

NO: R232

COUNCIL DATE: November 20, 2017

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 10, 2017**

FROM: **General Manager, Engineering**

FILE: **0910-30/211**

SUBJECT: **Acquisition of a Portion of Privately-Owned Property at 15405 – 88 Avenue and Closure and Disposition of a Portion of Lane Adjacent to 15405 - 88 Avenue**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve the acquisition of a 578.4 m<sup>2</sup> (6,225 ft.<sup>2</sup>) portion of the privately-owned property located at 15405 – 88 Avenue (PID: 001-382-608) for municipal road purposes; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 612.3 m<sup>2</sup> (6,590 ft.<sup>2</sup>) portion of lane for consolidation with the eastern adjacent property at 15405 – 88 Avenue, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC, 2003, chap 26*,

both as generally described in this report, and as illustrated in Appendix “I” attached to this report.

## BACKGROUND

### Property Description

The 612.3 m<sup>2</sup> (6,590 ft.<sup>2</sup>) area of road (the “Road Closure Area”) proposed for closure and disposition is a portion of an unopened lane located west of the property at 15405 – 88 Avenue. The Road Closure Area is partly grassed and partly paved. The paved area is currently being used for parking by the owner of 15405 – 88 Avenue, with City approval.

The 578.4 m<sup>2</sup> (6,225 ft.<sup>2</sup>) area of land proposed to be acquired (the “Acquisition Area”) is located to the west of the Road Closure Area. It is currently part of the privately-owned property at 15377 – 88 Avenue that the owner of 15405 – 88 Avenue is acquiring for consolidation with 15405 – 88 Avenue under Application No. 7917-0182-00. Completion of the subject land acquisition and road closure is conditional on the finalization of Application No. 7917-0182-00. The proposed future land layout result of 15405 – 88 Avenue under Application No. 7917-0182-00 is illustrated on the subdivision plan attached as Appendix “II”.

The westerly lands of the former Fleetwood Elementary School were approved in 2017 for a mixed used development under Project No. 7914-121-00. At the Public Hearing for Project No. 7914-121-00, Council directed staff to work with concerned parties to resolve issues related to access and egress at the eastern edge of that project site adjacent to the road closure area. This agreement covering the City acquisition of 578.4 m<sup>2</sup> (6,225 ft.<sup>2</sup>) portion of land and the closure of 612.3 m<sup>2</sup> (6,590 ft.<sup>2</sup>) portion of lane is, in pursuance of Council directive, the result of negotiations between the City, the developer of Project No. 7914-0121-00 and the owner of 15405 – 88 Avenue.

### **Zoning, Plan Designations and Land Uses**

The Road Closure Area is zoned Comprehensive Development (CD) Zone, having multiple residential and commercial uses as the underlying permitted uses. The Adjacent Property is zoned Community Commercial (C-8) Zone. Both of the lands are designated Commercial in Surrey's Official Community Plan.

## **DISCUSSION**

### **Reason for the Acquisition and Disposition**

The City is closing and selling the Road Closure Area for consolidation with 15405 – 88 Avenue and is simultaneously obtaining the Acquisition Area for the purpose of relocating the lane. The intent of the lane relocation is to better align it with 154 Street on the south side of 88 Avenue. Aligning the lane with 154 Street south of 88 Avenue will allow for left turning movements from 88 Avenue onto the lane and 154 Street. These additional movements will allow for overall efficiency in the City's broader road network in the area, and will increase overall safety for vehicles and drivers utilizing the existing roadways. It will further enhance the accessibility of commercial land uses north of 88 Avenue.

The Acquisition Area and the Road Closure Area will each be transferred from its respective owner to the other party for nominal consideration.

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.

As part of the disposition process, staff will ensure that notice of the sale of the Road Closure Area is issued in accordance with the provisions of Sections 26 and 94 of the *Community Charter*, SBC, 2003, chap. 26.

