 64A Avenue adjacent to 18609 - 64 Avenue, 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 64A Avenue proposed for closure has a total area of 32.2 m<sup>2</sup> (347 ft.<sup>2</sup>) and is located adjacent to the property at 18609 - 64 Avenue.

### Zoning, Plan Designations, and Land Uses

The area of road allowance proposed for closure and the adjacent land, 18609 – 64 Avenue, are zoned One-Acre Residential (RA) Zone and are designated as "Urban" in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The portion of road allowance proposed for closure is intended to be consolidated and rezoned with the adjacent property at 18609 – 64 Avenue under Development Application No. 7916-0049-00. This Development Application is seeking approval to develop a two (2) lot Comprehensive Development Zone (CD) subdivision as conceptually illustrated on the attached Appendix "II". Preliminary Layout Approval for this development was granted on June 24, 2016.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposed 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 area 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, this 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 are 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.



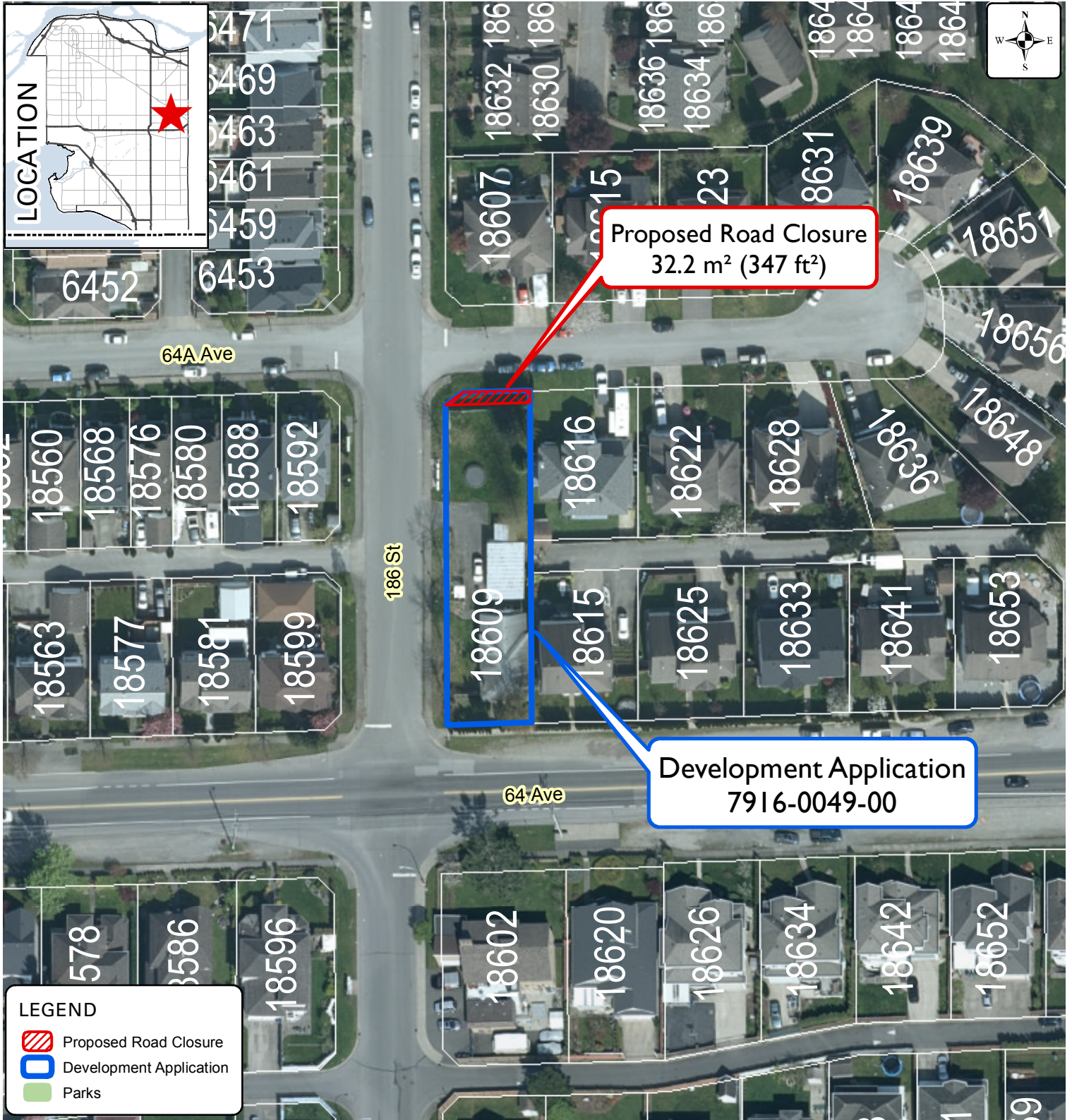
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

