

NO: R098

COUNCIL DATE: May 29, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 17, 2017**

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

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 53.8 m² (579 ft.²) area of closed road allowance adjacent to 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard under previously approved terms for this closure and sale as outlined in Corporate Report No. R016;2017, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On February 6, 2017, Council authorized the Engineering Department (Resolution No. R17-368 related to Corporate Report No. R016) to proceed with the closure and sale of a portion of redundant road allowance having an area of 53.8 m² (579 ft.²) for the purpose of allowing consolidation and development with the properties known as 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard. 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 the 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 11079 and 11089 Ravine Road and 13270 and 13286 King George Boulevard under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R016;2017.

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

mcs/amg/cc

Appendix "I" - Corporate Report No. R016;2017

CORPORATE REPORT

NO: **R016**

COUNCIL DATE: **February 6, 2017**

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**

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 m² (579 ft.²) 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 m² (579 ft.²) 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, viewscales, 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.



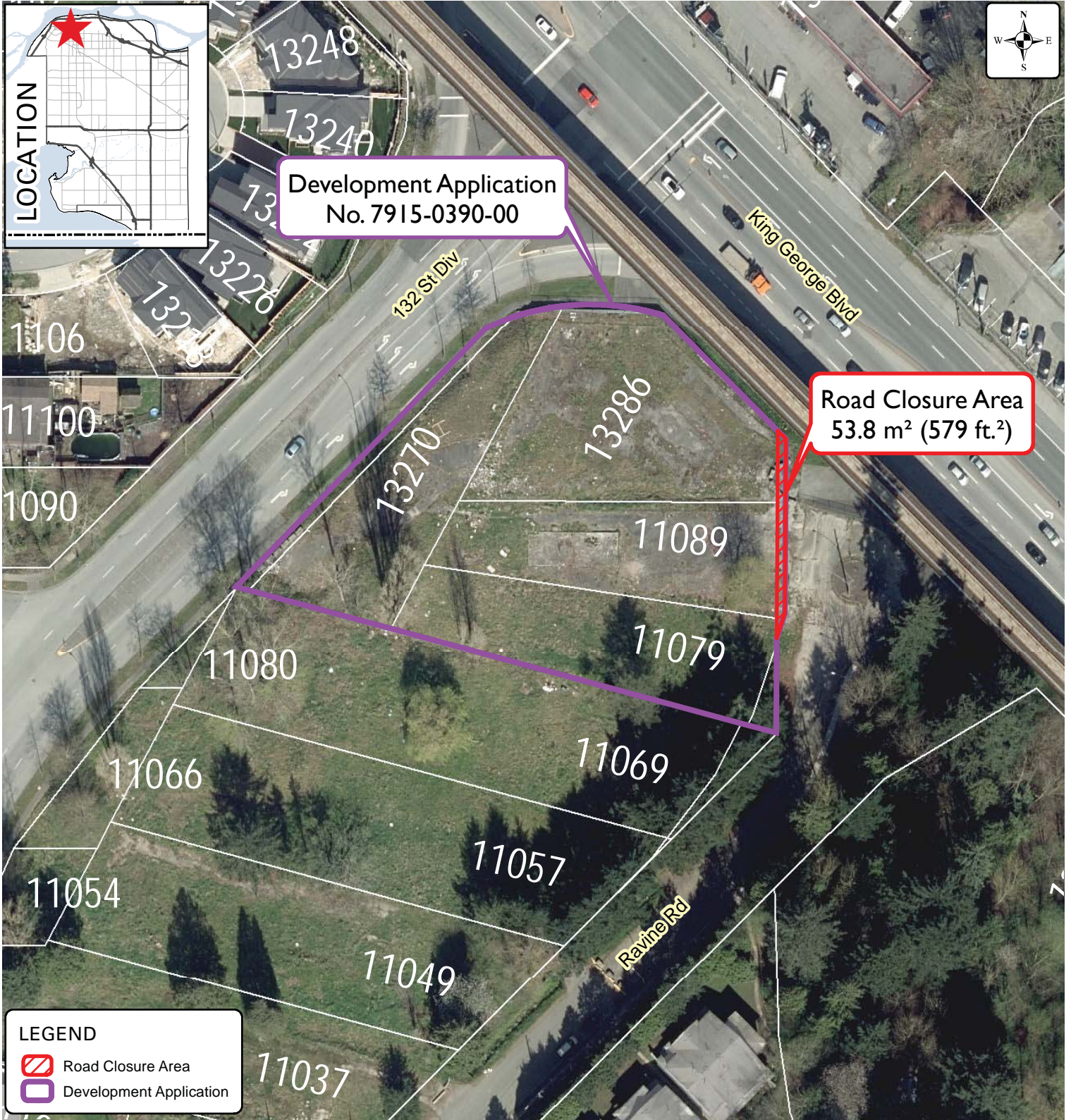
Fraser Smith, P.Eng., MBA
General Manager, Engineering

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



Development Application
No. 7915-0390-00

Road Closure Area
53.8 m² (579 ft.²)

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 0 9 M



**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. Source: G:\MAPPING\GIS\Maps\CorporateReps\Realty\P20_realty_11079-RavineRd.mxd

