

NO: R159

COUNCIL DATE: July 24, 2017

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 19, 2017**

FROM: **General Manager, Engineering**

FILE: **7906-0212-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16156 – 112 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of an 87.5 m² (941.8 ft.²) area of closed road allowance adjacent to 16156 – 112 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R073; 2017, a copy of which is attached to this report as Appendix “I”.

DISCUSSION

On April 24, 2017, Council authorized the Engineering Department (Resolution No. R17-1274 related to Corporate Report No. R073; 2017) to proceed with the closure and sale of a portion of redundant road allowance having an area of 87.5 m² (941.8 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the property known as 16156 – 112 Avenue. 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 a closed portion of road allowance adjacent to 16156 – 112 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R073; 2017.

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

ML/amg/cc

Appendix “I” - Corporate Report No. R073; 2017

NO: R073

COUNCIL DATE: April 24, 2017

REGULAR COUNCIL

TO: Mayor and Council

DATE: April 10, 2017

FROM: General Manager, Engineering

FILE: 7906-0212-00

SUBJECT: Closure of Road Adjacent to 16156 - 112 Avenue

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 87.5 m² (941.8 ft.²) portion of unconstructed road allowance adjacent to 16156- 112 Avenue, as generally illustrated in Appendix "I" attached to this report, and 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 an 87.5 m² (941.8 ft.²) portion of unconstructed road adjacent to 16156 - 112 Avenue (the "Adjacent Property").

Zoning, Plan Designations and Land Uses

The road closure area and the Adjacent Property are zoned One Acre Residential Zone (RA) and are designated "Urban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The road closure area is intended to be consolidated with the Adjacent Property under Development Application No. 7906-0212-00. This Development Application is seeking approval to develop four Single Family Residential (RF) lots, with the remainder lot, Lot 1, having future potential to subdivide into three additional lots as illustrated on the attached Appendix "II".

The proposed road closure was referenced in the July 23, 2007 Planning & Development Report to Council related to Development Application No. 7906-0212-00, and the related Rezoning Bylaw was granted Third Reading by Council on September 17, 2007. The initial Preliminary Layout Approval ("PLA") was issued on October 10, 2007, and the most recent PLA Amendment and Extension is effective as of November 7, 2016.

The proposed road 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:

- 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 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 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

KY/amg/cc

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

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Closure of Road Adjacent to 16156 - 112 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.

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112th AVENUE

