

NO: R145

COUNCIL DATE: July 10, 2017

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 6, 2017**

FROM: General Manager, Engineering **FILE: 1717-059/00**
General Manager, Parks, Recreation & Culture

SUBJECT: 105 Avenue Corridor Project and Hawthorne Rotary Park Master Plan
Public Consultation Report

RECOMMENDATION

The Engineering Department and the Parks, Recreation & Culture Department recommend that Council receive this report as information.

INTENT

The intent of this report is to inform Council of the public consultation completed to date in respect to the 105 Avenue corridor project and Hawthorne Rotary Park Master Plan.

BACKGROUND

105 Avenue Corridor Project

The desire for a collector road between Whalley and Guildford, parallel to 104 Avenue and 108 Avenue, was identified in the early 1980's as part of the Whalley – Guildford Town Centre Plan. The road was identified to improve neighbourhood access, connectivity and cycling within the growing community, and was officially included in the City's 1986 OCP. The 105 Avenue corridor project is a two-lane collector road between Whalley Boulevard and 150 Street, including 142 Street between 104 Avenue and 105 Avenue, with the general project scope illustrated in the attached Appendix "I". The 105 Avenue corridor project is included in the City's 10 Year Capital Servicing Program and will include:

- A two-lane road (one travel lane in each direction) for vehicles;
- Separated bicycle lanes within the raised boulevard providing a safer riding corridor;
- Sidewalks improving pedestrian connectivity within the neighbourhood;
- Improved intermodal (cycling, pedestrian, and vehicle) access to Hawthorne Rotary Park;
- New traffic signals at 140, 144 and 148 Streets; and
- Enhanced street and pedestrian lighting along the corridor.

The 105 Avenue corridor, as shown in Appendix “I”, is a significant project with five key project principles developed to guide the planning and consultation process.

1. Delivering a critical collector road for the neighbourhood – This is essential for access and circulation in the community and it provides benefit for changes to access with the introduction of LRT on 104 Avenue.
2. Improve access to, and use of, Hawthorne Rotary Park – Increase the exposure of the community level park for more residents of Whalley and Guildford to use.
3. Provide high quality multi-modal facilities – Providing safe attractive facilities to encourage alternative modes of transportation, such as separated cycling lanes.
4. Mitigate impacts of the project – Acquire compensation lands and provide investments for Hawthorne Rotary Park, as well as other features, as further described below.
5. Provide open and transparent public consultation process – Inform the public about the process through the project website, as well as Council and Committee updates.

The project will be constructed in phases and is anticipated to commence in early 2018 with completion by the fall of 2019.

Hawthorne Rotary Park

As illustrated in Appendix “I”, the 105 Avenue corridor alignment between 140B Street and 144 Street, along with the 142 Street connection between 104 Avenue and 105 Avenue, will go through Hawthorne Rotary Park (the “Park”). Hawthorne Rotary Park is a community level park and receives visitors from across Guildford, City Centre and Whalley. As a result of the road alignment, an estimated 4.8 acres of parkland will be impacted and require the removal of approximately 300 trees from the Park. The City understands significant changes to Hawthorne Rotary Park will occur as a result of the 105 Avenue corridor project, and is committed to mitigate the impacts to the Park by acquiring approximately 5 acres of adjacent properties to Hawthorne Rotary Park, while also balancing the needs for transportation infrastructure for the community. Acquisition of these properties is currently underway and will be delivered as part of this project. The properties being acquired will also incorporate approximately 450 trees to Hawthorne Rotary Park. These acquisitions will therefore result in both a net increase in the size of the park and an increase in the number of trees.

Hawthorne Rotary Park is moderately busy compared to other community level parks in Surrey. As Surrey City Centre and Guildford Town Centre grow and densify, as result of a new land use plans and access to LRT, staff expect park usage to grow significantly. The existing waterpark is approximately 20 years old and nearing the end of its service life. The playground is approximately 15 years old with a typical playground having a 20 year service life. In parallel to the 105 Avenue corridor project and plan to acquire adjacent lands to Hawthorne Rotary Park, the City has also launched a Hawthorne Park Master Plan and public consultation process to identify opportunities to improve the overall use of the Park, such as new amenities and natural features for the Park, with components of this plan delivered as part of the 105 Avenue corridor project.

Hjorth Road Elementary School

As illustrated in Appendix “I”, the 105 Avenue corridor alignment between 147 Street and 148 Street will go through the outdoor play field for Hjorth Road Elementary School. City staff are currently in discussion with School District staff and the School Board Trustees regarding the impacts to the Hjorth Road Elementary School’s outdoor play field, and the City has confirmed its full commitment to mitigate this impact, which may include relocation of the play field to adjacent lands and evaluating opportunities for improvements to the School’s outdoor play field.

DISCUSSION

The City conducted a community engagement process for the 105 Avenue corridor project, and developed a public engagement strategy to ensure that stakeholders and the public were involved and had a voice in the design of the project plans. This report provides a summary of the feedback received at the June 7, 2017 public consultation meeting, which focused on providing information to the public while also generating ideas and input from residents regarding the 105 Avenue corridor plans and to help identify potential amenities and uses for the Hawthorne Rotary Park Master Plan.

Public Consultation Meeting

The City hosted the first of two public consultation meetings for the project on June 7, 2017 at Guildford Park Secondary School. The second public consultation meeting is planned for later this Fall. The purpose of the first public consultation meeting was to:

- Introduce the 105 Avenue corridor project history, context, and purpose;
- Engage with and seek input from the public on the 105 Avenue Corridor plans; and
- Engage with and seek input from the public on the Hawthorne Rotary Park Master Plan.

Notification

A broad based notification approach for the open house was undertaken involving:

- Newspaper advertisements in the Surrey Now-Leader (published May 24 and May 31, 2017);
- City of Surrey Webpage through a dedicated 105 Avenue corridor project page;
- City of Surrey Social Media (Twitter and Facebook);
- 3,100 resident mail out letters (dated May 18, 2017) issued to residents surrounding the project area in Guildford and Whalley;
- Invitation letter to the Whalley Community Association (dated May 18, 2017); and
- Invitation letter to the Guildford Community Partners Society (dated May 18, 2017).

A number of media outlets have reported on the project, with print articles published in the Vancouver Sun, Peach Arch News and Surrey-Now-Leader, and television broadcasts on the CBC, Global TV and CTV. The articles were balanced, fact-based and represented the interests of residents, while providing the City opportunity to describe the project and park enhancement plans.

Public Consultation Meeting Format and Attendance

The open house was undertaken to explain the project and to provide opportunity for feedback on the 105 Avenue corridor project and on the Hawthorne Rotary Park Master Plan process. The public consultation meeting followed similar Surrey public consultation meeting formats, with display boards and staff on hand to explain the project. As well, project surveys were available to allow residents to provide feedback to specific project related questions. A copy of the presentation boards provided at the June 7 Public Consultation meeting are provided in Appendix "II". In total, 210 attendees signed in at the event although staff estimate up to 300 residents were in attendance.

Online Petition and Media Coverage

As a result of the City's public notifications, prior to the June 7 public consultation meeting, an online petition to "Save Hawthorne Park" was initiated by a local area resident opposing the project plans for the road alignment through Hawthorne Rotary Park. As of the date of preparing this report, the petition has 3,600 signatures. A review of the postal codes of the signatures for the online petition has revealed 1,600 signatures are within Surrey, of which 117 are within 2 kilometres of the project and the remainder of the 1,600 are generally distributed around the City. In reviewing the comments on the online petition, many different topics of concern are being raised; these include: parkland loss; tree loss; general concerns about the pace of development in the City; and general opposition to the project alignment through Hawthorne Rotary Park.

Summary of Survey Responses and Key Findings

At the public consultation meeting, 107 survey responses were completed. The survey provided three questions related to the 105 Avenue corridor project and six questions related to Hawthorne Rotary Park Master Plan, along with a section to provide participants an opportunity to provide their general comments. Most of the survey participants were located around the 105 Avenue project corridor, with a quarter of the survey responses received from participants located adjacent to Hawthorne Rotary Park. Out of those who completed the survey:

- 71% of the survey respondents did not agree that the 105 Avenue corridor will improve community access and connectivity and are opposed to the project plans;
- 62% of the survey respondents visit Hawthorne Rotary Park on a weekly basis; and
- 45% of the survey respondents supported some level of improvements to the Park.

Other comments received on the survey included:

- 37% raised broader concerns regarding development and increased traffic in the neighbourhood, lack of awareness of the project and history, accelerated timeline for the project, and ability to provide input on the project plans;
- 23% commented on impacts to Hawthorne Rotary Park land and loss of trees;
- 11% wanted more information on long-term plans for Hjorth Road Elementary School; and
- 5% had a perception of negative impacts to property values.

A summary of the main themes of feedback received from participants at the public consultation meeting are discussed below to help illustrate common areas of concern, which the City will consider as the project proceeds.

105 Avenue Corridor Project Necessity

Participants questioned the need for the road, while indicating they were satisfied with the existing level of transportation service in the community. Although the existing transportation network is adequate to serve the current community, it will not be able to accommodate the community demands as they grow in the future. Also, the loss of full movement access from 104 Avenue makes it necessary to construct the 105 Avenue corridor project to ensure a reliable and accessible transportation network is available to the community.

105 Avenue Corridor Project Relationship with the LRT Project

Some participants believe the 105 Avenue corridor project is required to offset the reduction in vehicle capacity on 104 Avenue as a result of the LRT project planned on 104 Avenue. Staff and presentation materials at the open house communicated that the 105 Avenue corridor project has been planned since the early 1980's, and was planned regardless of the LRT project on 104 Avenue. It was noted that the addition of LRT along 104 Avenue will provide increased transit capacity and a reduction of traffic volumes. As well, staff confirmed that 105 Avenue will serve as a collector road, and not an alternative arterial road such as 104 Avenue. 100 Avenue is currently being widened to four lanes to provide an alternate and parallel corridor to 104 Avenue.