## **SUSTAINABILITY CONSIDERATIONS**

The proposed land acquisition for road purpose and the closure and sale of road that is to become redundant support the City's Sustainability Charter. In particular, the proposal relates to the Sustainability Charter themes of Built Environment and Neighbourhoods, and Economic Prosperity and Livelihoods. Specifically, the road closure supports the following Desired Outcomes:

- Neighbourhoods and Urban Design DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly; and
- 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
- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.

## CONCLUSION

The terms and conditions for the proposed purchase of the Acquisition Area and simultaneous closure and disposition of the Road Closure Area are considered reasonable. It is recommended that Council:

- Approve the acquisition of a 578.4 m<sup>2</sup> (6,225 ft.<sup>2</sup>) portion of the privately-owned property located at 15405 – 88 Avenue (PID: 001-382-608) for municipal road purposes; and
- Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 612.3 m<sup>2</sup> (6,590 ft.<sup>2</sup>) portion of lane for consolidation with the eastern adjacent property at 15405 – 88 Avenue, subject to compliance with the notice provisions under Sections 26 and 94 of the *Community Charter, SBC, 2003, chap 26*,

all as generally described in Appendix "I" attached to this report.

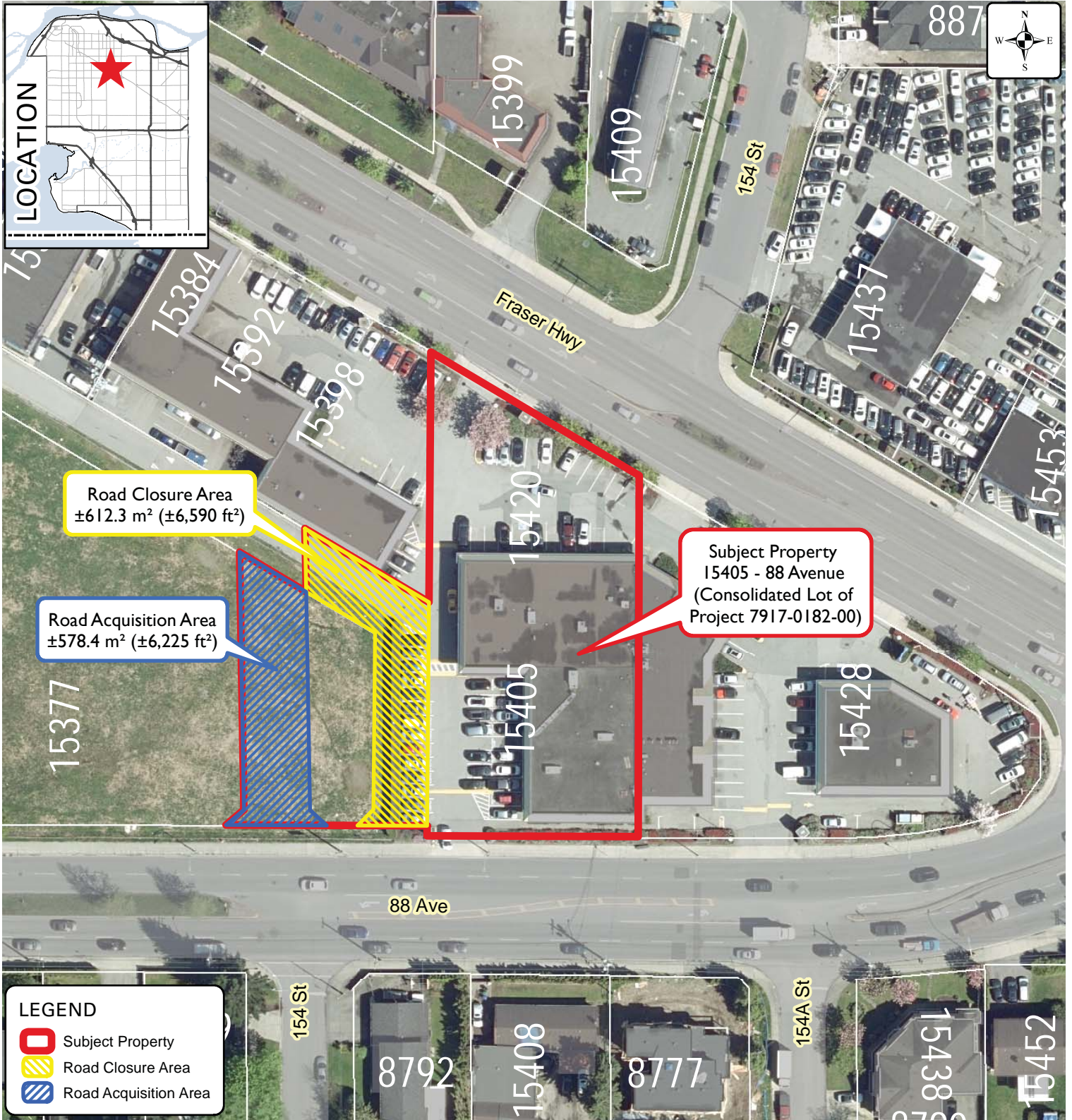
Fraser Smith, P.Eng., MBA  
General Manager, Engineering

