

NO: R119

COUNCIL DATE: June 12, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **May 25, 2017**

FROM: **General Manager, Engineering**

FILE: **7913-0228-00**

SUBJECT: **Closure of Road Allowance Adjacent to 12658 – 100 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 494.2 m<sup>2</sup> (5,319.5 ft.<sup>2</sup>) area of road located adjacent to the property at 12658 – 100 Avenue, 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 area of road allowance proposed for closure is a 10 metre wide, 494.2 m<sup>2</sup> (5,319.5 ft.<sup>2</sup>), unopened road (the “Road Closure Area”) located between the west adjacent property at 12642 – 100 Avenue and the east adjacent property 12658 – 100 Avenue. The west property at 12642 – 100 Avenue is improved with a church building. The east property at 12658 – 100 Avenue is improved with an older home, but is proposed to be redeveloped with the Road Closure Area under Development Application No. 7913-0228-00. The Road Closure Area is currently used by the owners of both adjacent properties as a gravelled driveway to the two properties.

### Zoning, Plan Designations and Land Uses

The Road Closure Area and the east adjacent property at 12658 – 100 Avenue are currently zoned Single Family Residential (RF) and are designated “Urban” in the Official Community Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the east adjacent property at 12658 – 100 Avenue under Development Application No. 7913-0228-00. This Development Application is seeking approval to permit the development of a religious assembly building, as illustrated in Appendix “II” attached to this report. The proposed road closure was referenced in the April 13, 2015 Planning Report and June 15, 2015 Additional Planning Comments to Council related to Application No. 7913-0228-00 and the related Rezoning Bylaw was granted Third Reading by Council on June 29, 2015.

Concurrent with the transfer of the future title for the Road Closure Area to the applicant of Application No. 7913-0228-00, an access easement will be granted to the owner of the west adjacent property at 12642 – 100 Avenue in order to provide continued access to parking located at the rear of the existing church building.

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 closure and sale of the portion of road allowance relates to the Sustainability Charter theme of Built Environment and Neighbourhoods. Specifically, this road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, views, agricultural land and urban wildlife; and
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness and well-being.

### **CONCLUSION**

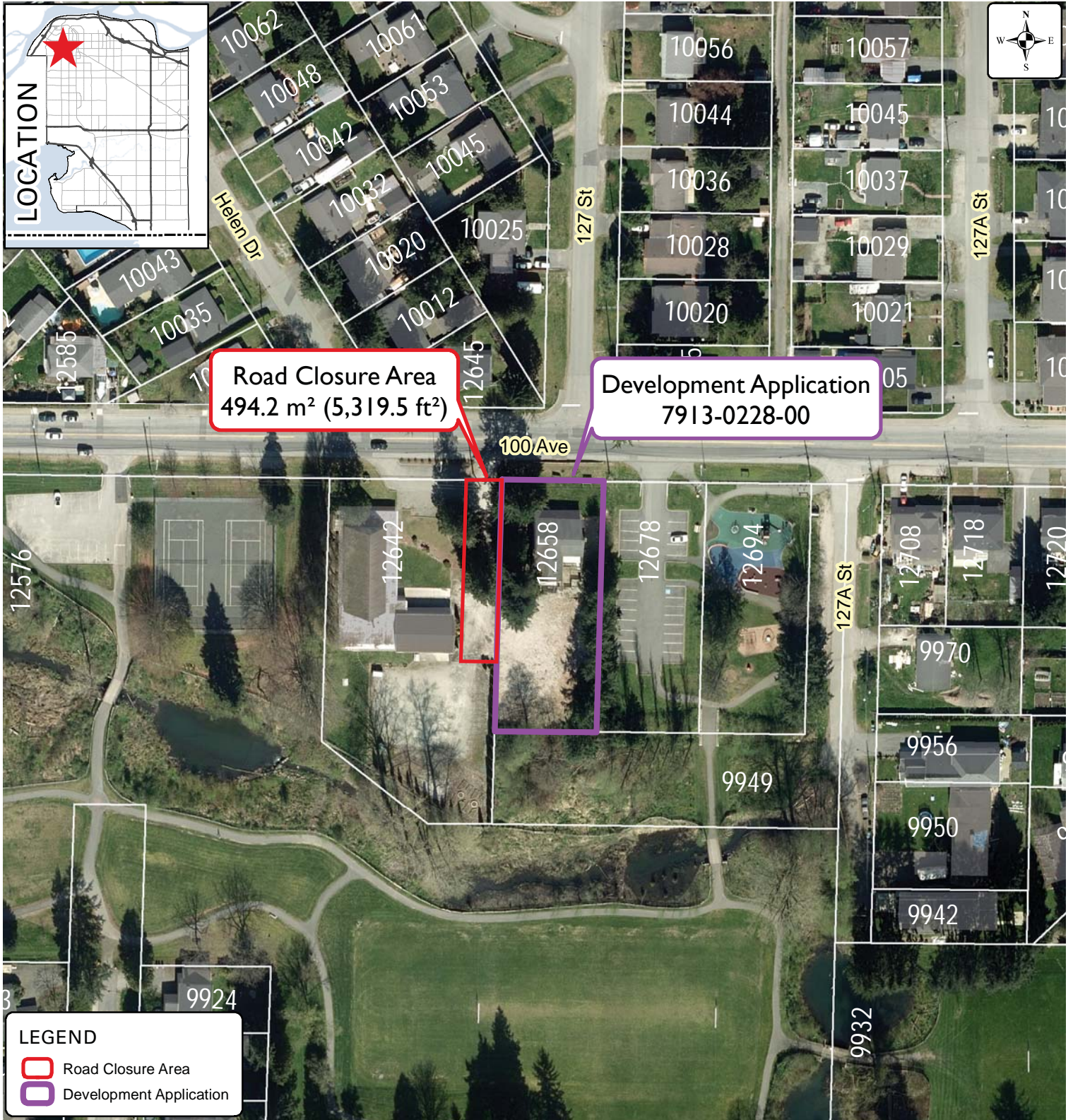
The Road Closure Area is surplus to the City's needs. The terms of the agreement related to the disposition of the Road Closure Area are considered reasonable. It is recommended that Council authorize staff to bring forward an appropriate Bylaw to close the Road Closure Area in preparation for its sale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

