

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **October 11, 2017**

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

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 16668 – 103 Avenue (Step 2)**

RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 142.1 m² (1,529.5 ft.²) area, based on final survey information, of closed road allowance adjacent to 16668 – 103 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R106; 2017, a copy of which is attached to this report as Appendix “I”.

DISCUSSION

On May 29, 2017, Council authorized the Engineering Department (Resolution No. R17-1741 related to Corporate Report No. R106; 2017) to proceed with the closure and sale of a portion of redundant road allowance having an area of 142 m² (1,529 ft.²) for the purpose of allowing consolidation with and to allow subdivision of the properties known as: 10368 - 165 Street; 16624, 16646, 16660 and 16676 – 104 Avenue; and 16575, 16587, 16615, 16647, 16665 and 16668 - 103 Avenue. The area related to the closure and sale has been adjusted to reflect final survey information. 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 16668 – 103 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R106; 2017.

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

ML/amg/cc

Appendix “I” - Corporate Report No. R106; 2017

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, viewscape, 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

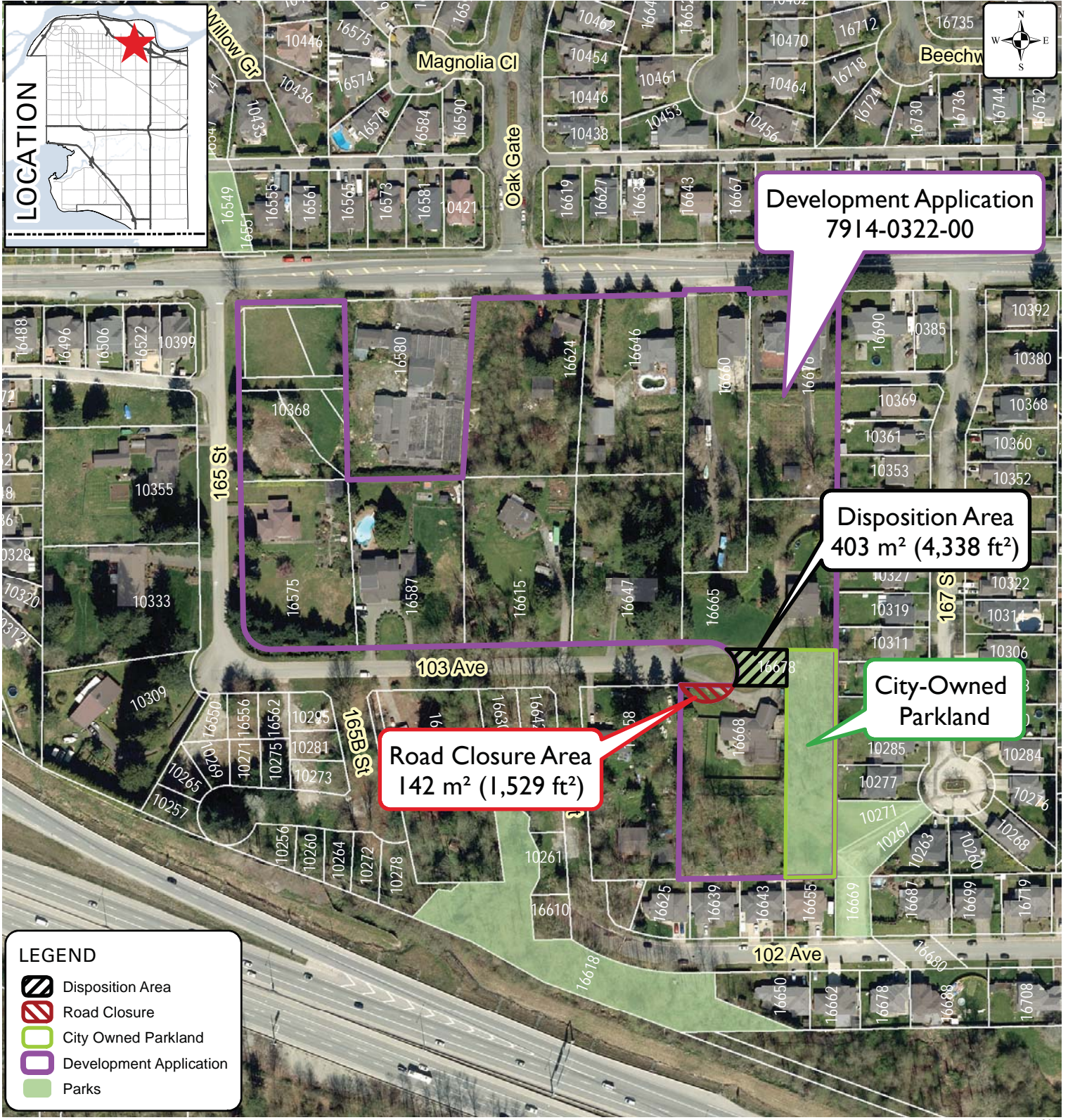


Laurie Cavan
General Manager
Parks, Recreation & Culture

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)

