

NO: R008

COUNCIL DATE: January 22, 2018

REGULAR COUNCIL

TO: **Mayor and Council**

DATE: **January 9, 2018**

FROM: **General Manager, Engineering**

FILE: **0910-30/217**

SUBJECT: **Closure of Road Adjacent to 15633 Mountain View Drive**

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 58.6 m² (631 ft.²) portion of unconstructed road allowance adjacent to 15633 Mountain View Drive, 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 area of road allowance proposed for closure is a 58.6 m² (631 ft.²) portion of unconstructed road (the “Road Closure Area”) adjacent to 15633 Mountain View Drive. The 58.6 m² portion of road was originally dedicated in 2016 under Development Application No. 7914-0258-00 to accommodate a multi-use pathway as part of a town housing project.

Zoning, Plan Designations and Land Uses

The Road Closure Area and the adjacent property at 15633 Mountain View Drive are zoned Comprehensive Development Zone and are designated “Urban” in the Official Community Plan.

DISCUSSION

Purpose of Road Closure

Under Development Application No. 7914-0258-00, which was granted Third Reading by Council on November 2, 2015, an area of road for a multi-use pathway in excess of the 15 metre requirement was dedicated in error. The purpose of this road closure is to correct this error and consolidate the Road Closure Area with the adjacent property at 15633 Mountain View Drive.

The proposed Road Closure Area 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 Area have been consulted and none have expressed any objections.

Land Value

The proposed road closure area for disposition is an administrative “housekeeping” process to amend an error in the amount of land that was dedicated for the multi-use pathway under Development Application No. 7914-0258-00. As such, the consideration to be paid by the developer will be the nominal sum of one dollar (\$1.00). The developer has agreed to pay all costs associated with the road closure area process.

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

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and sale support 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 DO6: 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 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 the appropriate Bylaw to close the Road Closure Area in preparation for its sale and consolidation, as generally described in this report.

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

KY/amg/ggg/cc

Appendix “I” - Aerial Photograph of Site

AERIAL PHOTOGRAPH OF SITE

APPENDIX "I"



Produced by GIS Section: 08-Jan-2018, P205934

Date of Aerial Photograph: April 2017

Scale: 1:2,000 0 10 M



SUBJECT PROPERTY
15633 - Mountain View Drive

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:\MAPPING\GIS\Maps\CorporateReps\Realty\PS_rty_15633-MountainViewDr.mxd