

NO: **R189**

COUNCIL DATE: **September 10, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **September 5, 2012**

FROM: **General Manager, Engineering**

FILE: **0910-40/153**

SUBJECT: **Closure of Parkland at 9988 – 181 Street, 10699 – 155A Street, and 15410 – 108 Avenue for the Gateway Project**

RECOMMENDATION

The Engineering Department recommends that Council authorize the City Clerk to bring forward a by-law to close the following portions of dedicated parklands for disposition and use in conjunction with the provincial road construction projects under the Gateway Program:

- a 3,080 m² portion of the lot at 9988 – 181 Street,
- a 365.5 m² portion of the lot at 10669 – 155A Street, and
- a 1,450 m² portion of the lot at 15410 – 108 Avenue,

all as generally described in this report and as illustrated in Appendices 1 and 2 attached to this report.

BACKGROUND

1. Property Description

9988 – 181 Street

The property at 9988 – 181 Street is a 10,913 m² natural area park, which was dedicated as “Park” through the development approval process in 1993 by way of Plan LMP 14011.

10669 – 155A Street & 15410 – 108 Avenue

The properties at 10669 – 155A Street and 15410 – 108 Avenue are two adjacent lots that were dedicated as “Park” through the development approval process by way of Plan 75492 in 1987 and by way of Plan 81495 in 1989, respectively. These two properties have an area of 742 m² and 3,692 m², respectively.

2. Zoning, Plan Designations, and Land Uses

The parkland located at 9988 – 181 Street is zoned Light Industrial (IL) Zone, and is designated as “Industrial” in the Official Community Plan. The parkland located at 10669 - 155A Street and 15410 – 108 Avenue is zoned Single Family Residential (RF) Zone and is designated as “Urban” in the Official Community Plan.

DISCUSSION

1. Purpose of Park Closure

The Provincial Ministry of Transportation and Infrastructure is undertaking construction works on Highway No. 1 and the Port Mann Bridge and to the South Fraser Perimeter Road under its Gateway Program. There are a number of City lands that must be acquired by the Province to complete these road works and for the protection of such road infrastructure (escarpment). Portions of the subject parklands at 9988 – 181 Street, 10669 – 155A Street, and 15410 – 108 Avenue are needed in this regard. These three properties are the only lands dedicated as parkland that the Ministry is acquiring along these corridors. To facilitate the transfer of these dedicated parklands and their conversion to road dedication, it is necessary for Council to adopt a park closure by-law.

The road construction works will also impact a red-coded creek (Leoran Brook) that traverses the property at 9988 – 181 Street. The Ministry of Transportation and Infrastructure has worked with Fisheries and Oceans Canada to obtain the necessary approvals related to the alteration of habitat lands arising from the Gateway Program and approvals for the compensatory replacement for any habitat losses.

The proposed park closure and disposition has been circulated to all concerned City Departments for review and no objections to the closure or disposition have been raised.

2. Land Value

Compensation for the parklands being closed and transferred will be based on their market value.

It is noted that all area calculations contained in this report are approximate and subject to final survey.

SUSTAINABILITY CONSIDERATIONS

The proposed parkland closures and disposition for the Gateway road construction works will assist in achieving the objectives of the City's Sustainability Charter by making it easier for people and goods to move through and within the City. In particular, the Gateway project supports the following Charter Scope action elements:

- EC 3: Sustainable Infrastructure Maintenance and Replacement;
- EC16: Increased Transit and Transportation to Support a Sustainable Economy; and
- EN15: Sustainable Transportation Options.

CONCLUSION

The dedicated parklands proposed for closure and disposition are required for provincial highway purposes. It is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject portions of dedicated park in preparation for their transfer to the Province to be used in completing Gateway Program.