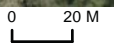
LEGEND

-  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

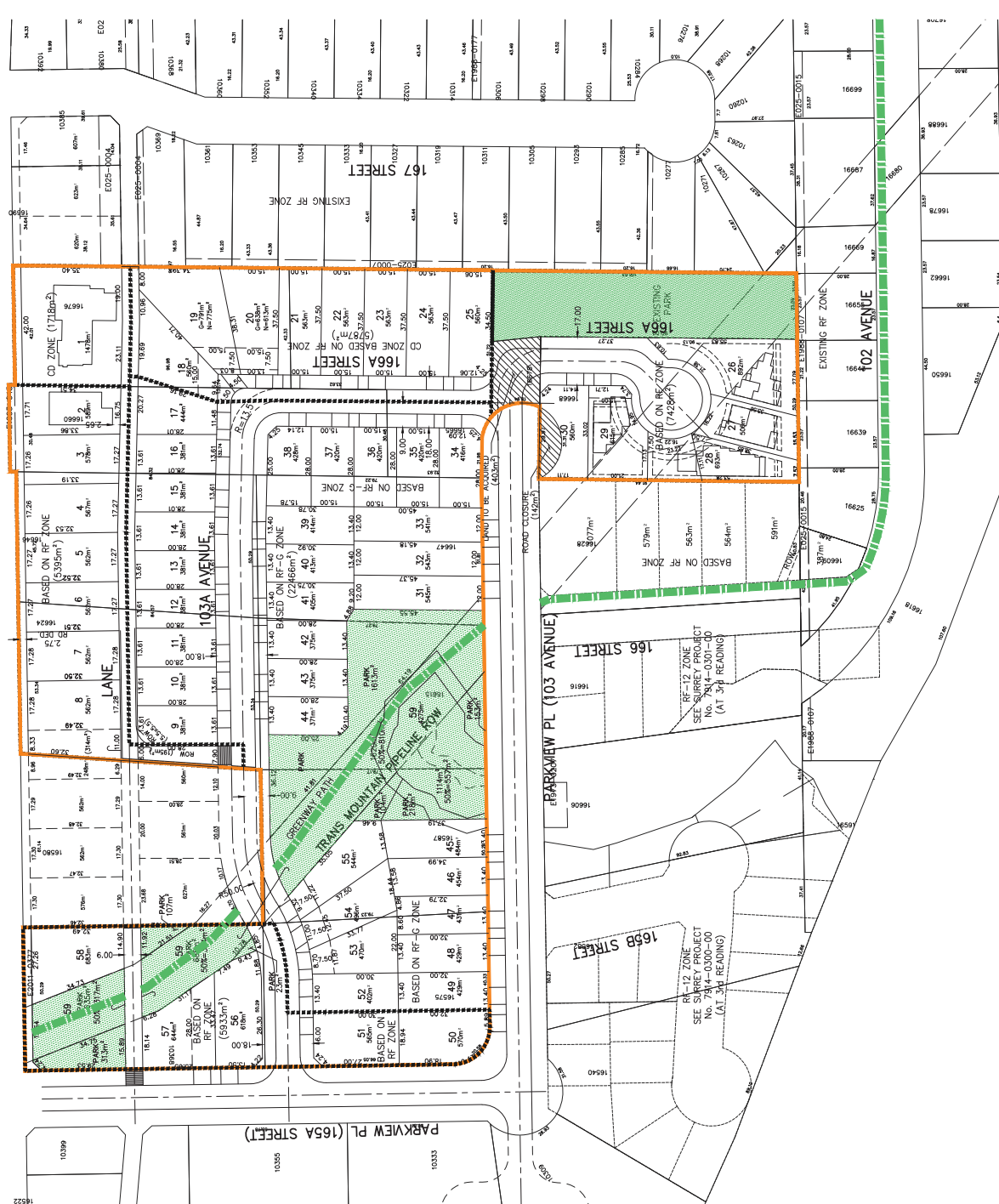
Scale: 1:2,500



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.



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

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

LOT 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.

LOT 26 ON LOT 2, REAR YARD SETBACK FROM 7.50m TO 2.60m.

LOT 27, 28, 29, 57, 58

LOT 28 - REAR YARD SETBACK FROM 7.50m TO 6.0m FOR 100% OF THE REAR WALL OF THE HOUSE.

LOT 29 - REAR YARD SETBACK FROM 7.50m TO 1.80m.

FRONT YARD SETBACK TO BE REDUCED FROM 2.50m TO 5.25m (PROVIDED THE GARAGE FACES NORTH).

LOT 29

- LOT DEPTH FROM 28.00m TO 17.00m.
- FRONT YARD SETBACK FROM 2.50m TO 6.50m FOR THE 50% OF THE HOUSE.
- FRONT YARD SETBACK FROM 6.50m 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=1718m²

REQUIRED 5% PARK LAND=1718x5%=86m²

TOTAL 5% PARK LAND REQUIRED =1103m²+86m²=1189m²

TOTAL PARK LAND REQUIRED=3370m²+1189m²=4559m²

TOTAL=4559m²

DENSITY CALCULATION:

TOTAL SITE AREA=4570ha

UNITS/HA=58 LOTS/4.57ha=12.69 LOTS/HA (5.14 LOTS/AC)

5% PARK OF TOTAL SITE=231.3x2

10% OF THE 15% PARKLAND (LOT 59)=4275m²