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

AW/amg/cc

Appendix "I" - Aerial Photograph of Road Closure Area and Adjacent Properties  
Appendix "II" - Application 7913-0228-00 Development Site Layout

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 16-May-2017, P205934

Date of Aerial Photograph: March 30, 2016

Scale: 1:1,500

0 10 M



**Closure of Road Adjacent to  
12658 - 100 Avenue**

**ENGINEERING  
DEPARTMENT**

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PROFILES

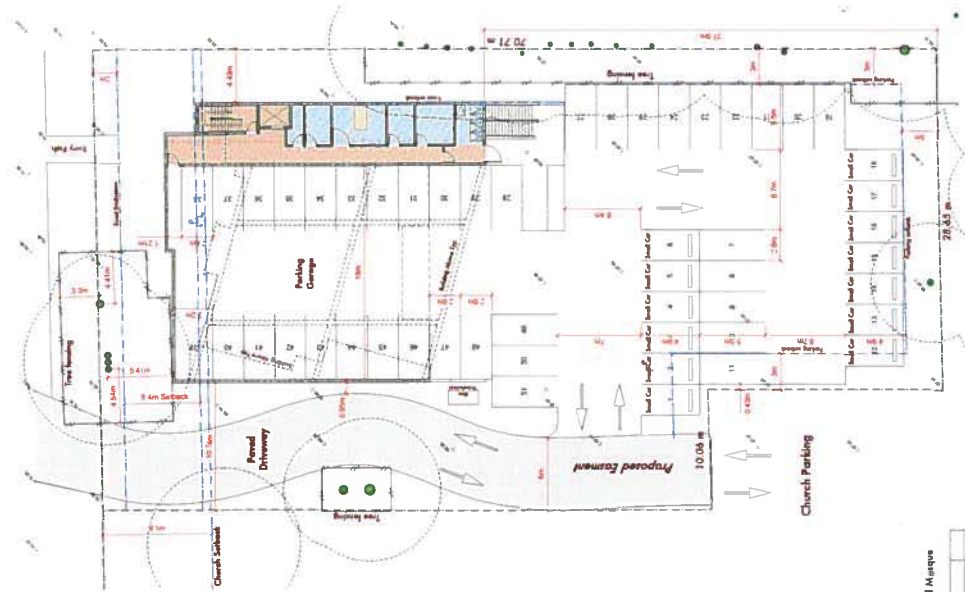
Issue	Date
1	5/17/15 Planning Review
2	5/28/15 Planning Review
3	4/27/15 Planning Review
5	4/10/15 Planning Review

Site Plans  
Option 2

A1.1



page no. drawing



2 Site Parking Plan  
Scale: 1:200

Parking Summary	Area sq m	Parking
Lower Floor	52	
Main Floor	390	
2nd Floor	176	
<b>Total</b>	<b>617.6</b>	<b>17.5 / 100 sq m</b>

Parking Provided	Area sq m	Parking
Standard Parking	37	
Standard Parking	13	
Accessible Parking	1	
<b>Total Provided</b>	<b>51</b>	

Site Option 2L  
Classed (site ownership shared by Church and Mosque)

Development Summary	
Address	12658, 100th Ave
Existing Zoning	RF
Proposed Zoning	PA-1
Lower Floor Area	135.9 sq m
Main Floor Area	416.6 sq m
Second Floor Area	208.7 sq m
<b>Total Area</b>	<b>757.2 sq m</b>
<b>Total Above Grade Area (FAR)</b>	<b>621.3 sq m</b>
Permitted FAR	0.31
Proposed FAR	0.245
Existing Lot Area	2,025 sq m
Proposed Site Area (w/densed road)	2,532 sq m
Building Footprint	1,010 sq m
Site Coverage	16.4%
Building Height	9m



1 Site Plan  
Scale: 1:250