Vincent Lalonde, P.Eng.
General Manager, Engineering

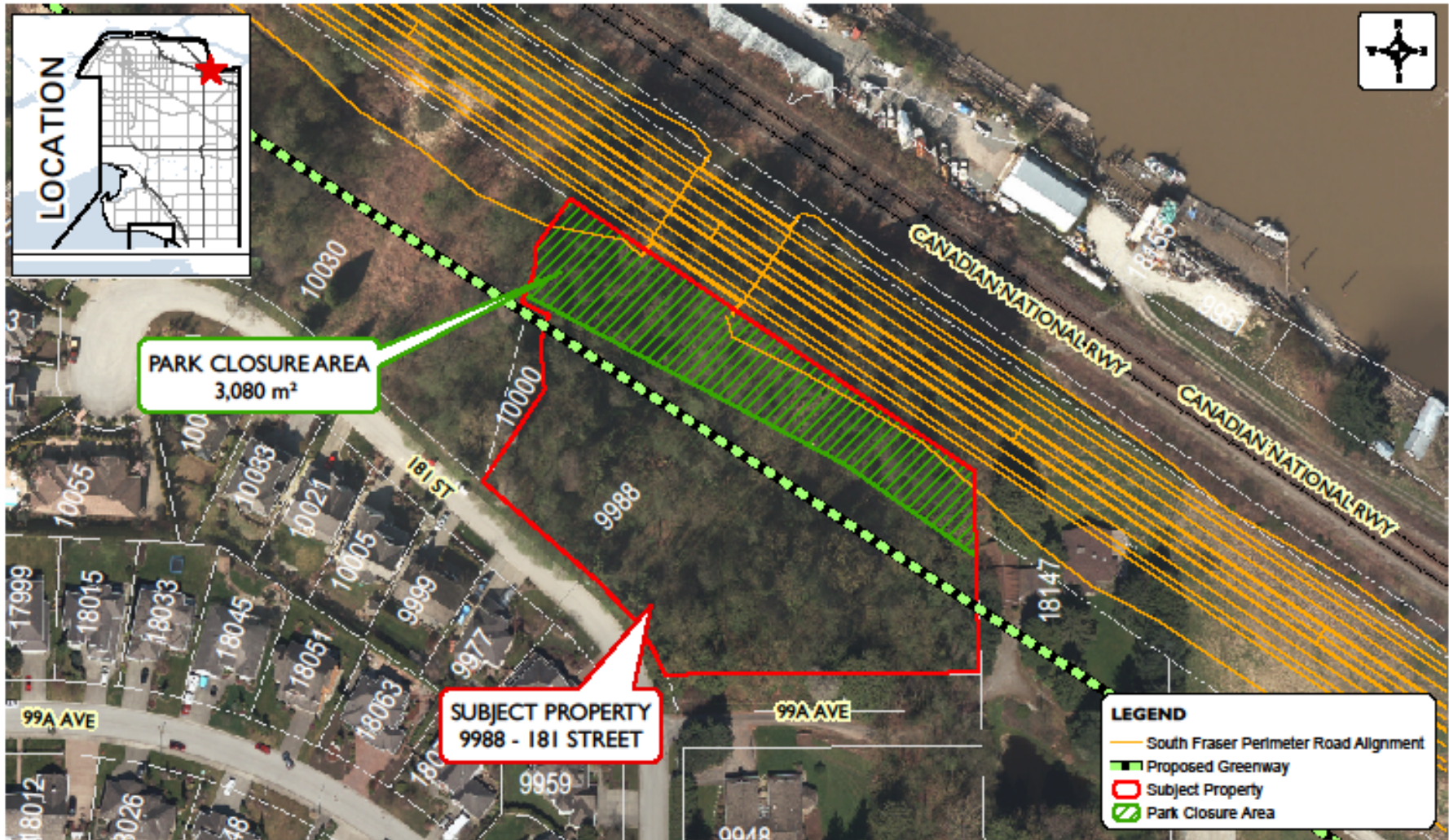
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Appendices

- I. Aerial Photograph of Site
- II. Aerial Photograph of Site

APPENDIX I AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: July 13, 2012, AW8