Accelerated Timing of the 105 Avenue Corridor Project

Questions were raised regarding the timing of the 105 Avenue corridor project in relation to the LRT work planned for 104 Avenue. In 2006, the City added the capital portions of the 105 Avenue road project in the City's 2006-2015 10 Year Servicing Plan as a long term (7-10 years) to reflect the need to deliver the road, but when development had occurred. As moderate development has occurred along the corridor, the project remained in subsequent 10 Year Servicing plans as a long term time frame.

Recently, the need to accelerate the project to a short term time frame was identified to maintain and improve neighbourhood access and connectivity during construction with Surrey-Newton-Guildford LRT on 104 Avenue. Construction of 105 Avenue in advance of LRT would also mitigate concurrent construction activities and lessen impacts on local residents and businesses.

In addition, the 105 Avenue corridor provides a preferred alignment for a major water main and storm sewer utility relocation that is required as part of the LRT Early Works program. The Early Works are funded through the Government of Canada's Public Transit Infrastructure Fund and from Provincial and TransLink funding from Phase 1 of the 10 Year Investment Plan. As a condition of this funding agreement, the utility relocation must be completed by December 2018 in order to maintain eligibility for funding.

Changes to the Road Alignment

In the 1986 OCP, the road alignment was identified along existing segments of 105A Avenue and a new road segment along 106 Avenue through Hawthorne Rotary Park. In the 1980's, it was envisioned that existing segments would be widened as part of the development process, and the remaining new road segment would be delivered as a Capital project.

In the late 2000's, the alignment through Hawthorne Rotary Park was revised from 106 Avenue to 105 Avenue in order to avoid bisecting the middle of the park and avoid red-coded, Class A, watercourse and ponds located in the middle of the original alignment. Segments of the collector road alignment, beyond Hawthorne Rotary Park, remain generally unchanged from the 1986 OCP alignment.

Ensuring the Road Functions as a Collector Road

Feedback regarding the function of the 105 Avenue corridor was provided. Specifically, understanding the 105 Avenue corridor is intended to serve as a two-lane collector road for the local communities, concerns were raised regarding its proximity to arterial roads such as 104 Avenue and 108 Avenue, and that it may be used as an unintended alternative corridor to these arterial roads. Staff will be investigating potential treatments which can be incorporated into the project designs, such as traffic circles, curb bulges, marked and signed crosswalks, and on-street parking to create a 'narrower' road corridor which has the effect of reducing travel speeds on the road. Staff will provide further information on these to the public at the Fall open house.

Hawthorne Rotary Park Land and Trees

Concerns were raised regarding the impacts of the 105 Avenue corridor to Hawthorne Rotary Park. Specifically, concerns regarding impacts to the ecosystems, wetland areas, trees, recreation areas and loss of park land space were identified. As a result of the road alignment, an estimated 4.8 acres of parkland and removal of approximately 300 trees from the Park will occur. As part of the 105 Avenue corridor project, the City has developed a compensation plan to offset the impacts to Hawthorne Rotary Park which were presented at the public consultation meeting. The primary element of the compensation plan consists of acquiring approximately 5.0 acres of adjacent properties, to offset for the new roads through the Park, resulting in no net loss of parkland space. Acquisition of these properties is currently underway and will be delivered as part of this 105 Avenue corridor project. Acquisition of these properties will also incorporate approximately 450 trees to Hawthorne Rotary Park, resulting in an increase to the number of trees to the Park. Acquisitions of these properties will also enhance the biodiversity in the Park by preserving critical environmental lands located adjacent to Hawthorne Creek and Bon Accord Creek.

Participants at the meeting were requested to provide feedback regarding a variety of road cross section options through the park. The survey responses indicated that 7% of respondents preferred the City's standard road cross section, with 30% of respondents supporting a reduced road cross section by eliminating on-street parking. Although not an option on the Survey form, 43% of respondents indicated their desire to have no road through the Park. The City will incorporate this feedback and design a reduced road footprint in the Park during the detail design stages.

Hawthorne Rotary Park Master Plan

Participants provided feedback with respect to the Hawthorne Rotary Park Master Plan. Specifically, participants were requested to provide feedback on what they most appreciated about the Park, as well as requesting participants to provide feedback on natural features and amenities they would like to see added to the Park. 41% of respondents most appreciated the natural areas of the park, and 43% of the respondents appreciated the peace and quiet experienced in the Park and walking trails.

Respondents were asked what they would like to see in the park. Popular features included walking pathways and trails, forested natural areas, picnic areas, kid play and waterpark areas, dog off-leash areas, along with passive grass/open space. Space for parking and community gardens were also popular. At the meeting, residents were requested to place a 'dot' on the presentation boards indicating their preferred park amenities, from a list of potential amenities, with the following summary of the top selections:

- 33 residents selected natural material structure for outdoor performances/theatre activity;
- 32 residents selected naturalized planting gardens;
- 32 residents selected walking trails with either soft or natural hard surfacing;
- 28 residents selected naturalized water features and edges;
- 25 residents selected nature inspired waterplay features;
- 23 residents selected large open green spaces; and
- 11 residents selected parking with integrated sustainable design features and public art.

Components of the Hawthorne Rotary Park Master Plan will be delivered as part of the 105 Avenue corridor project. Specifically, the City will evaluate relocating the parking lot from its current location in the middle of the park which reduces the usability of the park. The existing parking will be replaced with one of the selections listed above, such as a large open green space. In addition, enhancements such as new walking trails are envisioned to be delivered as part of the 105 Avenue corridor project.

Impacts to Hjorth Road Elementary School

Concerns were raised with respect to student safety with the addition of the 105 Avenue corridor project being placed adjacent to the School, as well as long-term plans for the school and outdoor play field. Road safety reviews will be conducted as part of the project design and may be expected to include elements consistent with the City's Safe and Active Schools program. With respect to the outdoor playfield, City staff are currently in discussion with School District staff and the School Board Trustees in developing mitigation plans which may include relocation of the play field to adjacent lands along with evaluating opportunities for improvements to the School's outdoor play field.

Impacts to Private Property

The construction of the 105 Avenue corridor, along with the compensation lands for Hawthorne Rotary Park, necessitates acquisition of private lands. Staff have been engaging in discussions with respective property owners regarding the 105 Avenue corridor project plans since January 2017. Negotiation efforts are currently underway, with fair market value compensation being offered by the City for land acquisitions. Staff will continue discussions with individual property owners directly impacted by the project towards a negotiated settlement.

Council Committee Engagement

Staff presentations on the 105 Avenue project and Hawthorne Rotary Park Master Plan process have been given to the Transportation and Infrastructure Committee, the Environmental Sustainability Advisory Committee, and the Parks, Recreation and Sports Tourism Committee in advance of the public open house. Staff have recently completed follow up presentations to these committees to report back on the feedback received from the open house and are planning to further engage with these committees on the project.

Next Steps and Project Timing

Information gathered from the public consultation meeting will be used to prepare detail designs for the 105 Avenue corridor project. The anticipated project schedule moving forward is as follows:

Project Schedule for 105 Avenue Corridor	
Detail Design	July to November 2017
Public Meeting #2	October/November, 2017
Contract Award	December 2017
Construction Commencement	Early 2018

SUSTAINABILITY CONSIDERATIONS

This project supports the objectives of the City's Sustainability Charter. In particular, this project relates to the Sustainability Charter themes of Ecosystems and Infrastructure. Specifically, this project supports the following Desired Outcomes:

- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife; and
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations;

CONCLUSION

The Engineering and Parks, Recreation & Culture Departments are developing project plans for the 105 Avenue corridor project and Hawthorne Rotary Park Master Plan, and have held the first of two public consultation meetings with stakeholders and the public. Based on the information described in this report, it is recommended that Council receive this report as information.

