

NO: R106

COUNCIL DATE: May 29, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 10, 2017**

FROM: **General Manager, Engineering** FILE: **7914-0322-00**
General Manager, Parks, Recreation & Culture XC: **0910-20/529A**

SUBJECT: **Road Closure Adjacent to 16668 – 103 Avenue and Disposition of a Portion of City Parkland located at 16678 – 103 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council:

1. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 142 m² (1,529 ft.²) portion of unconstructed 103 Avenue adjacent to the north property line of 16668 - 103 Avenue; and
2. Approve the sale of a 403 m² (4,338 ft.²) portion of City Parkland located at 16678 – 103 Avenue,

all as generally illustrated in Appendix “I” attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter*, S.B.C., 2003, c. 26.

BACKGROUND

Property Description

The road allowance area proposed for closure has an area of 142 m² (1,529 ft.²) and is a portion of unconstructed 103 Avenue north of Highway 1 (the “Road Closure Area”).

The owner of the properties at 10368 – 165 Street; 16624, 16646, 16660 and 16676 – 104 Avenue; and 16575, 16587, 16615, 16647, and 16665 – 103 Avenue (the “Parent Properties”) has applied to acquire a 403 m² (4,338 ft.²) portion of City Parkland located at 16678 – 103 Avenue (the “City Parkland”) and consolidate it with the Parent Properties and the proposed Road Closure Area.

Zoning, Plan Designations and Land Uses

The Road Closure Area, City Parkland and the Parent Properties are zoned One-Acre Residential (RA) Zone and designated “Urban” in the Official Community Plan. There is no Neighbourhood Concept Plan (NCP) for this area.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Parent Properties and the City Parkland under Development Application No. 7914-0322-00. This Development Application is seeking approval to develop a fifty-eight (58) lot subdivision. The subdivision will include Single Family (RF) Zone, Comprehensive Development (CD based on RF) Zone and Single Family Residential Gross Density (RF-G) Zone lots, as illustrated on the attached Appendix "II". The related Rezoning Bylaw was granted Third Reading by Council on December 5, 2016, and the Preliminary Layout Approval was granted on January 16, 2017.

The proposed road closure has been circulated to all concerned City Departments for review and no objections to the closure or disposition have been raised.

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.

The proceeds from the sale of the Road Closure Area and the City Parkland will be placed in the Parkland Acquisition Reserve Fund for use in funding other purchases of parkland within the City.

Purpose of Park Disposition

The proposal under Development Applicant 7914-0322-00 specifically references the purchase of the City Parkland for consolidation with the Parent Properties and Road Closure Area. Through parkland dedication requirements, the City is receiving 4,559m² (49,073 ft.² or 1.13 acres) of parkland and achieving a connected park system through the neighbourhood for the Fraser Heights Greenway. Over 450 metres of new greenway will also be built as a result of the development. The layout of the development and greenway location determined that the City Parkland was not required and could be sold for consolidation purposes.

Land Value

The applicant has agreed to provide compensation to the City equivalent to the market value of the Road Closure Area and the City Parkland, 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 support the objectives of the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure and sale support the following Desired Outcomes:

- Neighbourhoods and Urban Design DO 4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly;

- 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 and the City Parkland are surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area and the City Parkland are considered reasonable. It is recommended that Council:

- Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 142 m² (1,529 ft.²) portion of unconstructed 103 Avenue adjacent to the north property line of 16668 - 103 Avenue; and
- Approve the sale of a 403 m² (4,338 ft.²) portion of City Parkland located at 16678 - 103 Avenue,

all as generally illustrated in Appendix "I" attached to this report and subject to compliance with the notice provisions of Sections 26 and 94 of the *Community Charter, S.B.C., 2003, c. 26*.