Date of Aerial Photography: April 2011



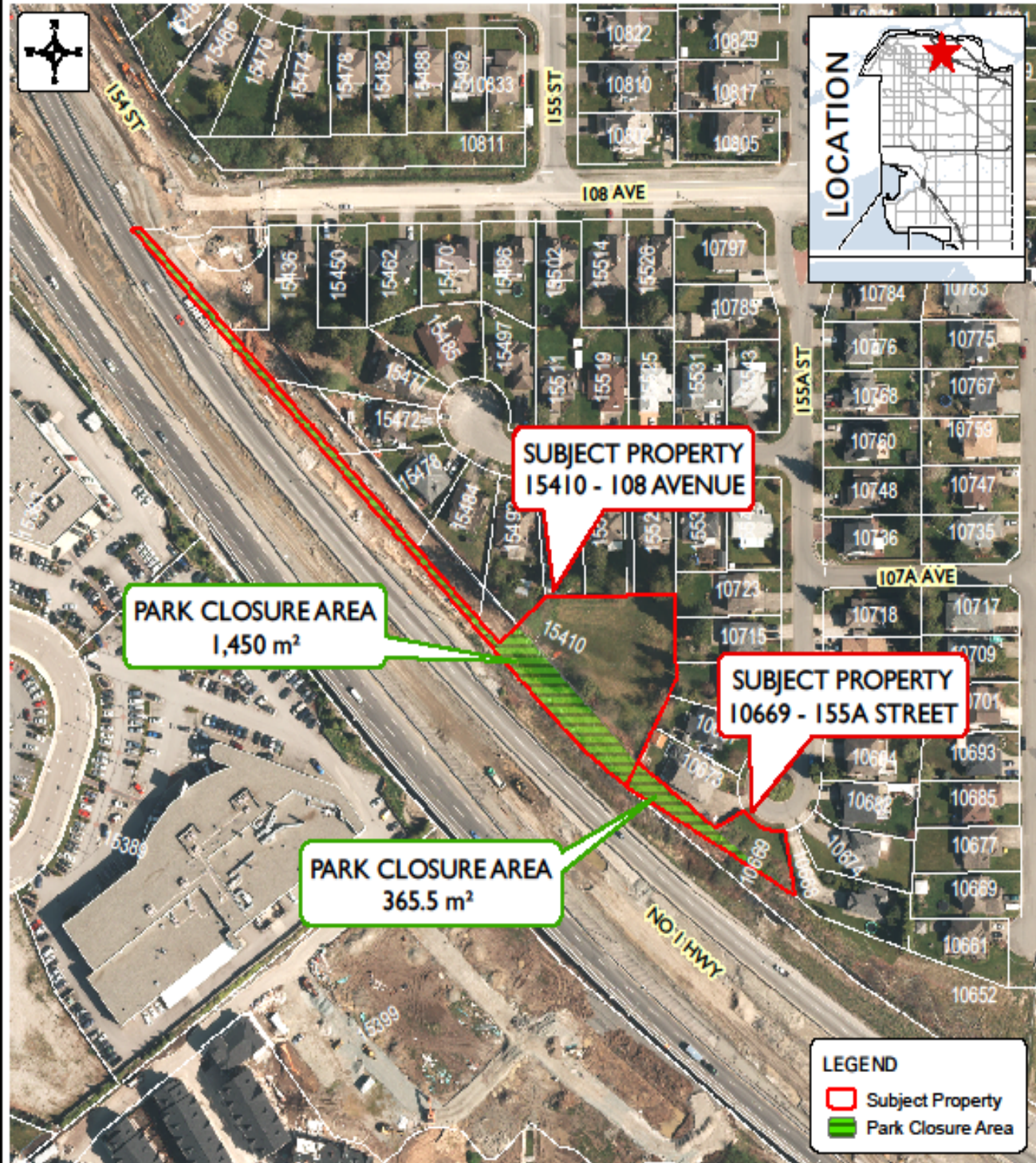
CLOSURE OF PART OF DEDICATED PARK AT 9988 - 181 STREET

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.

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APPENDIX II AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: July 13, 2012, AW8

Date of Aerial Photography: April 2011



**CLOSURE OF PARTS OF
DEDICATED PARKS AT
15410 - 108 AVENUE &
10669 - 155A STREET**

**ENGINEERING
DEPARTMENT**

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