| Scale: | 1:750 |
|-----------|-------|
| Drawn: | HF |
| Designed: | RJ |
| P.W.: | J.U. |

| Min. Prop. No.: | 7914-0322-00 |
|-----------------|--------------|
| Min. Dwp. No.: | |
| Site No.: | 13-3175 |
| Date: | FEB/2016 |

| Scale: | 1:750 |
|-----------|-------|
| Drawn: | HF |
| Designed: | RJ |
| P.W.: | J.U. |

| Scale: | 1:750 |
|-----------|-------|
| Drawn: | HF |
| Designed: | RJ |
| P.W.: | J.U. |

0991923 BC LTD.
837 EAST 10TH AVENUE, VANCOUVER, BC V5T 2A9 PH: 604-866-6880

Preliminary Lot Layout

SUBDIVISION AT 16624/16646/16660/16676 - 104 AVENUE & 16575/10388/16587/16615/16647/16665/16668 PARKVIEW PL, SURREY, BC



CitiWest Consulting Ltd.
No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5518
E-MAIL:office@citiwest.com

| No. | Date | Description |
|-----|----------|-------------------------------------------------------|
| 1 | 16/03/11 | PARK AREA CALCULATION ADDED + LAYOUT REVISED |
| 2 | 16/03/24 | WESTERN PORTION OF SITE REVISED |
| 3 | 16/09/05 | LOT 17, 18, 19, 20 & 56 REVISION AND AREA CALCULATION |
| 4 | 16/09/05 | LOT 17, 18, 19, 20 & 56 REVISION AND AREA CALCULATION |
| 5 | 16/07/07 | MINOR LOT LAYOUT AND DWP NOTES ADDED |
| 6 | 16/06/26 | MINOR LOT LAYOUT AND NOTES REVISED |