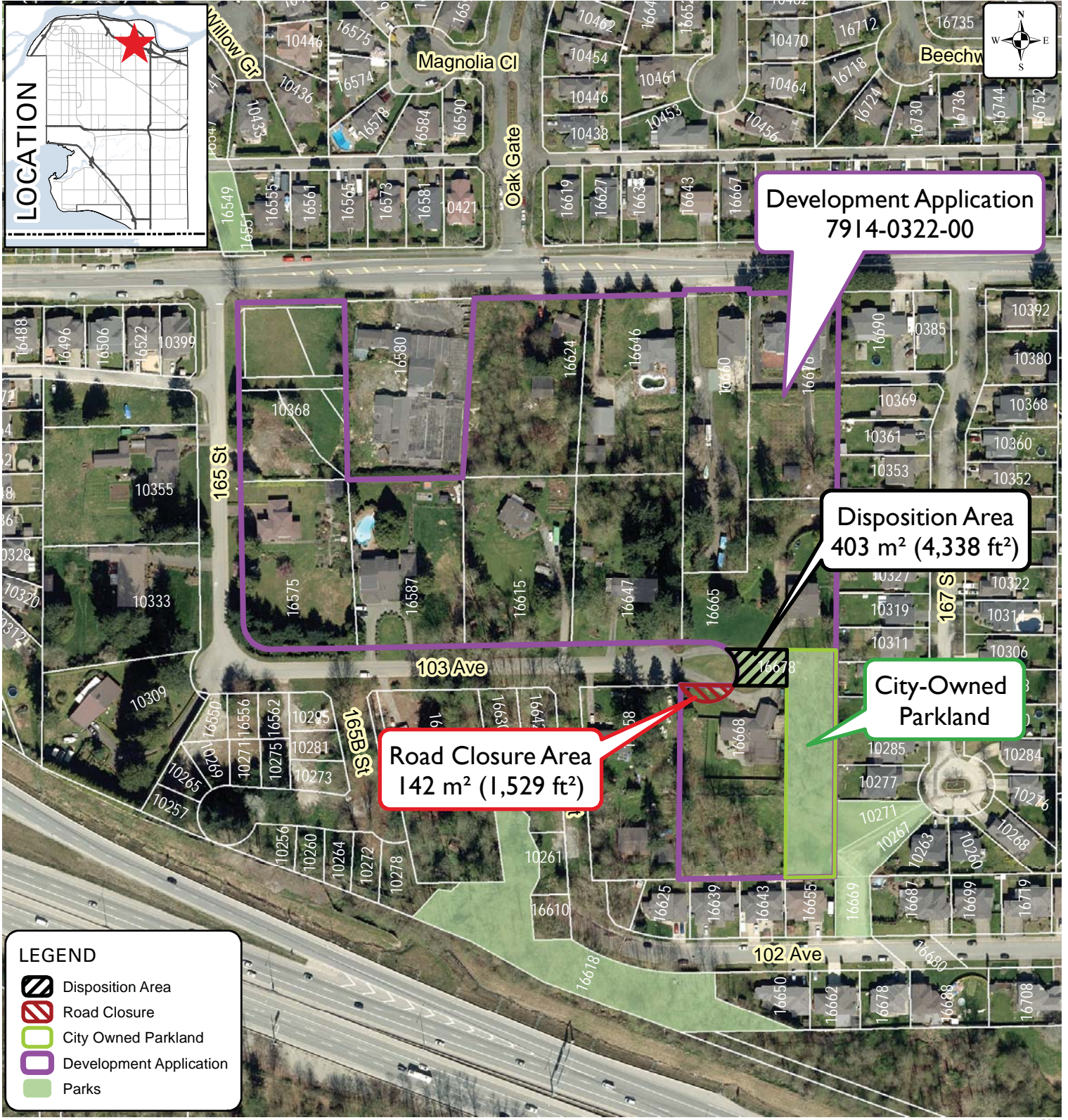
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

Laurie Cavan
General Manager
Parks, Recreation & Culture

BLO/amg/cc

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

AERIAL PHOTOGRAPH OF SITE



Development Application
7914-0322-00

Disposition Area
403 m² (4,338 ft²)

City-Owned
Parkland

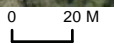
Road Closure Area
142 m² (1,529 ft²)

LEGEND

-  Disposition Area
-  Road Closure
-  City Owned Parkland
-  Development Application
-  Parks