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

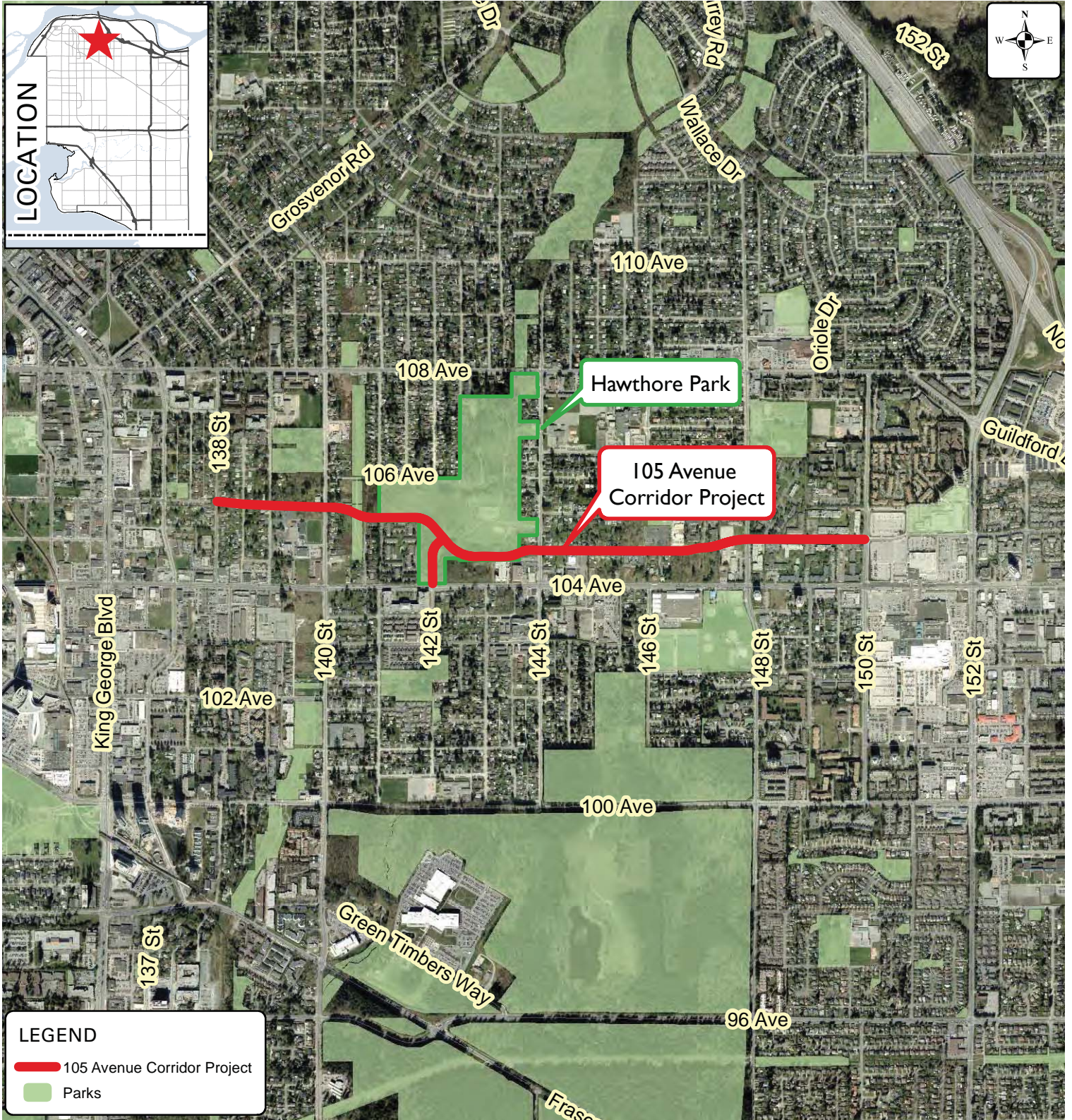
Laurie Cavan
General Manager,
Parks, Recreation & Culture

PB/VJ/cc

Appendix "I" - 105 Avenue Alignment
Appendix "II" - Presentation Boards

AERIAL PHOTOGRAPH OF SITE

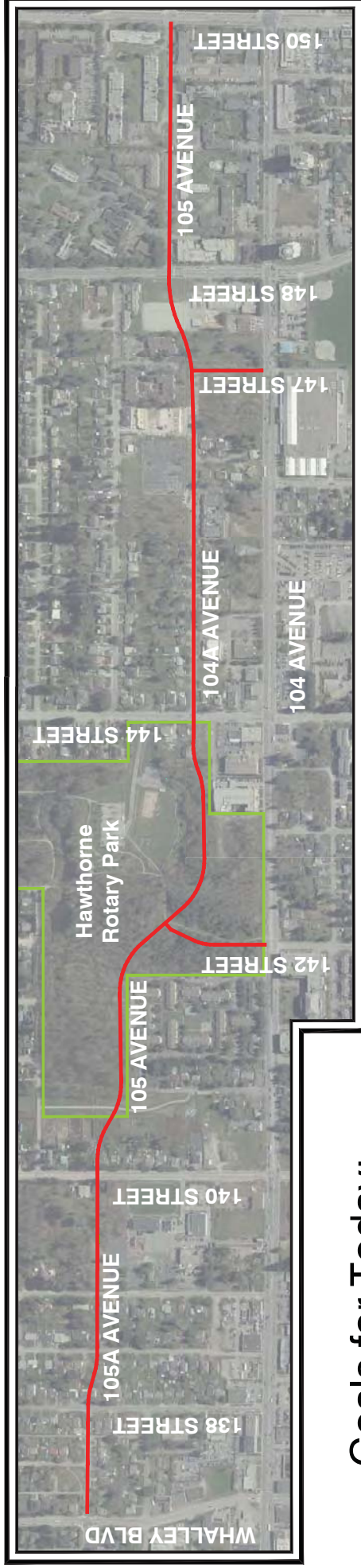
APPENDIX "I"



105 Avenue Corridor Project

ENGINEERING
DEPARTMENT

Welcome to 105 Avenue Roadwork and Hawthorne Rotary Park Master Plan Public Consultation Meeting








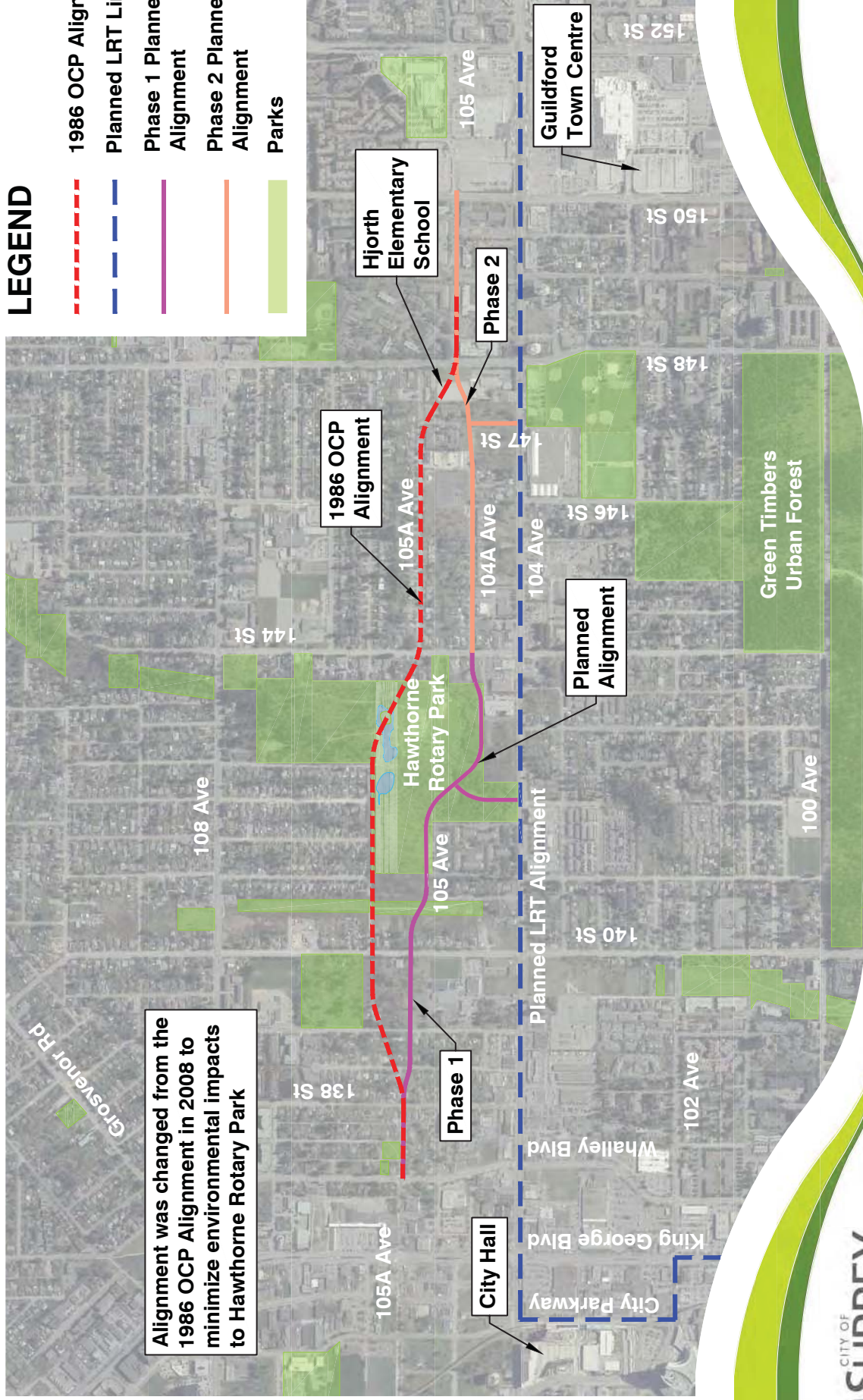
Goals for Today:

1. Introduce the project history, context, and purpose
2. Obtain your feedback on road design elements
3. Obtain your feedback for improvements to Hawthorne Rotary Park
4. Participate in the Hawthorne Rotary Park Master Plan

105 AVENUE ROAD ALIGNMENT HISTORY

LEGEND

-  1986 OCP Alignment
-  Planned LRT Line
-  Phase 1 Planned Alignment
-  Phase 2 Planned Alignment
-  Parks



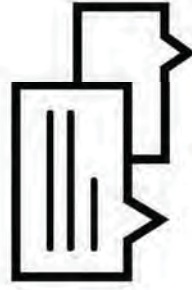
Alignment was changed from the 1986 OCP Alignment in 2008 to minimize environmental impacts to Hawthorne Rotary Park

Project Guiding Principles

To ensure successful and timely delivery of this project, the following guiding principles have been established:



Deliver a critical collector road connection between the Whalley and Guildford Communities



