

NO: **R098** COUNCIL DATE: **May 27, 2013**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 22, 2013**

FROM: **General Manager, Engineering** PROJECT: **1709-709**
General Manager, Parks, Recreation & Culture FILE: **R13-0026**

SUBJECT: **Closure of a Portion of City Parkland at 18950 - 54 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council authorize the City Clerk to bring forward the necessary park closure by-law to close a 1,455.3 m² portion of the parkland at 18950 – 54 Avenue as illustrated in Appendix I attached to this report.

DISCUSSION

1. **Property Description (18950 – 54 Avenue)**

The land at 18950 – 54 Avenue is a 7,128 m² (1.761 acres) area that was dedicated in 2007 as “Park” through the development approval process related to a residential development to the west (i.e., Legal Plan BCP32045). The parkland is in its natural state and lies generally below the elevation of the industrial land to the immediate east and the residential land to the west.

2. **Zoning, Plan Designations, and Land Uses**

The subject property is zoned Single Family Residential (RF) Zone, and is designated “Urban” in the Official Community Plan.

3. **Reasons for the Park Closure**

The purpose of the park closure is to facilitate the construction of a portion of a collector road that will connect 52 Avenue and 54 Avenue at approximately 190 Street. Subsequent to the closure of the 1,455.3 m² portion of the parkland as depicted on the attached Appendix I, a 1,371 m² area of this closure area will be dedicated as road. The remaining 84.3 m² area will become a remnant parcel for future sale and consolidation with the property to the immediate east for development.

Council endorsed the proposed alignment of the collector road after considering Corporate Report No. R004; 2013, a copy of which is attached as Appendix III to this report. This road will assist in the development of industrial-designated lands to the east

and southeast, will improve access for existing industrial properties on the east side of the proposed road and will redirect truck traffic away from nearby residential areas. With completion of the Roberts Bank Rail Corridor (“RBRC”) project, the proposed collector road will be continuous between 184 Street and 196 Street to the south of Highway 10 and will include a traffic-signal controlled intersection at 54 Avenue and 192 Street and a new 54 Avenue bridge overpass of the CP Railway at 194 Street. This collector road will ultimately connect industrial lands on the south side of Highway 10 from 172 Street in the west to 196 Street in the east, all as illustrated on Appendix II attached to this report.

The portion of the park property west of the park closure area, including a watercourse, will be retained as parkland, which will protect the watercourse and related riparian habitat.

To facilitate the transfer of a portion of the parkland and its conversion to road dedication it is necessary for Council to adopt a park closure by-law.

The proposed closure of the parkland as described in this report has been reviewed with all potentially concerned City Departments and no objections to the closure have been raised.

4. Land Value

The closure of the 1,455.3 m² area of dedicated parkland, and the subsequent dedication of 1,371 m² of this closure area to road, and the creation of a remaining 84.3 m² remnant parcel will be accounted for at its market value as determined by a qualified staff appraiser.

5. Park Closure Process

Subject to Council approval, a reference plan will be submitted to the Legislative Services Division along with a request for the introduction and adoption of a park closure by-law (the “By-law”) to dispose of the dedicated parkland. In accordance with Section 27 of the Community Charter, the City must obtain approval of the electors to enact a park closure by-law. The City will seek the approval of the electors by alternative approval process under Section 86 of the Community Charter after third reading of the By-law. The By-law will be advertised for two consecutive weeks in a local newspaper in accordance with Section 94 of the Community Charter, with the advertisement giving a deadline date of 30 days from the second advertisement for the submission of elector responses. After the deadline date, Council will be asked to give final adoption to the By-law, unless 10% or more of the electors submit evidence of their objection to the park closure.

Upon final adoption, the park closure By-law will be registered at the Land Title Office to obtain a legal title for the closed area of parkland.

