

NO: R208

COUNCIL DATE: October 23, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 11, 2017**

FROM: **General Manager, Engineering**

FILE: **7913-0228-00**

SUBJECT: **Approval of the Sale of a Closed Portion of Road Allowance Adjacent to 12658 - 100 Avenue (Step 2)**

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## RECOMMENDATION

The Engineering Department recommends that Council authorize the sale of a 494.2 m<sup>2</sup> (5,319.5 ft.<sup>2</sup>) area of closed road allowance adjacent to 12658 - 100 Avenue under previously approved terms for this closure and sale as outlined in Corporate Report No. R119; 2017, a copy of which is attached to this report as Appendix "I".

## DISCUSSION

On June 12, 2017, Council authorized the Engineering Department (Resolution No. R17-1872 related to Corporate Report No. R119; 2017) to proceed with the closure and sale of a portion of redundant road allowance having an area of 494.2 m<sup>2</sup> (5,319.5 ft.<sup>2</sup>) for the purpose of allowing consolidation with and subdivision of the property known as 12658 - 100 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 12658 - 100 Avenue under the previously approved terms for this closure and sale as outlined in the attached Corporate Report No. R119; 2017.

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

kt/amg/cc

Appendix "I" - Corporate Report No. R119; 2017

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, viewscales, 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.

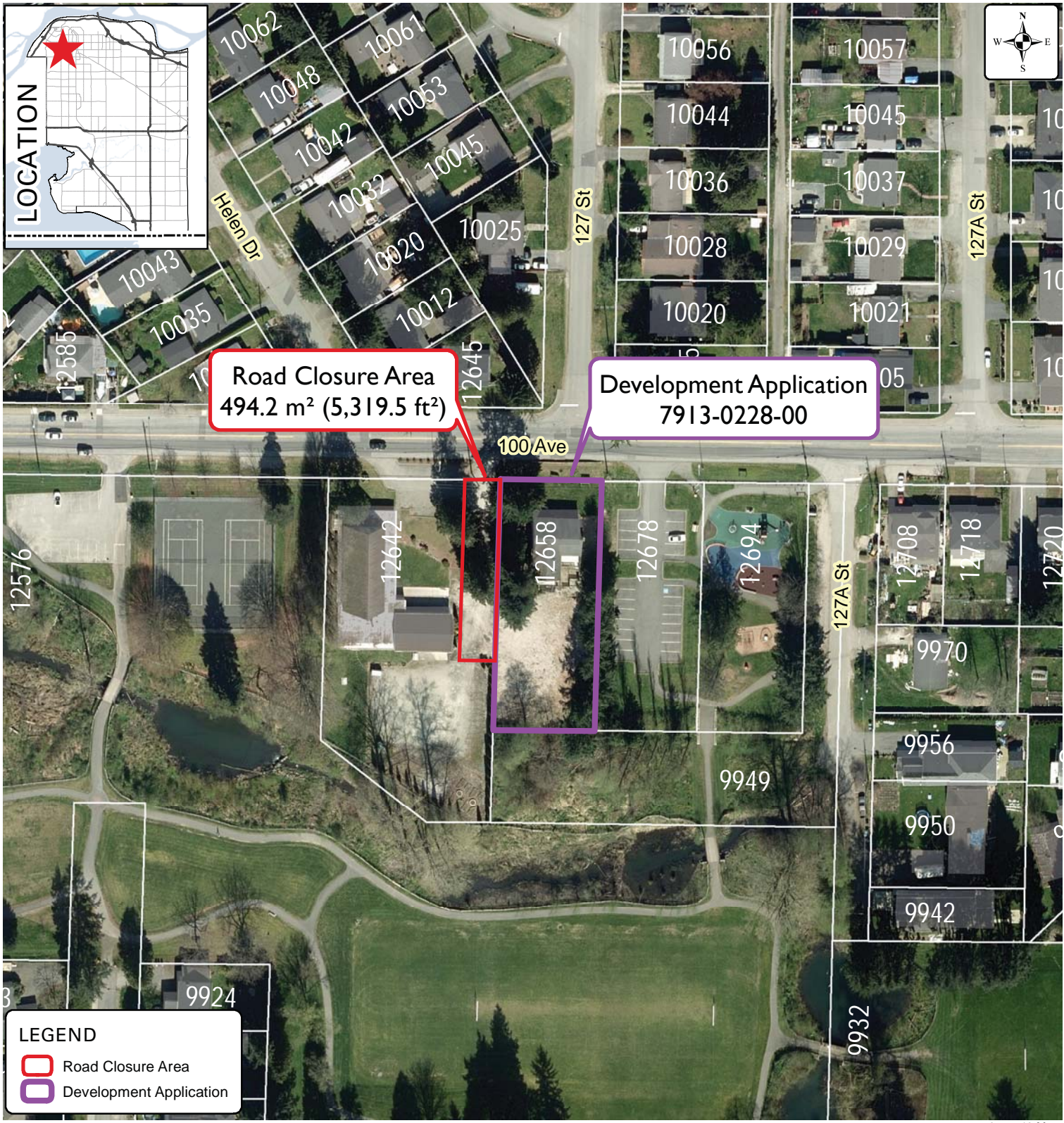
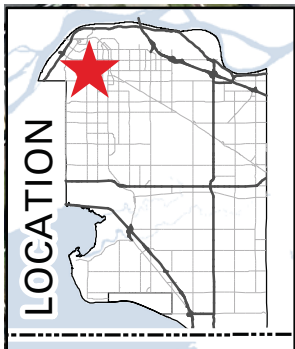