Provide open and transparent Public Consultation



Ensure reliable access to local neighbourhoods during 104 Ave LRT Construction



Improve access to and use of Hawthorne Rotary Park



Minimize neighbourhood impact

105 Avenue Roadwork: Project Purpose

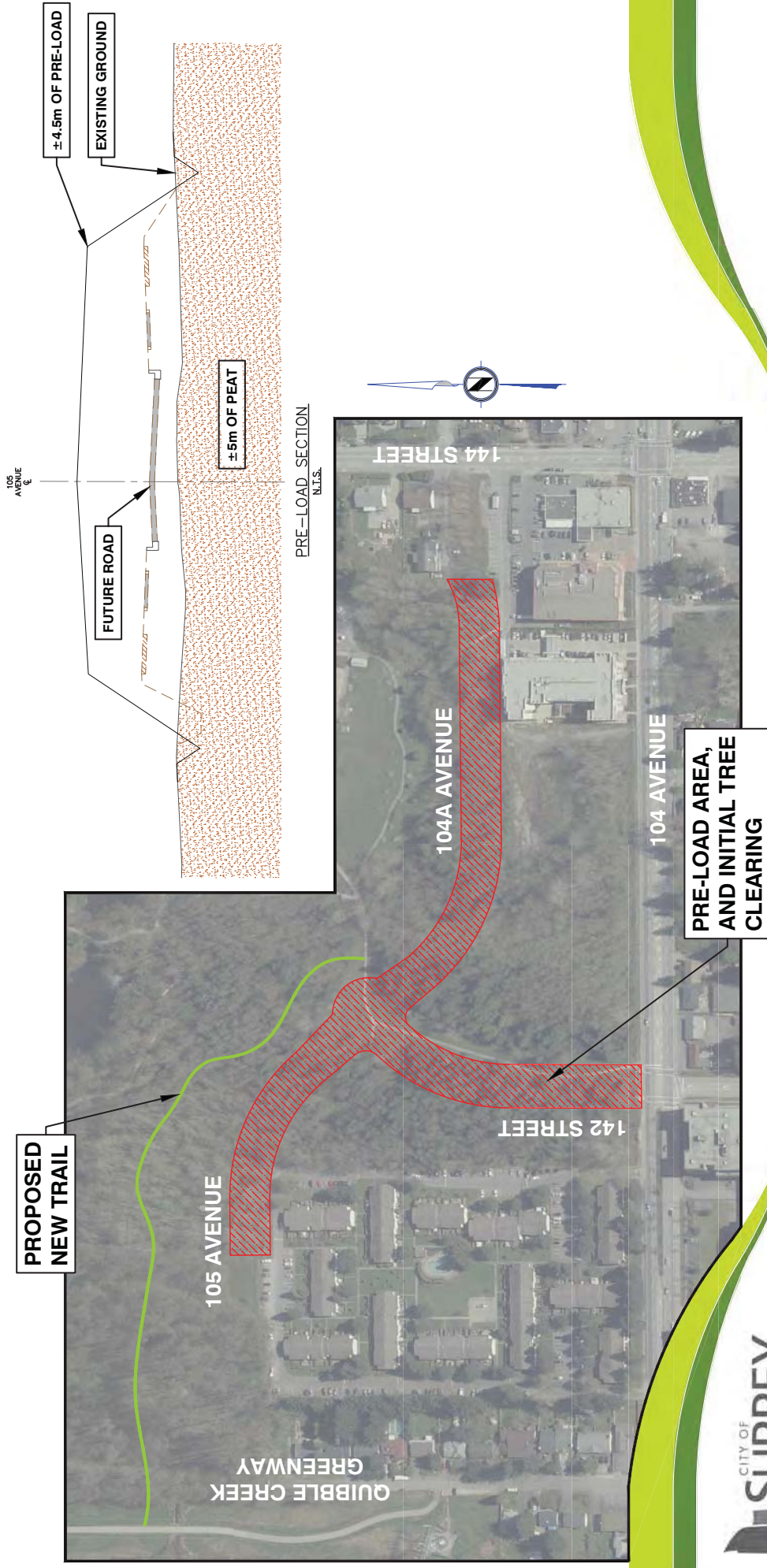
- Deliver Critical Collector Road Connection for the Growing Neighborhood
- Ensure Reliable Access to Neighborhood During 104 Avenue LRT Construction
- Improve Access and Use of Hawthorne Rotary Park



PROJECT TIMELINE:

VISIONING	
105 Avenue Collector Road Designation in OCP	1986
105 Avenue Alignment Change	2008
Metro Vancouver Mayor's Council Approved Rapid Transit Vision in Surrey	2014
DESIGN & CONSULTATION	
Phase 1 & 2 Roadworks & Utility Design, and Park Master Plan	Spring, 2017
First Public Consulting Session	TODAY
Commence Detail Design & Park Master Plan	June, 2017
Second Public Session	October, 2017
CONSTRUCTION	
Ground Improvements & Tree Clearing in Hawthorne Rotary Park	August, 2017
105 Avenue Phase 1 Roadworks & Utility Construction Commencement	January, 2018
Initial Improvement to Hawthorne Rotary Park	Spring, 2018
105 Avenue Phase 2 Utility Construction Commencement	Spring, 2018
105 Avenue Phase 2 Roadwork Construction Commencement	2019
Anticipated LRT Construction Commencement on 104 Avenue	Fall, 2019

Hawthorne Rotary Park Ground Improvements & New Trail - August, 2017



Sustainable Road Design Planned Through Hawthorne Rotary Park



Wildlife crossing



Rain garden (infiltration swale)



Gravel trail meandering through trees

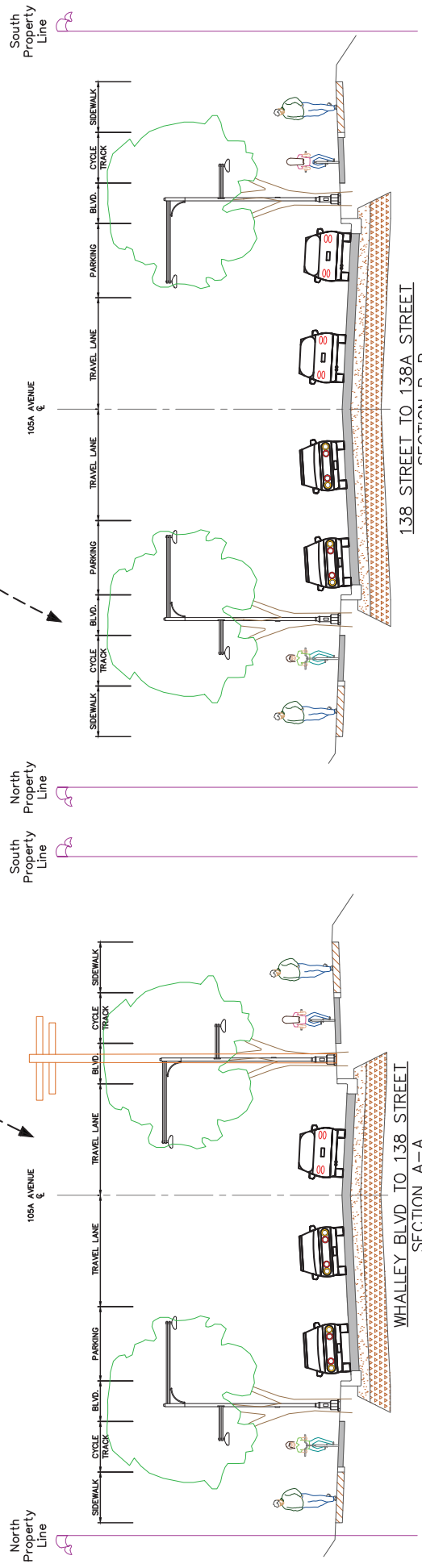
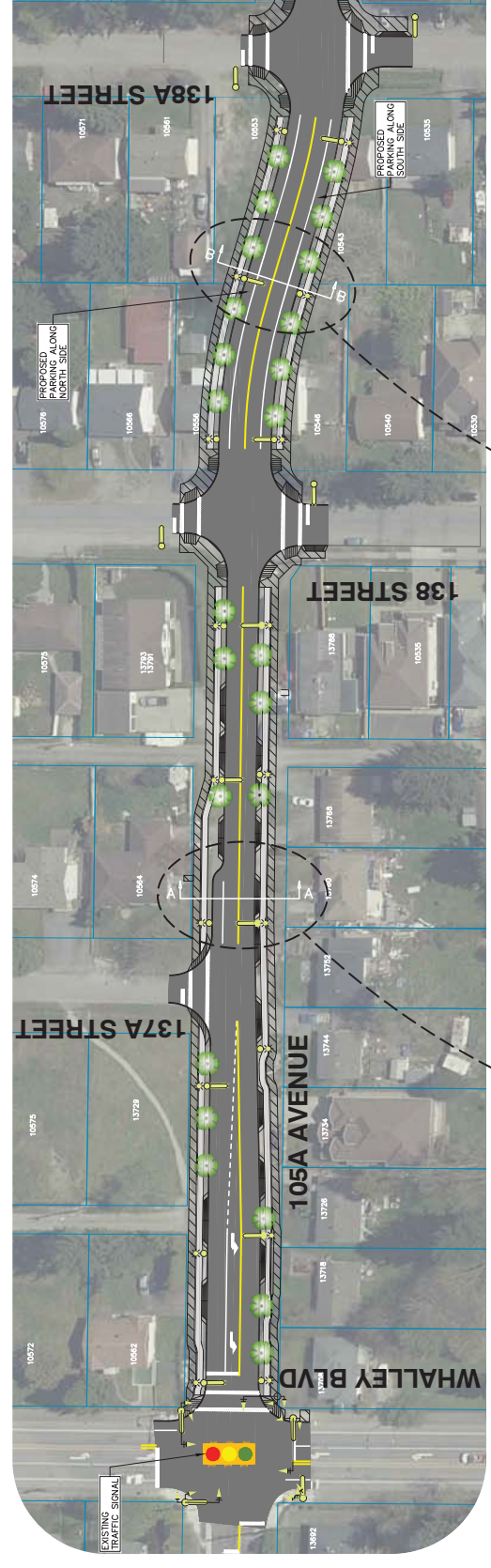