SUSTAINABILITY CONSIDERATIONS

The proposed parkland closure and road dedication for the Roberts Bank Rail Corridor (RBRC) project will assist in achieving the objectives of the City's Sustainability Charter by making motorist and goods movement through and within the City more efficient. In particular, the RBRC project supports the following Charter Scope action elements:

- SC13: Creating a Fully Accessible City; and
- EC16: Increased Transit and Transportation to Support a Sustainable Economy; and
- EN15: Sustainable Transportation Options.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to bring forward an appropriate by-law to close the subject portion of dedicated park in preparation for its use as road allowance for the completion of an important road linkage between 52 Avenue and 54 Avenue in Cloverdale.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

NR/lmo

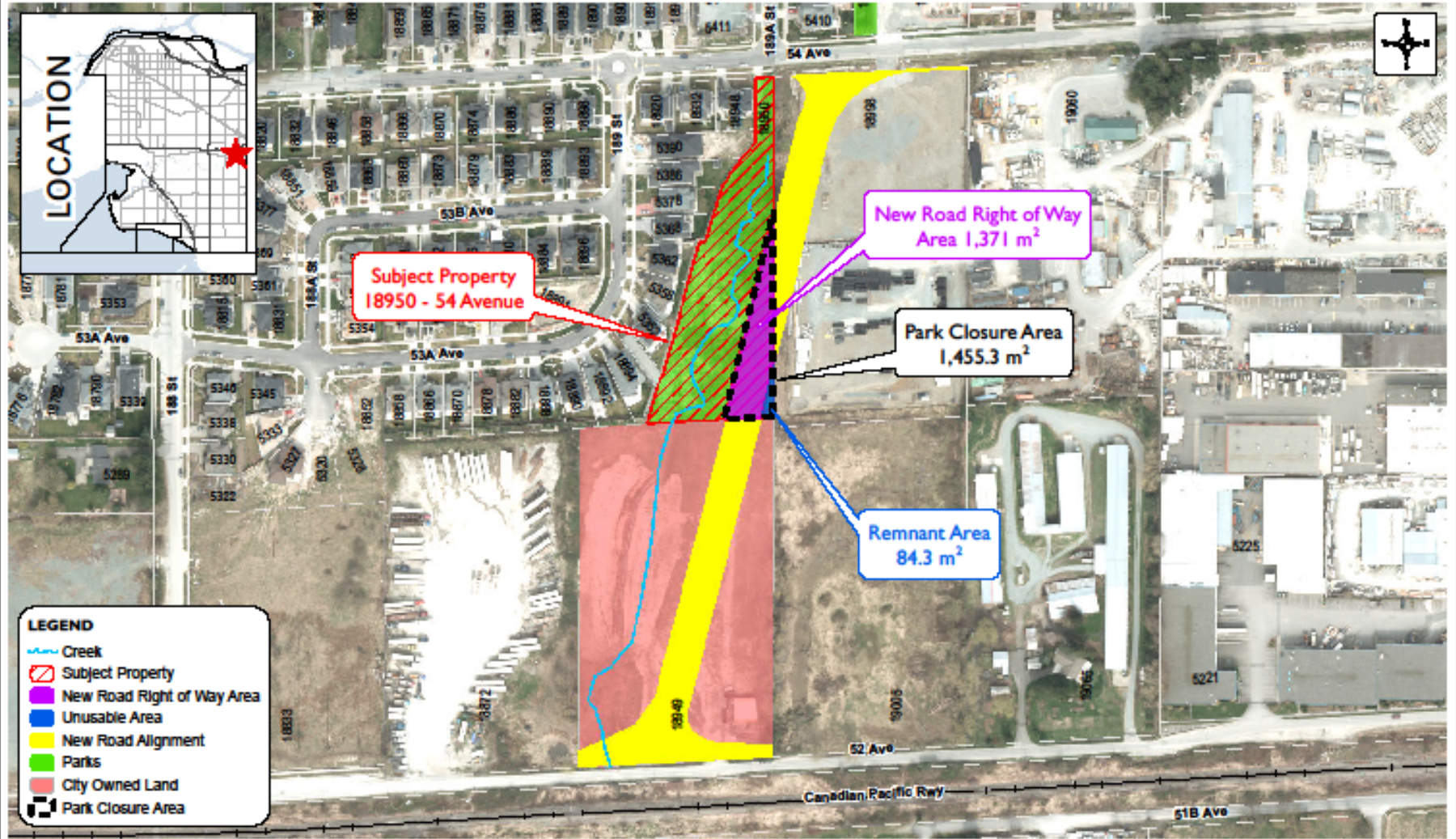
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Appendices:

- I. Aerial Photograph of Site (18950 – 54 Avenue)
- II. Aerial Photograph of Site (Future Collector Road Alignment)
- III. Corporate Report No. Ro04; 2013

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

APPENDIX I AERIAL PHOTOGRAPH OF SITE



- LEGEND**
- Creek
 - Subject Property
 - New Road Right of Way Area
 - Unusable Area
 - New Road Alignment
 - Parks
 - City Owned Land
 - Park Closure Area