BLO/sw/lo/clr

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



AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 22-Aug-2016, EM9

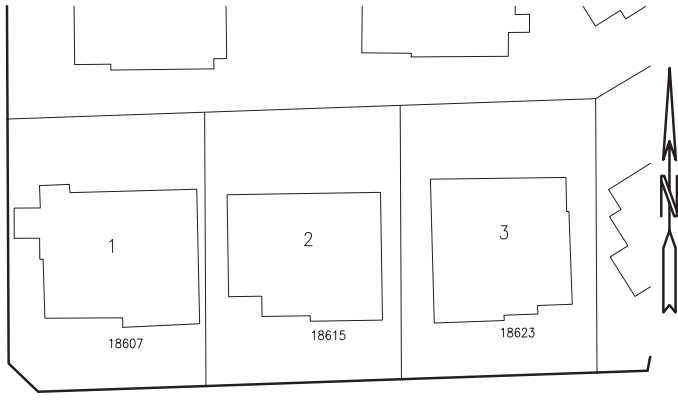
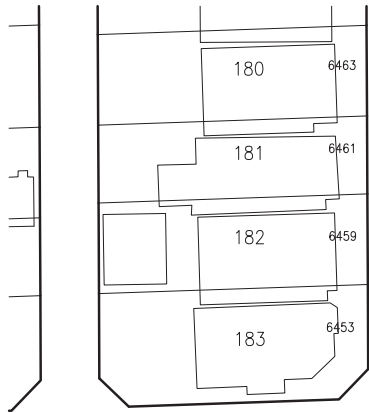
Aerial Photo: April 5, 2015

Scale: 1:1,000

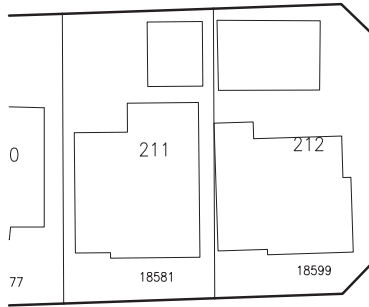
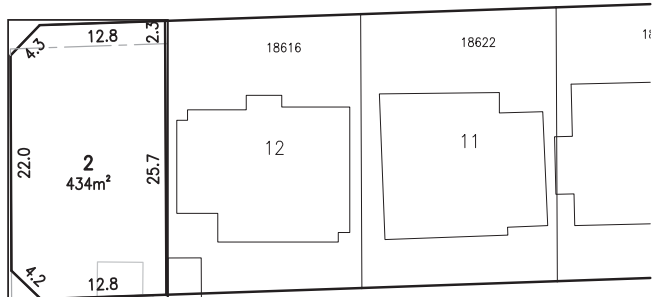
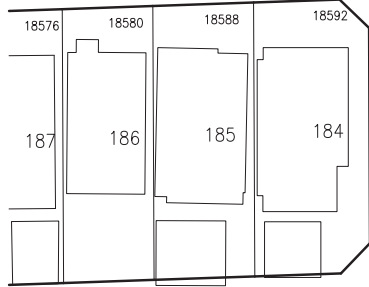


Road Closure Adjacent to  
18609 – 64 Avenue

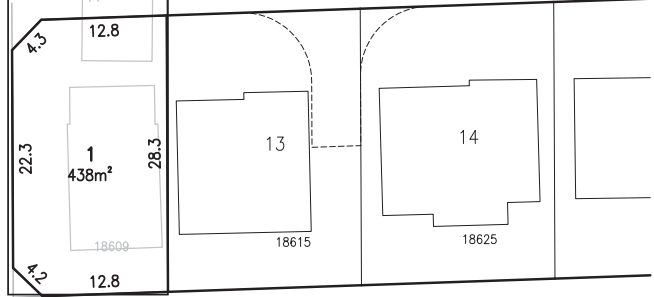
ENGINEERING  
DEPARTMENT



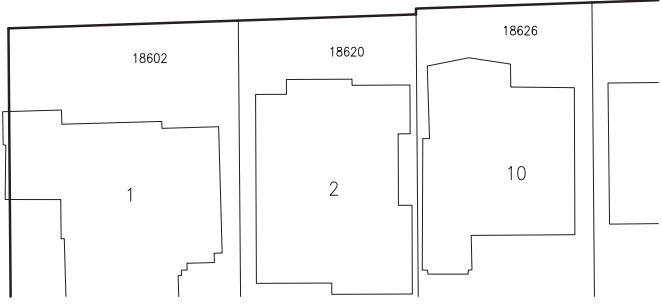
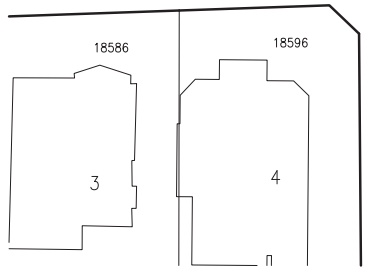
64A AVE



186 ST



64 AVE



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CLIENT:		PROJECT: 18609 64 AVENUE, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2015-084	DATE: JUN 2015	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	