Wildlife barriers



LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE



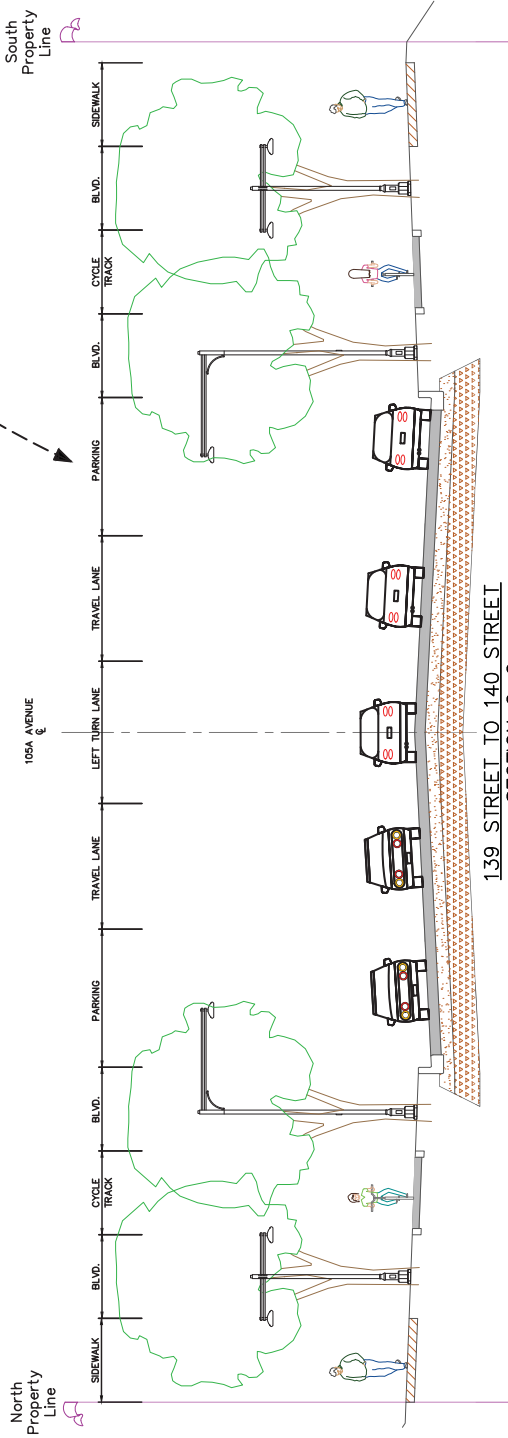
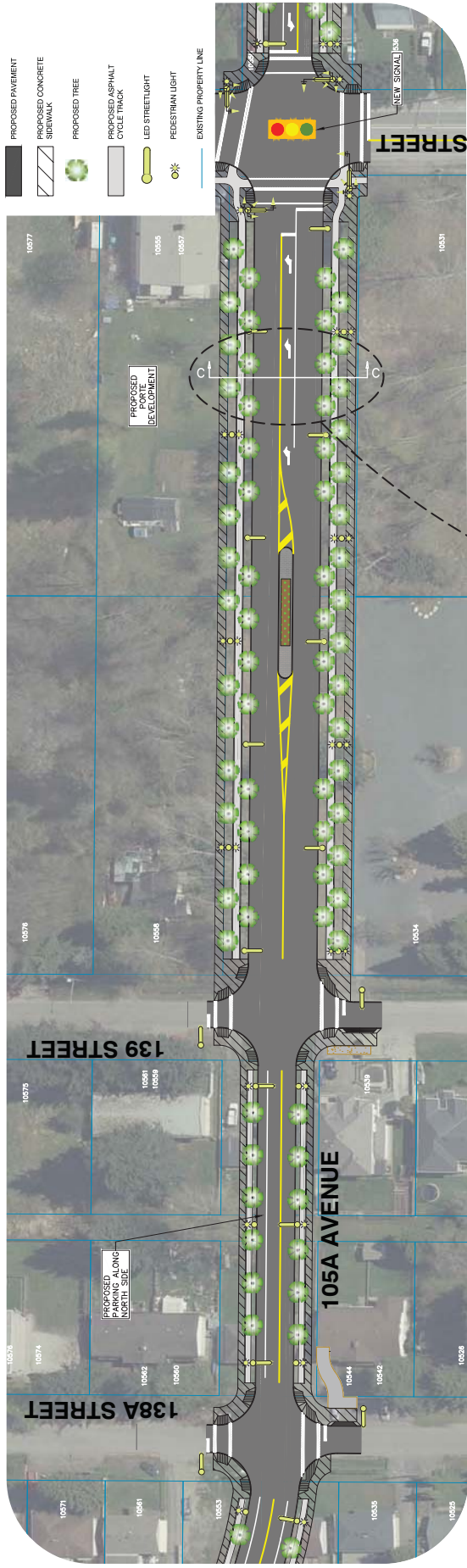
WHALLEY BOULEVARD TO 138A STREET





LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE

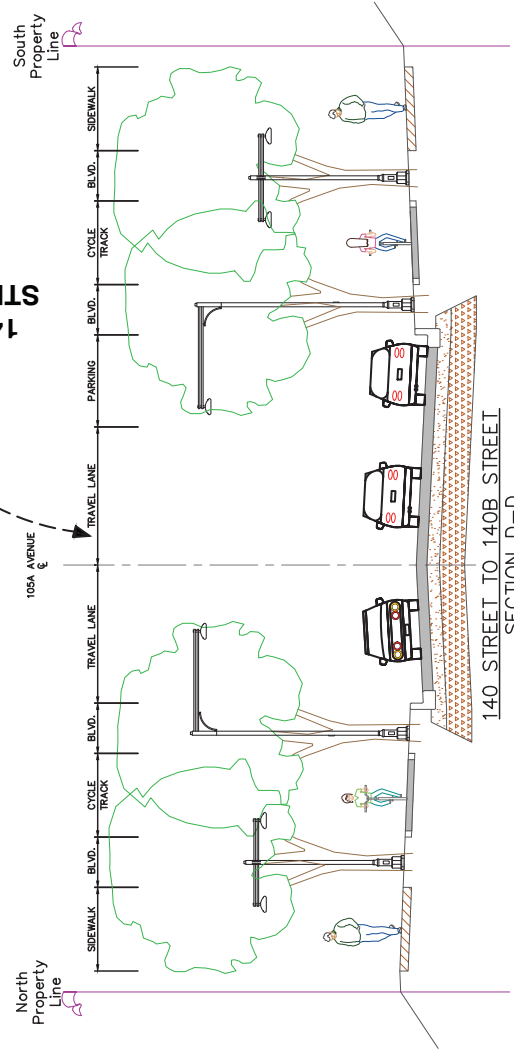
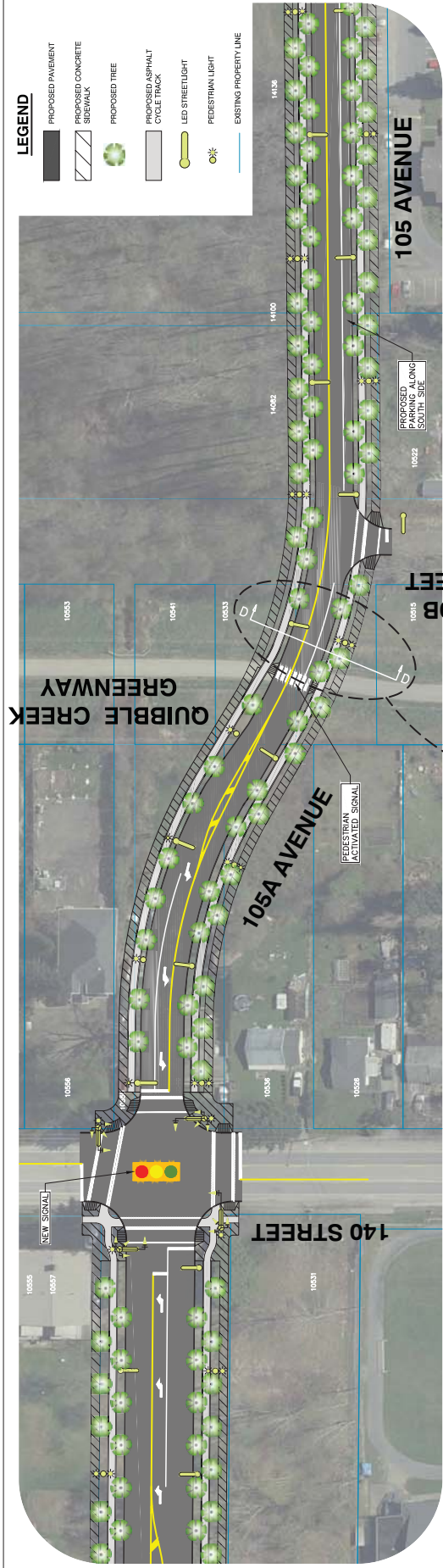


138A STREET TO 140 STREET





- LEGEND**
- PROPOSED PAVEMENT
 - PROPOSED CONCRETE SIDEWALK
 - PROPOSED TREE
 - PROPOSED ASPHALT CYCLE TRACK
 - LED STREETLIGHT
 - PEDESTRIAN LIGHT
 - EXISTING PROPERTY LINE