Produced by GIS Section: May-14-13, aw8

Date of Aerial Photography: April 2012



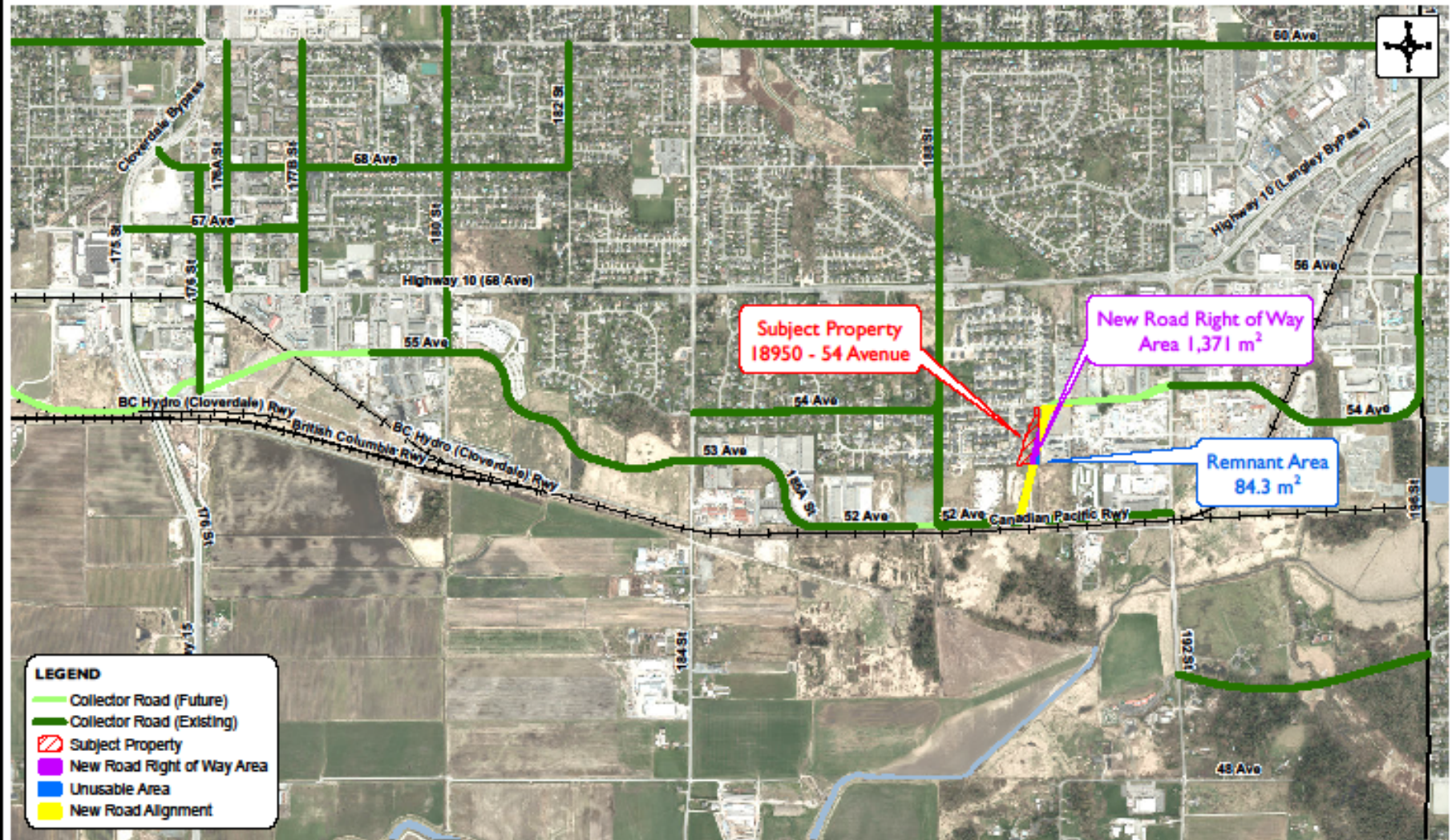
18950 - 54 AVENUE FUTURE COLLECTOR ROAD ALIGNMENT

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: May-14-13, aw8

Date of Aerial Photography: April 2012



18950 - 54 AVENUE FUTURE COLLECTOR ROAD ALIGNMENT

**ENGINEERING
DEPARTMENT**

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Source:
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NO: **R004**

COUNCIL DATE: **January 14, 2013**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 8, 2013**

FROM: **General Manager, Engineering
General Manager, Parks, Recreation and Culture Department**

FILE: **0870-40/61**

SUBJECT: **Acquisition of Property at 18949 – 52 Avenue**

RECOMMENDATION

The Engineering Department and the Parks, Recreation and Culture Department recommend that Council approve the purchase of the property at 18949 – 52 Avenue (PID No. 012-369-080) for the purpose of road allowance for a future collector road planned to connect 52 Avenue and 54 Avenue and for parkland.