REV#	DATE	BY	ISSUE

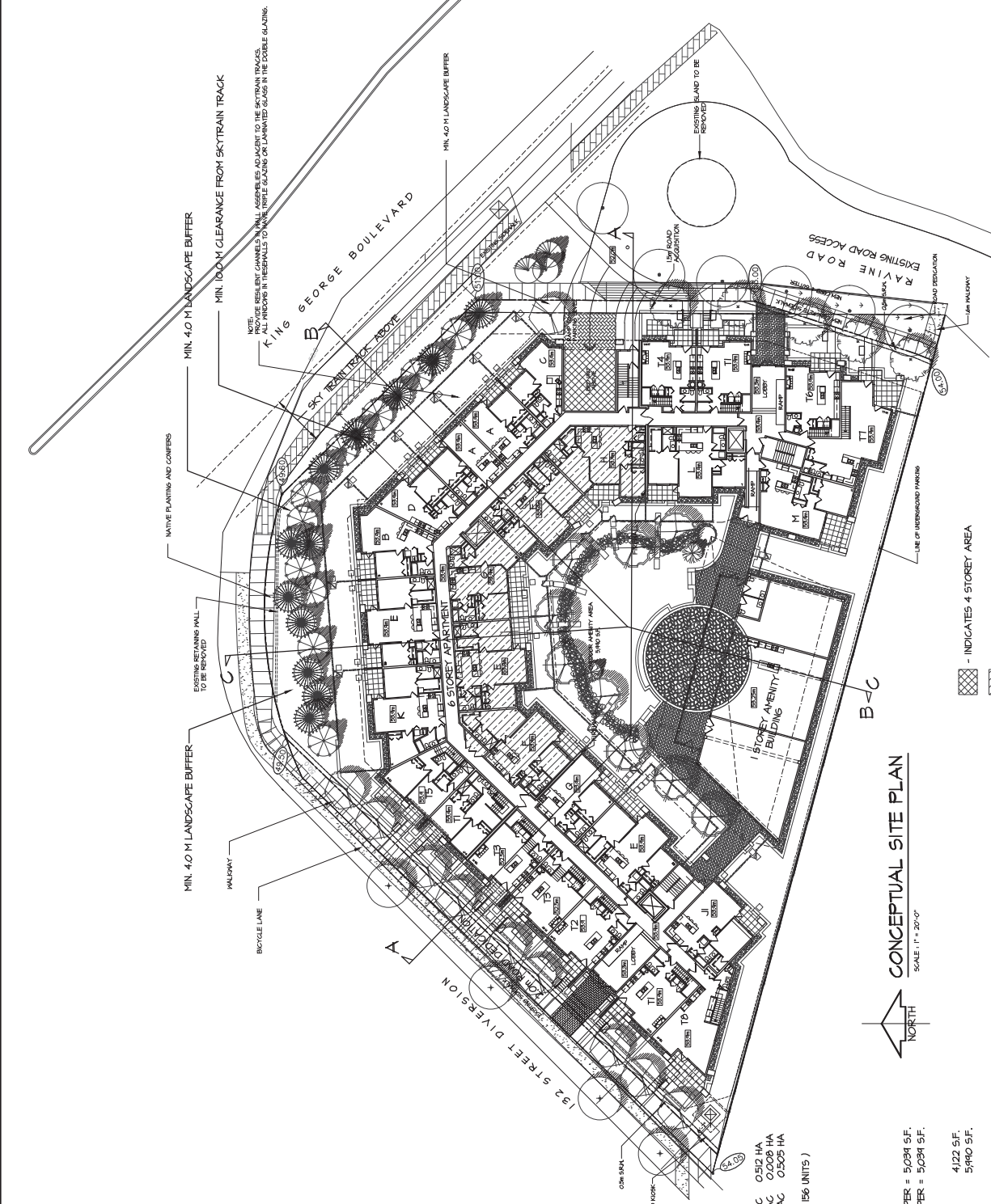
CLIENT :	070784 B.C. LTD.
PROJECT :	PROPOSED APARTMENT BUILDING
SHEET CONTENTS :	CONCEPTUAL SITE PLAN & DEVELOPMENT DATA
DATE :	JAN 26, 2016
SCALE :	1" = 20'-0"
DRAWN :	
DESIGN :	

UNIT 135,
7236 130 STREET
SURREY, B.C.
VAN 1V6

PHONE: (604) 597-7100
FAX: (604) 597-2089
EMAIL: info@barneitdembek.com

CLIENT NO. AC-10
PROJECT NO. H018
REV. NO.

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INDICATES GEOMETRIC FLOOR ELEVATION
INDICATES GEOMETRIC FINISHED GRADE ELEVATION

54.20

DEVELOPMENT DATA

SITE AREA : 55,023 S.F. 1.265 AC 0.502 HA
 60,655 S.F. 1.384 AC 0.588 HA
 ROAD DEDICATION : 54,304 S.F. 1.241 AC 0.505 HA
 NET :
 DENSITY : 1251 U.P.A. 308.4 U.P.H.A. (156 UNITS)
 F.A.R. : 2.50 (195,791 S.F.)
 SITE COVERAGE : 62% (33,584 S.F.)

AMENITY :
 REQUIRED :
 INDOOR : 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.
 PROPOSED :
 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
 MINUS 208 = 204.1 SPACES
 PROVIDED : 201 SPACES

CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



- INDICATES 4 STOREY AREA
 - INDICATES 5 STOREY AREA

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

REQUIRED : BICYCLES

RESIDENTIAL :	156 UNITS x 1.2 = 187.2 SPACES
VISITOR :	6 SPACES
TOTAL :	193 SPACES

PROVIDED :	212 SPACES
TOTAL :	255.4 SPACES
MINUS 208 =	204.1 SPACES
PROVIDED :	201 SPACES