Produced by GIS Section: 12-Apr-2017, P123723

Date of Aerial Photograph: March 30, 2016

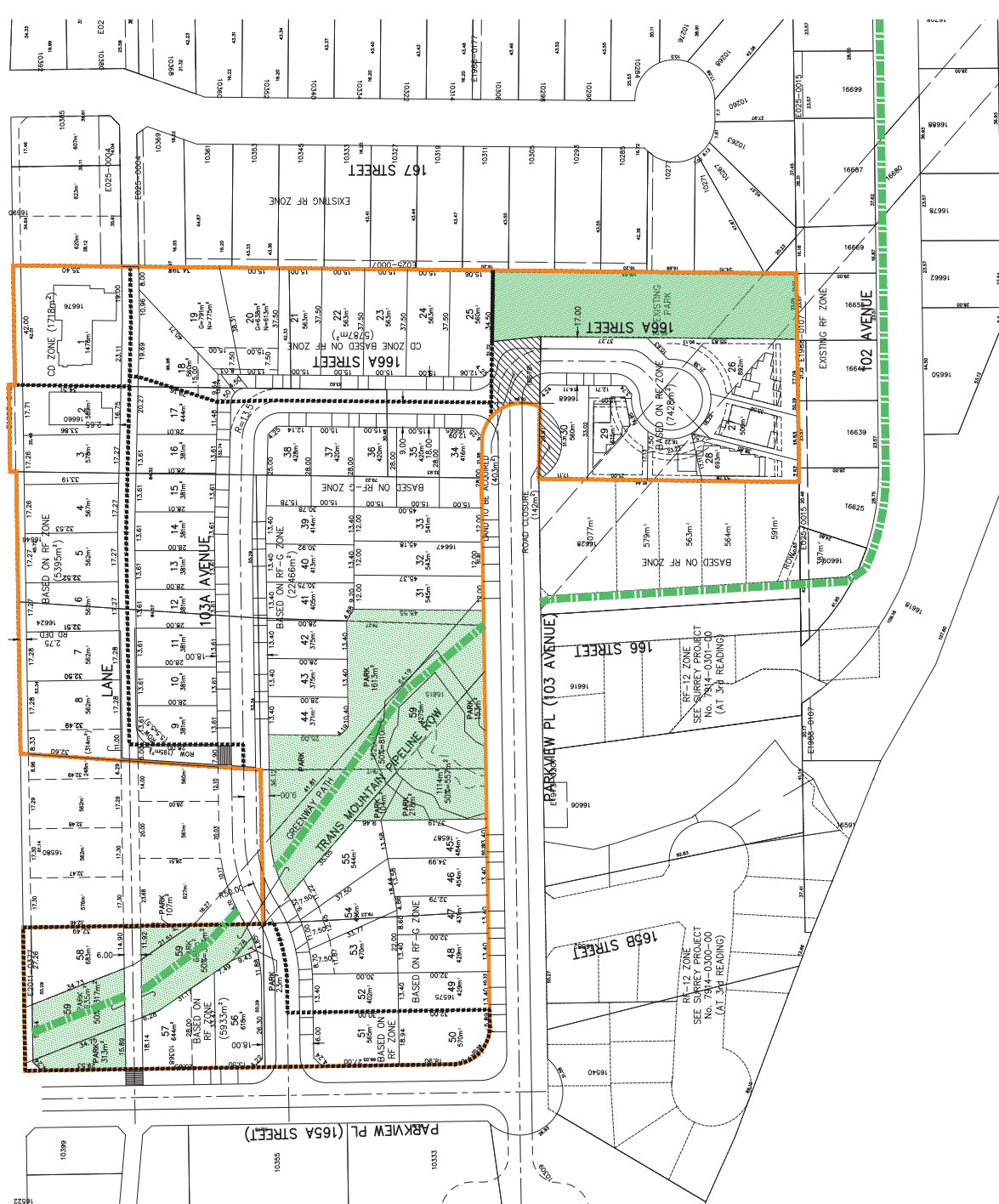
Scale: 1:2,500 



Road Closure adjacent to 16668 - 103 Avenue;
Disposition of City-Owned Parkland at
16678 - 103 Avenue

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.