DISCUSSION

1. Property Location: 18949 – 52 Avenue

The property at 18949 - 52 Avenue (the “Property”) is situated between 188 Street and 192 Street, south of No. 10 Highway as illustrated on the map attached as Appendix I. It is located west of the overpass on 192 Street over the CP Railway that is being constructed as part of the Roberts Bank Rail Corridor Program.

The Property has an area of 19,782 m² (4.89 acres). It is cleared, vacant and slopes gradually from the north property line south to 52 Avenue. Cummins Creek runs through the westerly portion of the Property. This watercourse is designated as “Class B”, which is important as fish habitat.

A future collector road will be located through the centre of the site east of the watercourse. The site is currently zoned IL (Light Impact Industrial) and the residual parcel to the east of the proposed collector road can be developed on its own or be consolidated with the adjacent property to the east for development.

2. Zoning, Plan Designations, and Land Use

The Property is zoned IL (Light Industrial Impact).

3. Purpose of the Acquisition

The purpose of the acquisition is to facilitate the construction of a future collector road that will connect 52 Avenue and 54 Avenue at approximately the 190 Street alignment. This road will facilitate development of designated industrial lands, improve access for existing industrial properties, and keep truck traffic out of the nearby residential areas.

The Property will provide the road allowance for the southerly section of this future collector road, which will tie into the 54 Avenue intersection with 192 Street that is being traffic-signal controlled as part of the Roberts Bank Rail Corridor (“RBRC”) Project. The proposed alignment of this future collector road is illustrated on the attached Appendix II. With completion of the RBRC project, the collector road will be continuous between 184 Street and 196 Street.

Upon dedication of the completed industrial road through the Kwantlen College site (180 Street to 184 Street), as was planned with the first phase of development of the site along with development of a few other properties, this road will ultimately connect industrial lands from 172 Street to 196 Street.

The westerly portion of the Property, including the watercourse, will be retained as parkland, which will protect the watercourse and related riparian habitat. The City-owned land located directly north of the Property is also dedicated parkland.

4. Contract of Purchase and Sale

A purchase and sale agreement has been negotiated with and accepted by the owners of the Property and is subject to City Council approval. Sale completion is scheduled to take place on or before February 15, 2013.

5. Sustainability Considerations

The purchase of the Property will assist in achieving the objectives of the City’s Sustainability Charter; more particularly the following Charter scope action items:

- SC13: Creating a Fully Accessible City; and
- EN13: Enhancing the Public Realm by the design of parks and natural areas.

6. Funding for Purchase

Funds for this acquisition are available from the RBRC funding partners, the Non-Arterial Property Acquisition Fund, and the Park Acquisition Program.

CONCLUSION

The acquisition of the Property will allow for the completion of a future east-west collector road south of No. 10 Highway between 176 Street and 196 Street and will provide a connection between 52 and 54 Avenue that will enable traffic to use the new 54 Avenue overpass of the CP Railway. A residual portion of the Property will be kept as parkland to protect an existing watercourse and related riparian habitat.

Laurie Cavan
General Manager
Parks, Recreation & Culture

Vincent Lalonde, P.Eng.
General Manager, Engineering

JB/LH/mpr/brb

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Appendix I – Aerial Photograph of Site

Appendix II – 52 – 54 Avenue Future Collector Road Alignment

APPENDIX I AERIAL PHOTOGRAPH OF SITE



SUBJECT PROPERTY
18949 - 52 AVENUE
(4.89 ACRES)

