

NO: R183

COUNCIL DATE: September 11, 2017

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **September 6, 2017**

FROM: **General Manager, Engineering** FILE: **0910-30/207**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 12609 – 55 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 167.0 m² (1,798 ft.²) portion of closed road allowance adjacent to 12609 - 55 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. 197; 2016, a copy of which is attached to this report as Appendix "I".

DISCUSSION

On September 12, 2016, Council authorized the Engineering Department (Resolution No. R16-1951 related to Corporate Report No. R197; 2016) to proceed with the closure and sale of a portion of redundant road allowance having an area of 167.0 m² (1,798 ft.²) for the purpose of allowing consolidation with the property known as 12609 – 55 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 the closed portion of road allowance adjacent to 12609 – 55 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R197; 2016.

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

kt/amg/cc

Appendix "I" - Corporate Report No. R197; 2016

NO: R197

COUNCIL DATE: September 12, 2016

REGULAR COUNCIL

TO: Mayor & Council

DATE: August 9, 2016

FROM: General Manager, Engineering

FILE: 0910-30/207

SUBJECT: Road Closure Adjacent to 12609 – 55 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 167 m² (1,798 ft.²) portion of road located adjacent to 12609 – 55 Avenue as generally illustrated in Appendix "I" attached to this report, subject to compliance with the notice of provisions of the *Community Charter*, SBC 2003, C.26.

BACKGROUND

Property Description

The portion of road allowance proposed for closure is a 167 m² (1,798 ft.²) portion of an unconstructed hammerhead of an east-west laneway that extends east from 125A Street (the "Road Closure Area"). The Road Closure Area is located at the northwest corner of the adjacent lot at 12609 – 55 Avenue (the "Adjacent Property"). The Adjacent Property is improved with a single-family dwelling that was built in the early 1990's. The owner of the Adjacent Property has applied to acquire the Road Closure Area for consolidation purposes. Part of the lane will remain dedicated to allow continued access to the residence located north of the Road Closure Area.

Zoning, Plan Designations, and Land Uses

The Road Closure Area and the Adjacent Property are zoned Half-Acre Residential (RH) Zone, and are designated as "Suburban" in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

The Road Closure Area is considered to be surplus to the City's needs and is intended to be consolidated with the Adjacent Property to create a more regular shaped single-family lot under the RH Zone. The closure and sale is also expected to facilitate improved up-keeping of the Road Closure Area. The east-west lane to which the Road Closure Area belongs is flanked by RH zoned residences; however, the RH Zone does not require rear lane access, and as such there are no plans to extend this lane further east.

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 an accredited staff appraiser.

All area calculations contained in this report are approximate and subject to final survey.

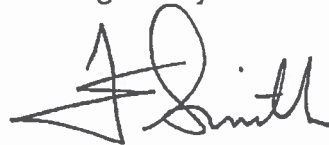
SUSTAINABILITY CONSIDERATIONS

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 lane 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, views, 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 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 subject Road Closure Area in preparation for its sale and consolidation as generally described in this report.

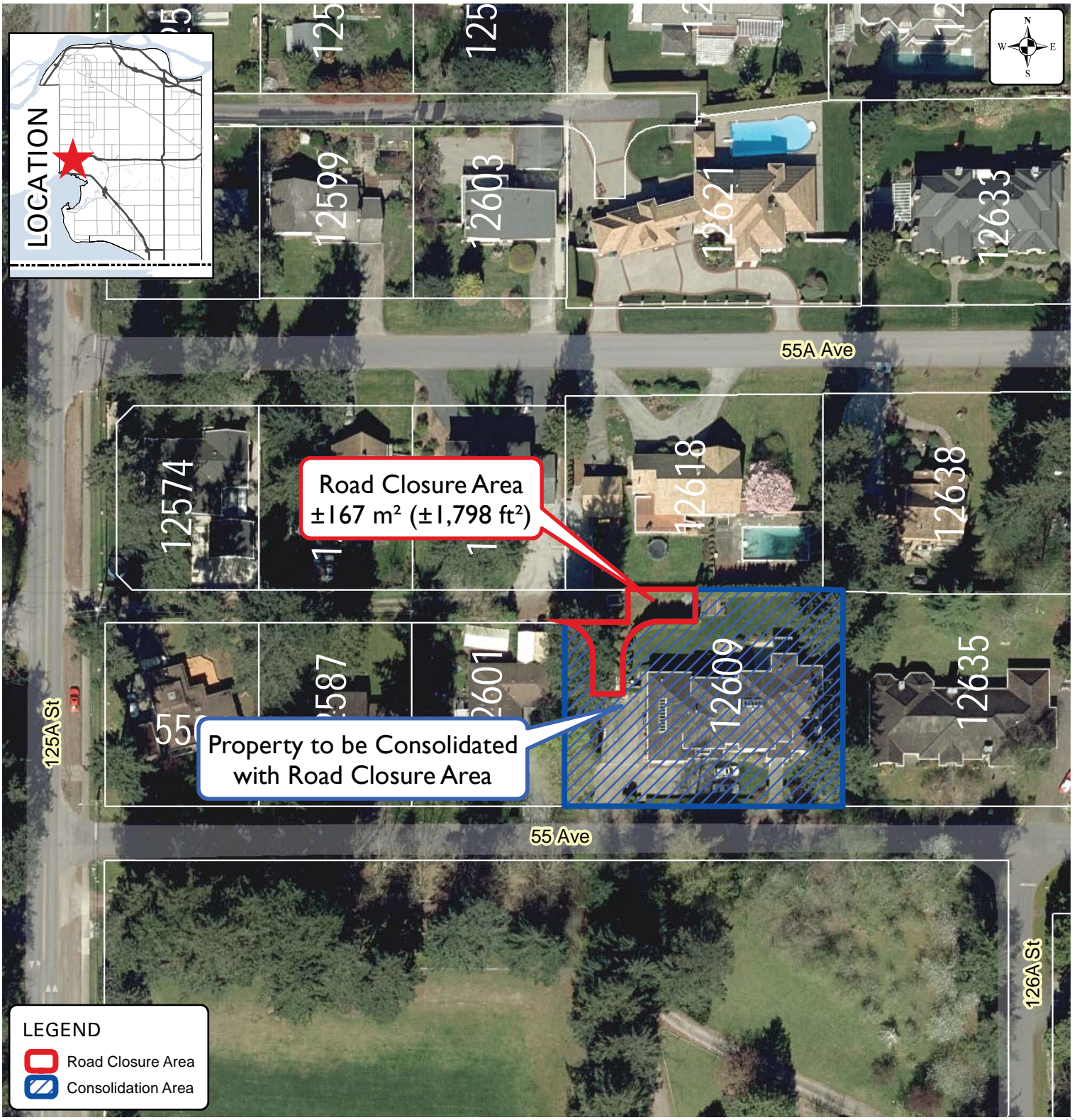


Fraser Smith, P.Eng., MBA
General Manager, Engineering

PK/amg/clr

Appendix "I" - Aerial Photograph of Road Closure Area



AERIAL PHOTOGRAPH OF SITE



Road Closure Area
±167 m² (±1,798 ft²)

Property to be Consolidated
with Road Closure Area

LEGEND

-  Road Closure Area
-  Consolidation Area

Produced by GIS Section: 03-Aug-2016, JJR

Aerial Photo: March 30, 2016 Scale: 1:1,000 0 10 M



**ROAD CLOSURE
ADJACENT TO 12609 - 55 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.