- DVP**
1. LOTS 21-25 FOR THE FRONT YARD SETBACK TO BE REDUCED FROM 6.50m TO 4.50m FOR 50% OF THE HOUSE, IN ORDER TO INCREASE THE REAR YARD SETBACK TO 13.0m, GARAGE FROM 7.50m TO 6.70m.
 2. DVP ON LOT 2, REAR YARD SETBACK FROM 7.50m TO 2.60m.
 3. DVP ON LOTS 26, 27, 28, 29, 57, 58
 - REAR WALL OF THE HOUSE FROM 7.50m TO 1.80m;
 - FRONT YARD SETBACK TO BE REDUCED FROM 7.50m TO 5.25m (PROVIDED THE GARAGE FACES NORTH);
 - LOT DEPTH FROM 28.00m TO 17.00m;
 - FRONT YARD SETBACK FROM 7.50m TO 6.50m FOR THE 50% OF THE HOUSE;
 - VERANDAH TO BE 4.50m SETBACK;
 - SOUTH SIDE YARD SETBACK FROM 7.50m TO 3.60m;
 - 2ND FLOOR REDUCTION FROM 80% TO 90% OF THE MAIN FLOOR.
 - LOT 9-17, 34-49, 52-55
 - REAR YARD SETBACK TO BE REDUCED TO 6.0m FOR THE ENTIRE LOT;
 - REAR YARD SETBACK TO BE REDUCED FROM 7.50m TO 6.00m FROM THE REAR PROPERTY LINE FOR 100% OF THE HOUSE.

TOTAL AREA OF RF-C ZONE=22466m²
 REQUIRED 15% PARK LAND=22466x15%=3370m²
TOTAL AREA OF RF ZONE=22061m²
 REQUIRED 5% PARK LAND=22061x5%=1103m²
TOTAL AREA OF CD ZONE=17184m²
 REQUIRED 5% PARK LAND=17184x5%=859m²
TOTAL 5% PARK LAND REQUIRED =1103m²+859m²=1962m²
TOTAL PARK LAND PROVIDED=3370m²+1198m²=4568m²
 UNITS/HA=58 LOTS/4.57ha=12.69 LOTS/HA
 (5.14 LOTS/AC)

DENSITY CALCULATION:
 TOTAL SITE AREA=457ha
 UNITS/HA=58 LOTS/4.57ha=12.69 LOTS/HA
 (5.14 LOTS/AC)

5% PARK OF TOTAL SITE=2313.2
 10% OF THE 15% PARKLAND (LOT 59)=4275m²

NOTES:
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED, EXCEPT 16660 AND 16676 - 104 AVENUE.
 4. NO-BUILD RC REQUIRED ON LOT 8 FOR LOT WEST OF 103A AVENUE.
 5. RC FOR LOTS 2-8, LOTS 18-30, LOTS 50-51 AND 64-68.
 6. RF-C ZONE FOR 9-17, 31-49, AND 52-55.
 7. CD ZONE FOR LOT 1.
 8. R/C - DRIVEWAY TO LOT 18 MUST BE FROM THE LANE ONLY.
 9. R/C TO INCREASE THE SOUTH REAR YARD SETBACK FROM 7.5m TO 11.0m ON LOT 28.

Scale:	1:750
Drawn:	HF
Designed:	RJ
P.W.:	
Job No.:	13-3175
Date:	FEB/2016
Revision:	7
Drawn By:	G1B

0991923 BC LTD.
 837 EAST 10TH AVENUE, VANCOUVER, BC V5T 2A9 PH: 604-686-6880
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 16624/16646/16660/16676 - 104 AVENUE & 16575/
 10388/16587/16615/16647/16665/16668 PARKVIEW PL, SURREY, BC



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No.	Date	Description	By	Check
7	16/10/20	MINOR LOT LAYOUT AND NOTES REVISION	TWO RJ	
6	16/08/26	MINOR LOT LAYOUT AND DVP NOTES	HF RJ	
5	16/07/07	MINOR LOT LAYOUT AND DVP NOTES ADDED	HF RJ	
4	16/06/05	LOTS 17, 18, 19, 20 & 56 REVISION AND AREA CALCULATION	TWO RJ	
3	16/05/05	EASTERN PORTION OF SITE REVISION	HF RJ	
2	16/03/24	WESTERN PORTION OF SITE REVISION	HF RJ	
1	16/03/11	PARK AREA CALCULATION ADDED + LAYOUT REVISED	HF RJ	
		Revision	Dr	Dr

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