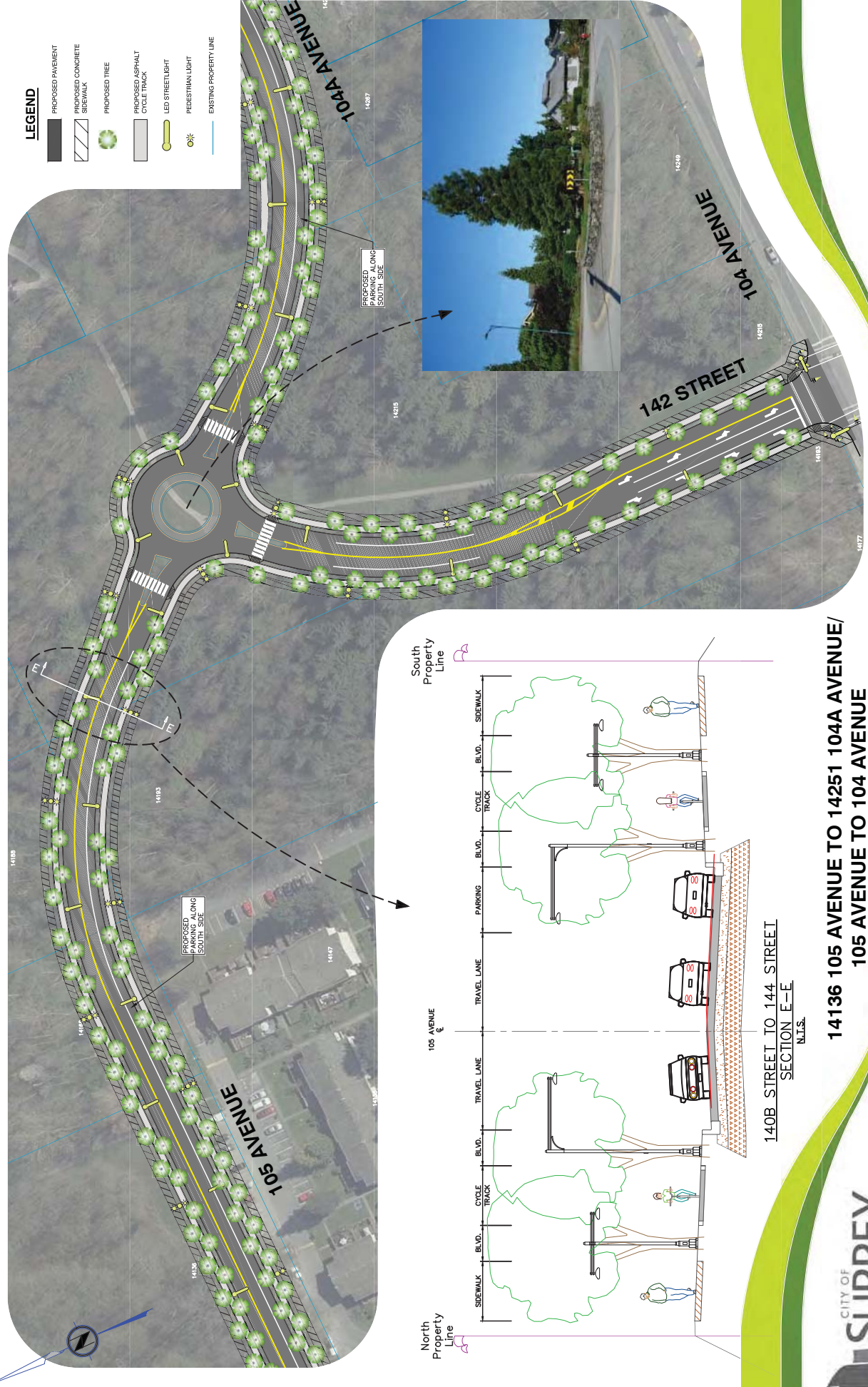


140 STREET TO 14136 105 AVENUE



LEGEND

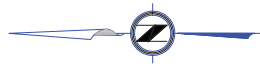
- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE



140B STREET TO 144 STREET
SECTION E-E
N.T.S.

**14136 105 AVENUE TO 14251 104 AVENUE/
105 AVENUE TO 104 AVENUE**

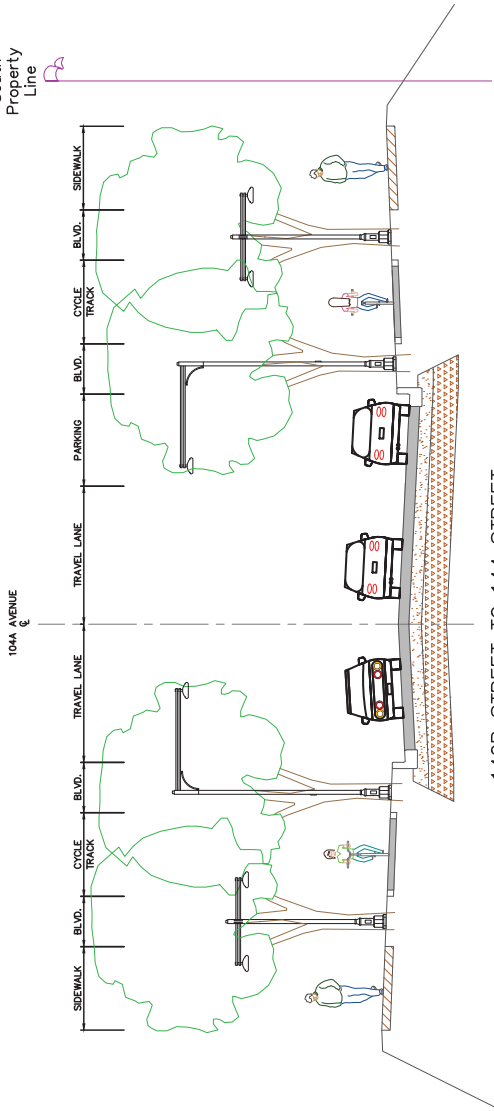




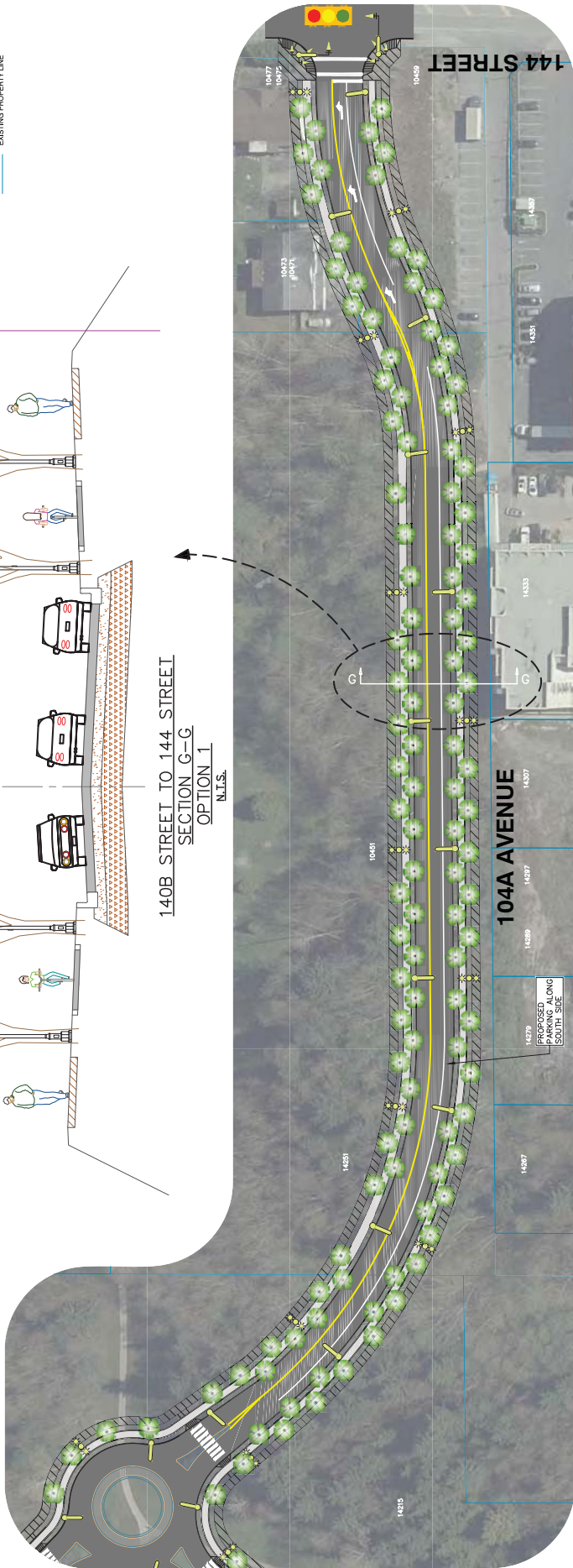
LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE

South Property Line



140B STREET TO 144 STREET
SECTION G-G
OPTION 1
N.T.S.



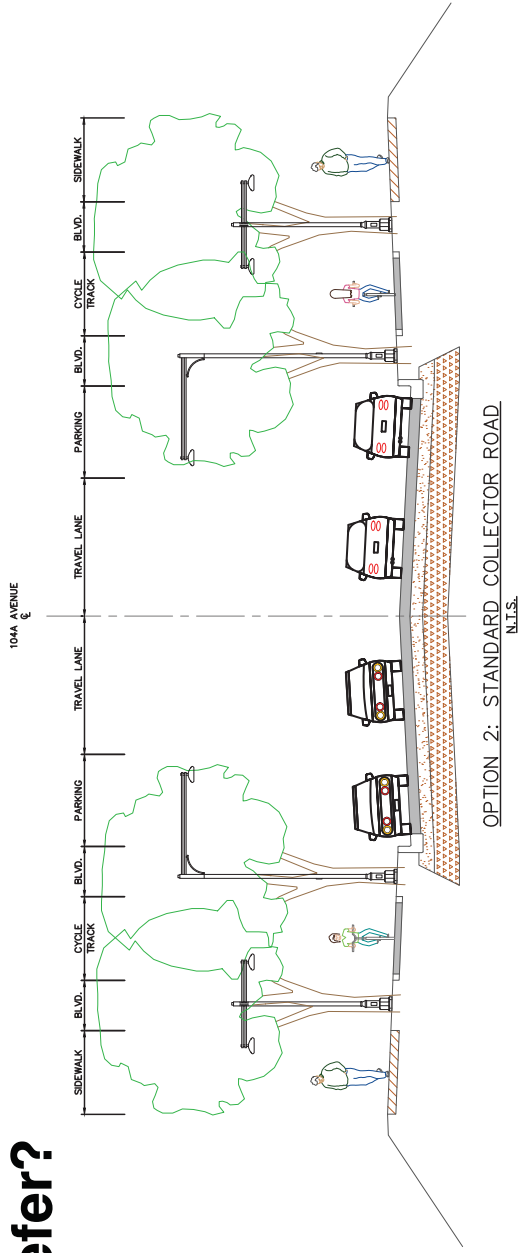
Proposed Road Option 1. Tell us what you think.