AW/amg/cc

Appendix "I" - Aerial Photograph of Subject Site  
Appendix "II" - Proposed Subdivision Plan EPP67003

# AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 10-Nov-2017, JJR

Date of Aerial Photograph: April 2017

Scale: 1:1,000



**SUBJECT PROPERTY**  
**15405 - 88 Avenue**

**ENGINEERING**  
**DEPARTMENT**

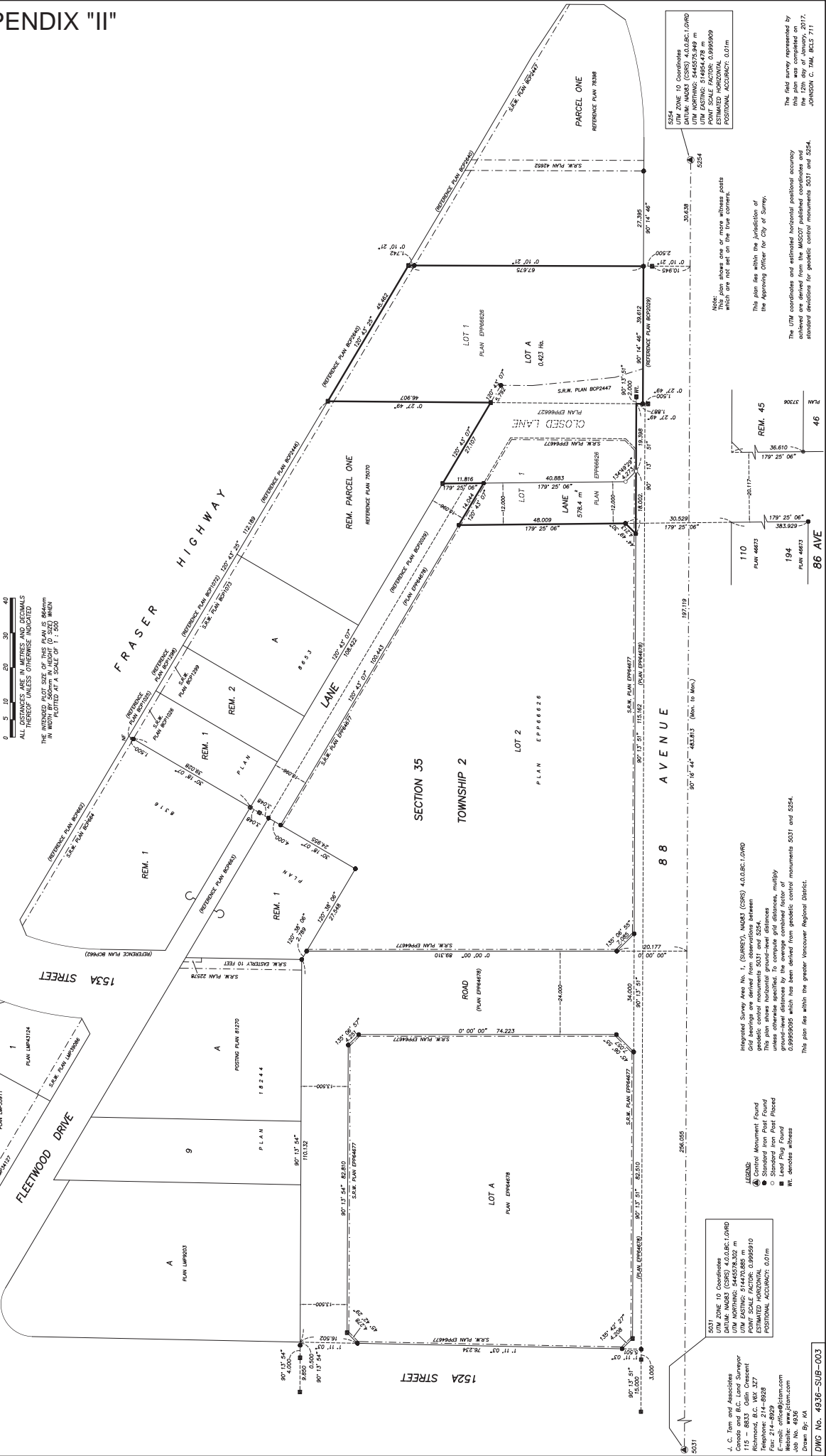
SUBDIVISION PLAN OF:

