

NO: R079

COUNCIL DATE: May 6, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 30, 2024**

FROM: **General Manager, Engineering**

FILE: **7923-0185-00**

SUBJECT: **Closure of Road Adjacent to 10068, 10078, 10088 and 10098 – 133 Street (Step 1)**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information; and
2. Authorize the City Clerk to bring forward a Bylaw to close and remove the dedication as highway of a 122.4 m<sup>2</sup> portion of road allowance adjacent to 10068, 10078, 10088 and 10098 – 133 Street 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*.

## INTENT

The purpose of this report is to seek Council’s approval to close and remove a portion of unconstructed road allowance for consolidation with the adjacent properties to permit the development of 98 market strata dwelling units and a remnant RF-10 lot under Development Application No. 7923-0185-00.

## BACKGROUND

### Property Description

The area of road allowance proposed for closure is a 122.4 m<sup>2</sup> portion of road (the “Road Closure Area”) adjacent to 10068, 10078, 10088 and 10098 – 133 Street (the “Adjacent Properties”) that will be consolidated to permit the development of 98 market strata dwelling units and a remnant RF-10 lot.

### Zoning, Plan Designations and Land Uses

The Adjacent Properties and the Road Closure Area are zoned Single Family Residential (RF) Zone, designated “Multiple Residential” in the Official Community Plan and designated “Low to Mid Rise Residential” in the City Centre Plan.

## DISCUSSION

### Purpose of Road Closure

The Road Closure Area is intended to be consolidated and rezoned with the Adjacent Properties under Development Application No. 7923-0185-00. This Development Application is seeking approval to permit the development of 98 market strata dwelling units, over two levels of underground parking in City Centre as well as a remnant RF-10 lot as generally illustrated in Appendix "II" attached to this report.

The proposed road closure proposal was referenced in the January 29, 2024 Planning Report to Council related to Development Application No. 7923-0185-00, and the related Preliminary Layout Approval was issued on February 13, 2024.

The proposed road closure has been circulated to all potentially concerned City departments for review and all are supportive of the proposal.

The cul-de-sac on the west side of 133 Street is being closed and incorporated into other development applications (19-0096-00 & 21-0090-00).

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 internal staff appraiser.

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

## CONCLUSION

The Road Closure Area is surplus to the City's needs. The Road Closure Area will be incorporated into the Adjacent Properties as part of the development process. The consolidation of the Road Closure Area with the Adjacent Properties will assist in facilitating the pattern of redevelopment in this neighbourhood by providing 98 market strata dwelling units above two levels of underground parking in City Centre, as well as a remnant RF-10 lot.