LEGEND

- Creek
- Subject Property
- Parks

Produced by GIS Section: December-06-12, aw8

Date of Aerial Photography: April 2012

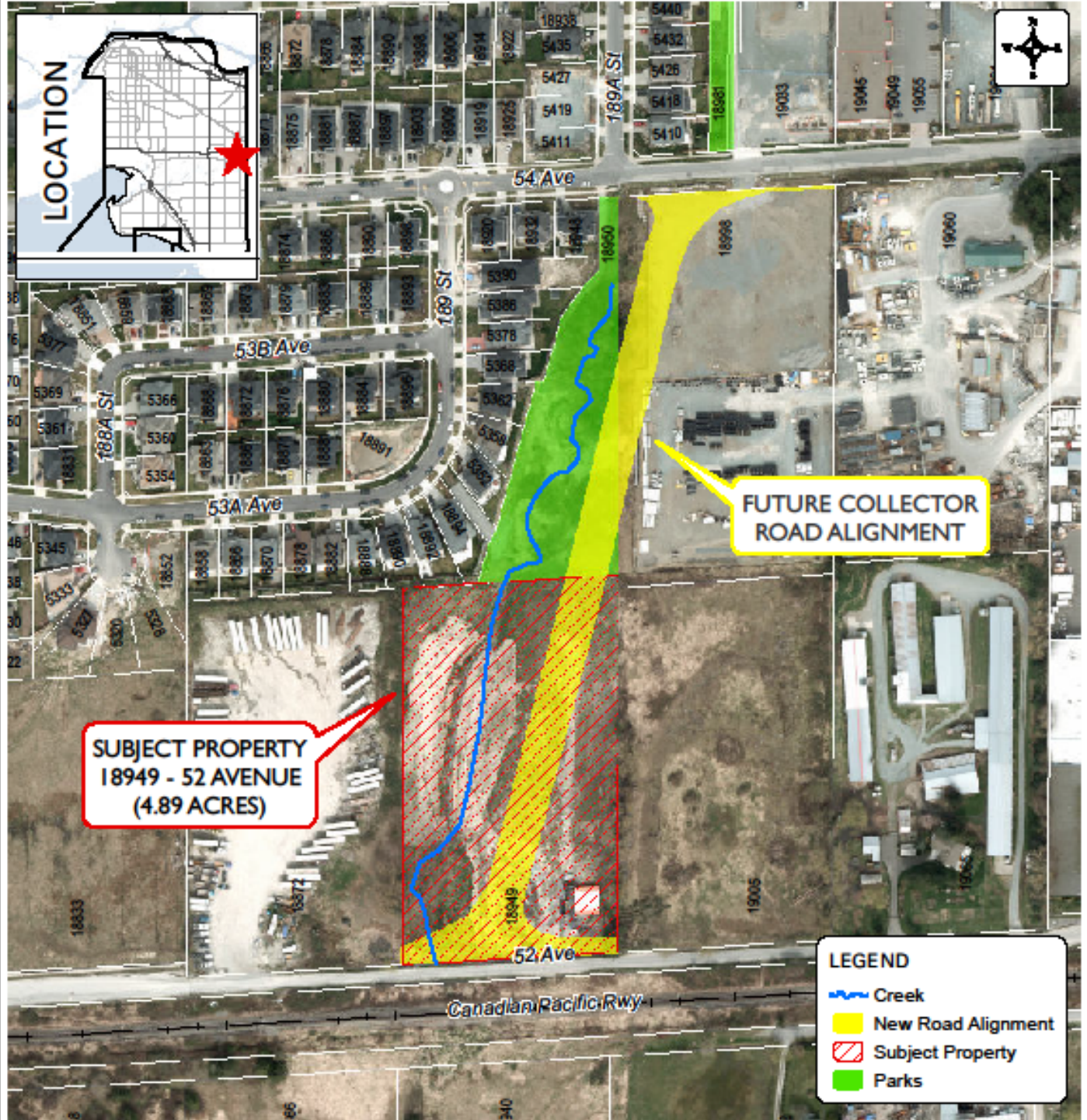


SUBJECT PROPERTY
18949 - 52 AVENUE

ENGINEERING
DEPARTMENT

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APPENDIX II 52 - 54 AVENUE FUTURE COLLECTOR ROAD ALIGNMENT



**SUBJECT PROPERTY
18949 - 52 AVENUE
(4.89 ACRES)**

**FUTURE COLLECTOR
ROAD ALIGNMENT**

LEGEND

- Creek
- New Road Alignment
- Subject Property
- Parks

Produced by GIS Section: January-04-13, aw8

Date of Aerial Photography: April 2012



**SUBJECT PROPERTY
18949 - 52 AVENUE**

**ENGINEERING
DEPARTMENT**

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Source: GISAPP\NGG\GIS\apc\portal\apc\rs\rsby\AW-18949-52 AVENUE\ad\lg-A7.mxd