- 1) LOT 1 EPP66626
- 2) LANE CLOSURE PLAN EPP66627

BOTH OF SECTION 35 TOWNSHIP 2 NEW WESTMINSTER DISTRICT  
 BCOS 92C-017  
 PURSUANT TO SECTION 67 OF THE LAND TITLE ACT



ALL DIMENSIONS ARE IN METERS UNLESS OTHERWISE INDICATED  
 THE UNSTATED PLOT SIZE OF THIS PLAN IS 6464m<sup>2</sup>  
 WITH A NORTH BEARING OF 50.00m IN HEIGHT (0.502) WHEN  
 POINTED AT A SCALE OF 1:300



5031  
 UTM ZONE 10 Coordinates  
 DATUM: NAD83 (CSRS)  
 UTM EASTING: 544525.949 m  
 UTM NORTHING: 544525.949 m  
 POINT SCALE FACTOR: 0.9999999  
 ESTIMATED HORIZONTAL  
 POSITIONAL ACCURACY: 0.01m

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 Website: www.jctm.com  
 Job No. 4936  
 Drawn By: J.C.

Integrated Survey Area No. 1, (SURREY), MARS (CSRS) 4.0,0.B.C.1.0(R)  
 Grid bearings are derived from station coordinates and distances between stations 5031 and 5254.  
 This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply 0.99999995 which has been derived from geodetic control monuments 5031 and 5254.  
 This plan lies within the greater Vancouver Regional District.

Legend:  
 ● Control Monument Found  
 ● Standard from Post Found  
 ● Stake from Post Found  
 ● Wet. denotes witness

Note:  
 This plan shows one or more witness points which are not set on the four corners.  
 This plan lies within the jurisdiction of the Approving Officer for City of Surrey.  
 The UTM coordinates and estimated horizontal positional accuracy achieved are derived from the MASOTT published coordinates and standard deviations for geodetic control monuments 5031 and 5254.

The field survey represented by this plan was completed on the 26th day of January, 2017.  
 JOHNSON C. T.M. B.C.L. 711