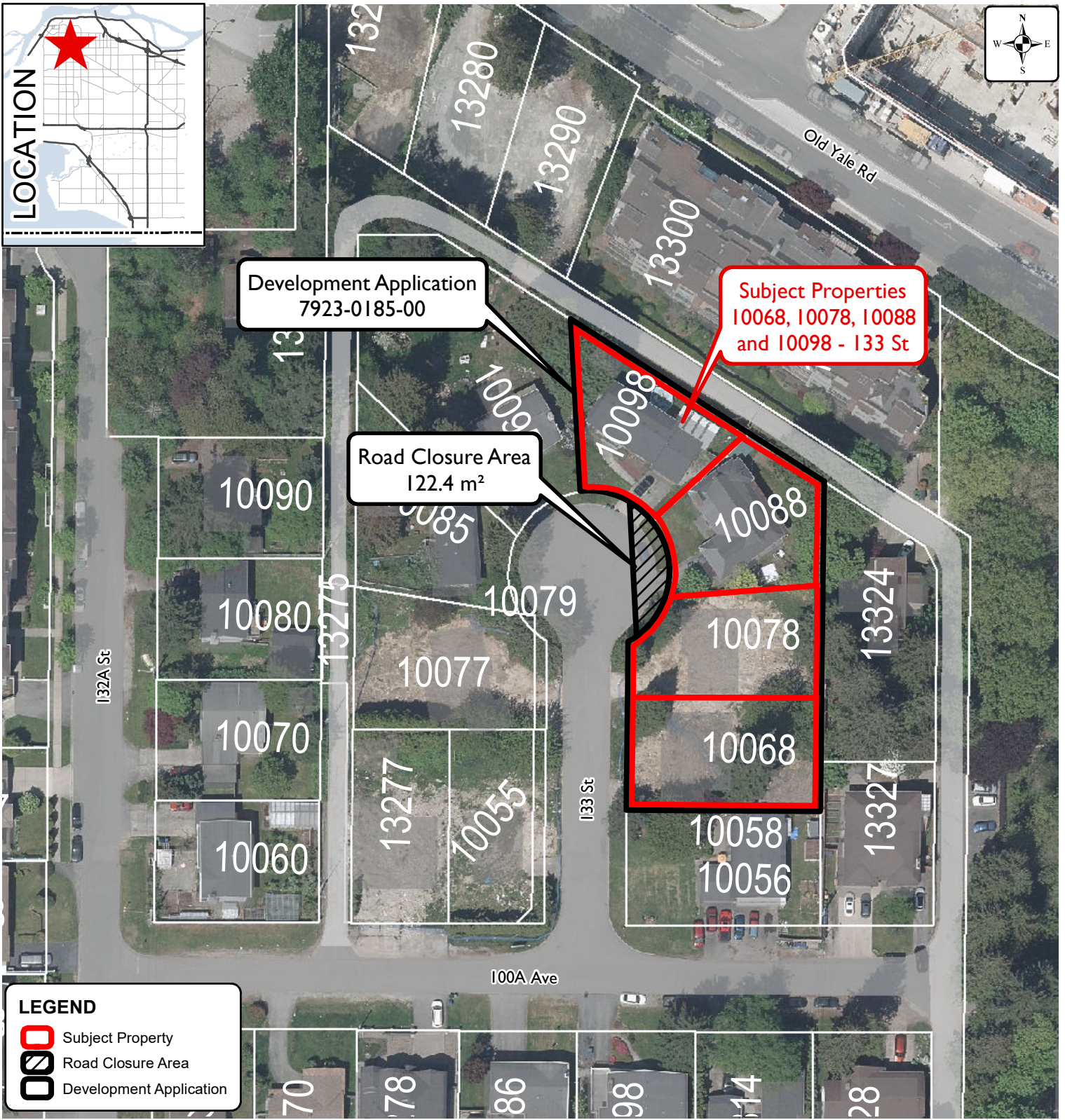
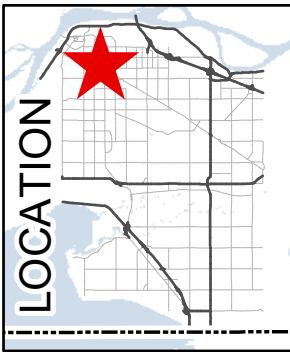
Scott Neuman, P.Eng.  
General Manager, Engineering

PK/kd/bn

Appendix "I" – Aerial Photograph of Site  
Appendix "II" – Development Application 7923-0185-00 Site Plan

# APPENDIX "I"

## AERIAL PHOTOGRAPH OF SITE



**Development Application**  
7923-0185-00

**Subject Properties**  
10068, 10078, 10088  
and 10098 - 133 St

**Road Closure Area**  
122.4 m<sup>2</sup>

**LEGEND**

- Subject Property
- Road Closure Area
- Development Application

Produced by GIS Section: 16-Apr-2024

Date of Aerial Photograph: 2023

Scale: 1:1,000

0 10 M



**Subject Properties**  
**10068, 10078, 10088**  
**and 10098 - 133 Street**

**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.

DEVELOPMENT APPLICATION 7923-0185-00 SITE PLAN



**Integra**  
ARCHITECTURE INC.  
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BC, V3T 3Y5  
www.integra.arch.com  
Telephone: 604 688 4220



Zenterra Developments

PROJECT: 10068/ 10078/ 10088/  
10098 133 Street,  
Surrey, BC, V3T 3Y5

TITLE: Site Plan

PROJECT: 22592  
DATE: 1/25/24  
DATE: Monday, April 15, 2024  
ISSUE: Issue 4.0 - RZDP Resubmission

DRAWING: A-1.201