14251 104A AVENUE TO 144 STREET

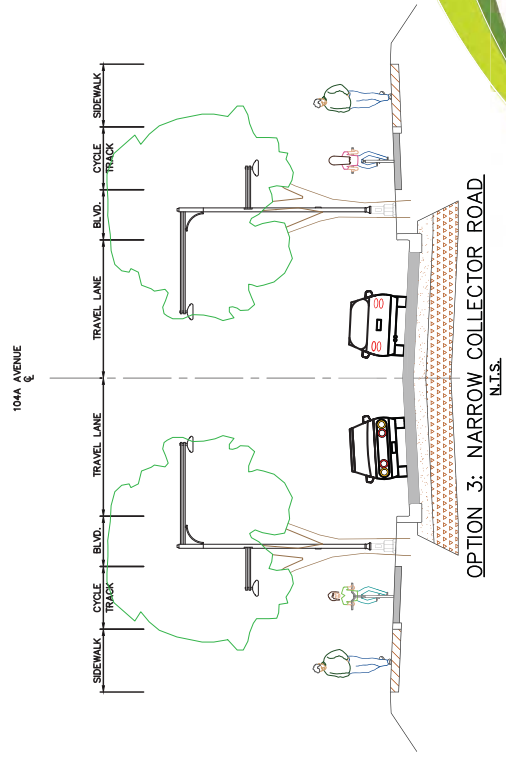


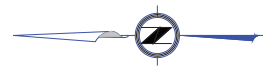
Hawthorne Rotary Park Road. Which option do you prefer?

**Option 2:
Standard Collector Road**



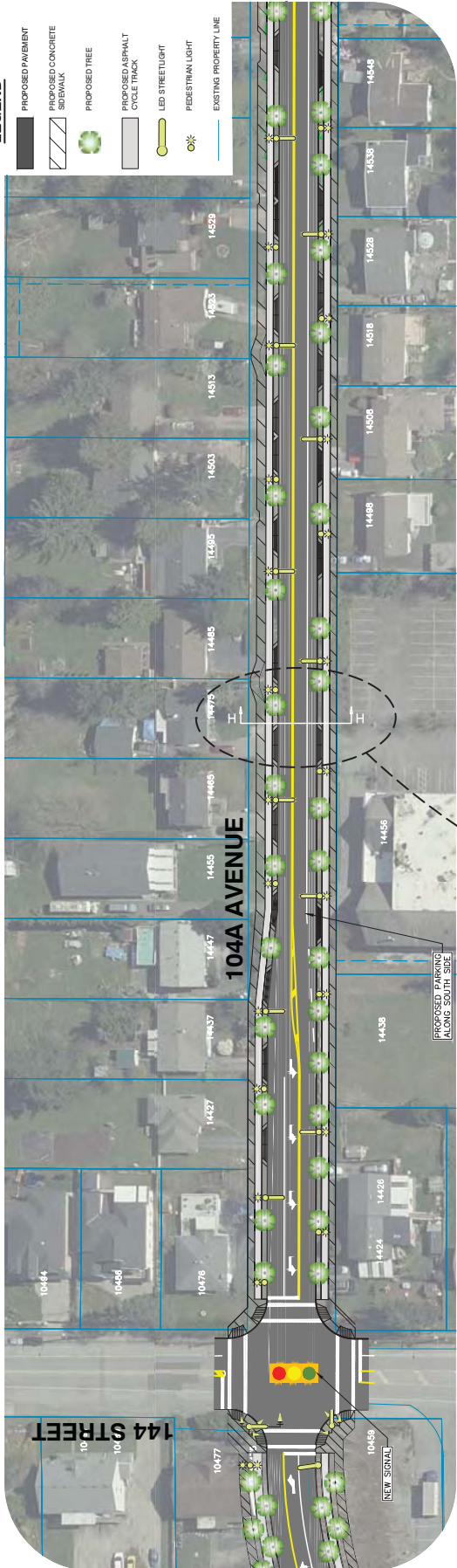
**Option 3:
Narrow Collector Road**





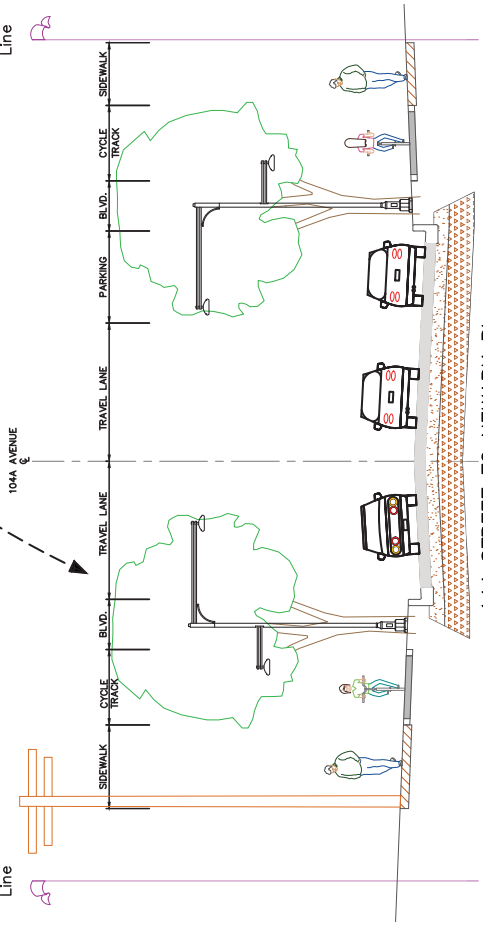
LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE



North Property Line

South Property Line










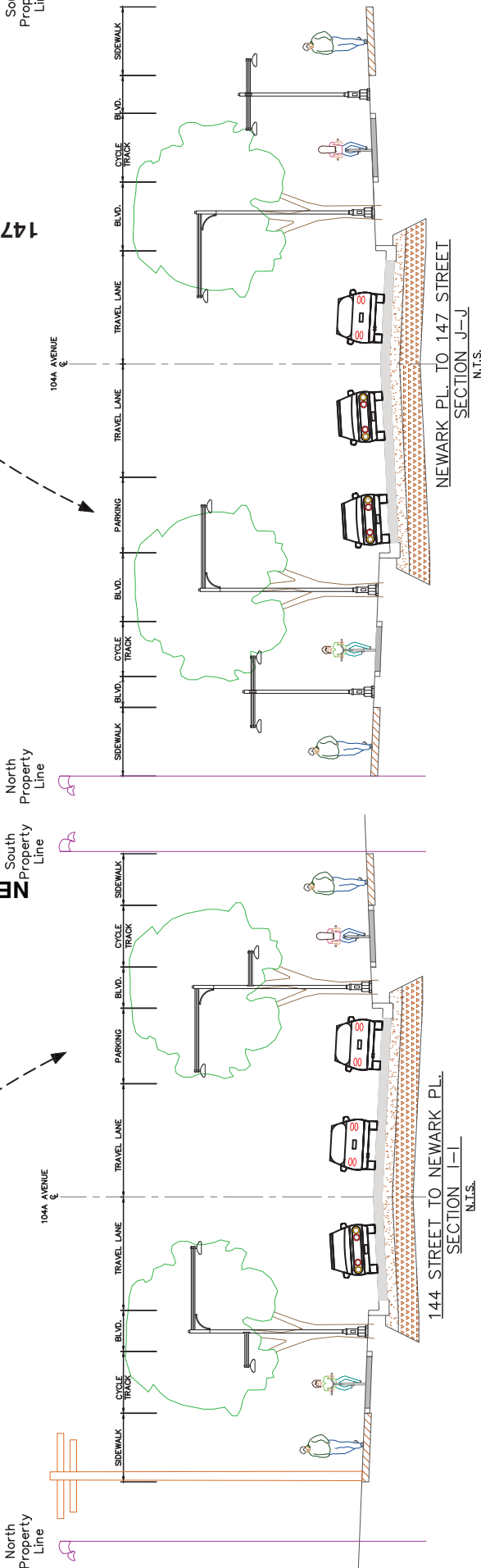
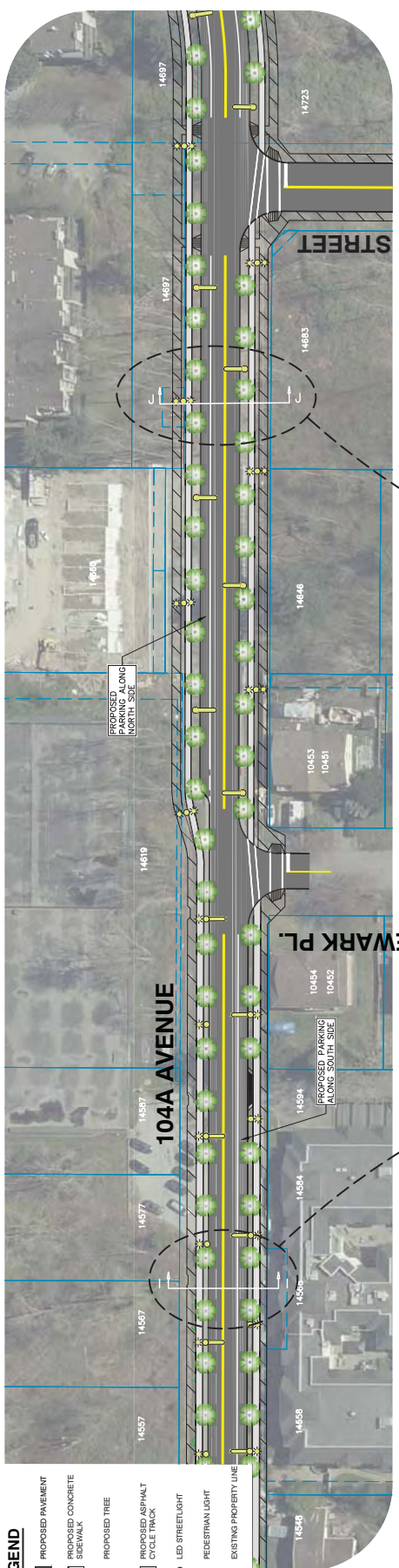
144 STREET TO NEWARK PL.
SECTION H-H
N.L.S.