For Fraser Smith, P.Eng., MBA  
General Manager, Engineering

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



**LEGEND**

- Road Closure Area
- Development Application

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

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. Source: G:\GIS\Temp\paolo\rt\_12658-100Ave-RC\PS\_rty\_12658-100Ave-RC.mxd

Merajid  
 Aulia Aleah  
 12658 -  
 100th Ave.  
 Surrey, BC

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PROFILES

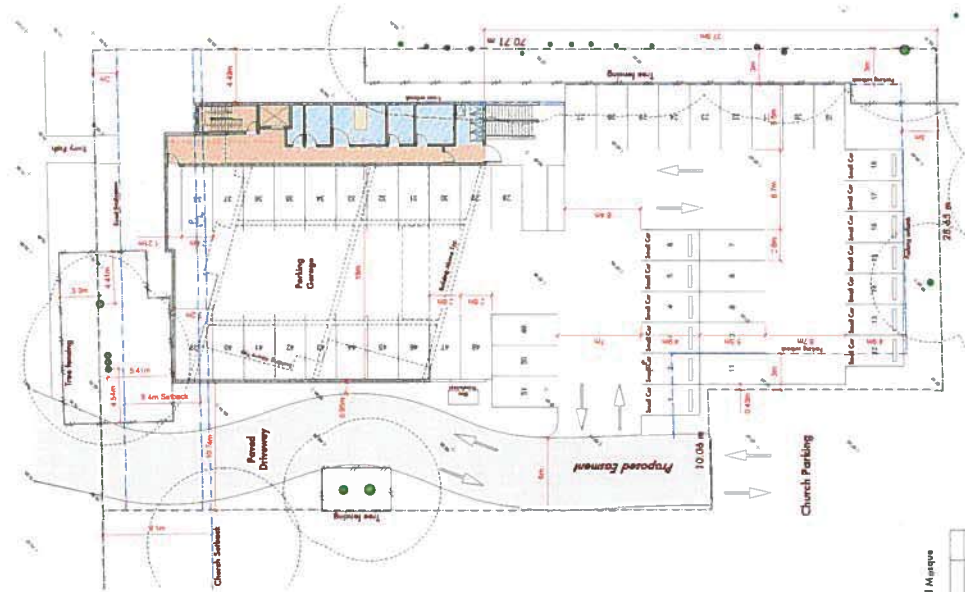
Issue	Date
1	5/17/15 Planning Review
2	5/28/15 Planning Review
3	4/27/15 Planning Review
5	4/10/15 Planning Review

Site Plans  
Option 2

A1.1



page no. drawing



2 Site Parking Plan  
Scale: 1:200

Parking Summary	Area sq m	Parking
Parking Required		
Assembly		
Lower Floor	52	
Main Floor	390	
2nd Floor	176	
Total	617.6	17.5 / 100 sq m
Total Parking Required	46	
Parking Provided		
Street Parking	37	
Site Parking	13	
Accessible Parking	1	
Total Provided	51	

Site Option 2L  
Classed land 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
Total Area	761.2 sq m
Total Above Grade Area (FAR)	621.3 sq m
Permitted FAR	0.31
Proposed FAR	0.245
Existing Lot Area	2,025 sq m
Proposed Site Area (w/dosed road)	2,532 sq m
Building Footprint	1,016 sq m
Site Coverage	16.4%
Building Height	9m



1 Site Plan  
Scale: 1:250