144 STREET TO 14548 104A AVENUE










LEGEND

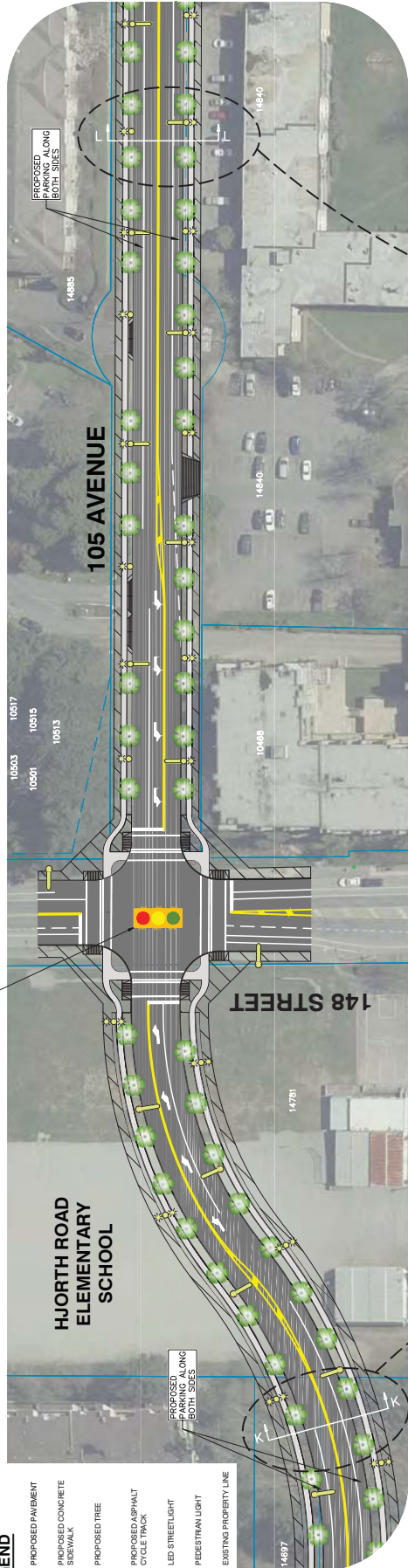
-  PROPOSED PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED TREE
-  PROPOSED ASPHALT CYCLE TRACK
-  LED STREETLIGHT
-  PEDESTRIAN LIGHT
-  EXISTING PROPERTY LINE



14548 104A AVENUE TO 147 STREET

LEGEND

-  PROPOSED PAVEMENT
-  PROPOSED CONCRETE SIDEWALK
-  PROPOSED TREE
-  PROPOSED ASPHALT CYCLE TRACK
-  LED STREETLIGHT
-  PEDESTRIAN LIGHT
-  EXISTING PROPERTY LINE

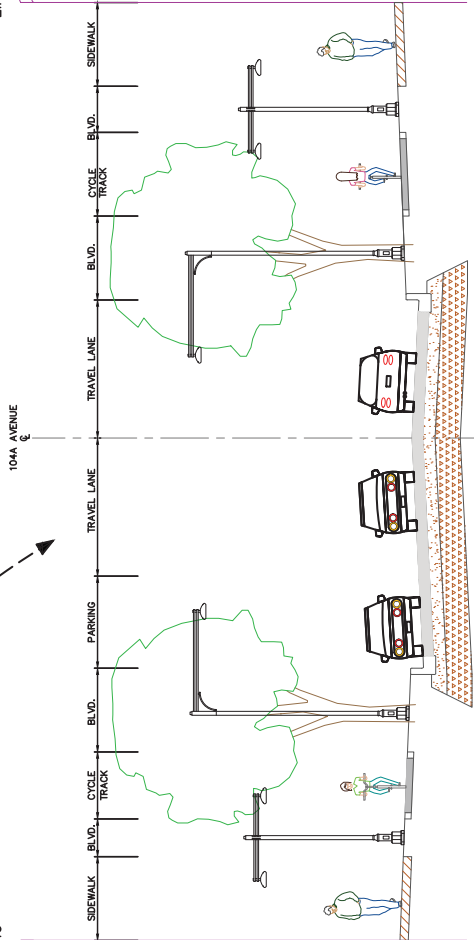


North Property Line

South Property Line

105 AVENUE

South Property Line



104A AVENUE

North Property Line

105 AVENUE

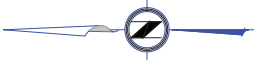
South Property Line

147 STREET TO 148 STREET
SECTION K-K
N.T.S.

14885 TO 14950 105 AVENUE
SECTION L-L
N.T.S.

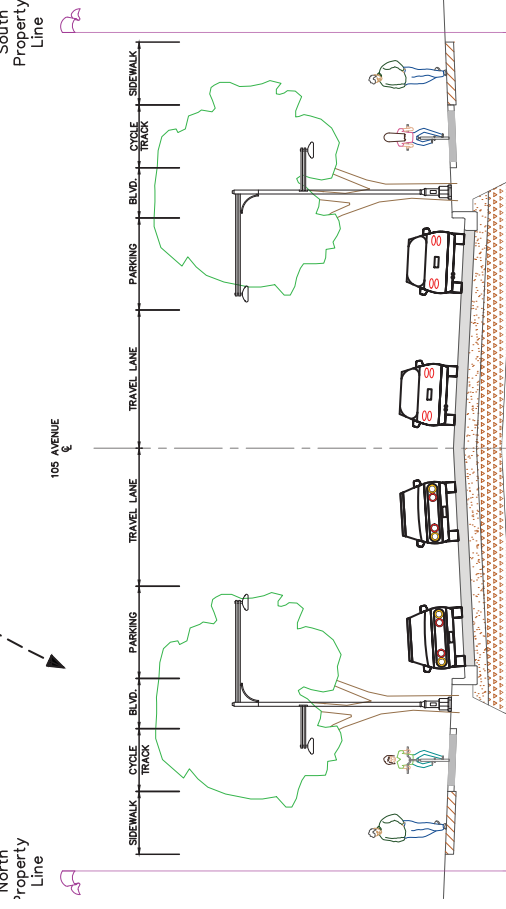
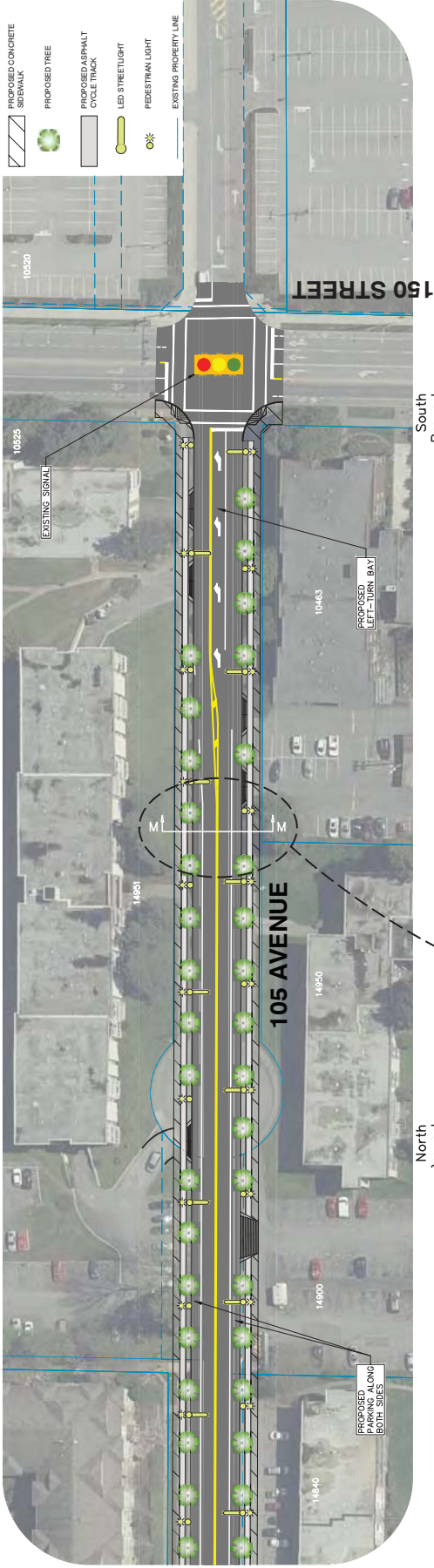


147 STREET TO 14840 105 AVENUE

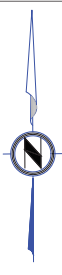


LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREETLIGHT
- PEDESTRIAN LIGHT
- EXISTING PROPERTY LINE

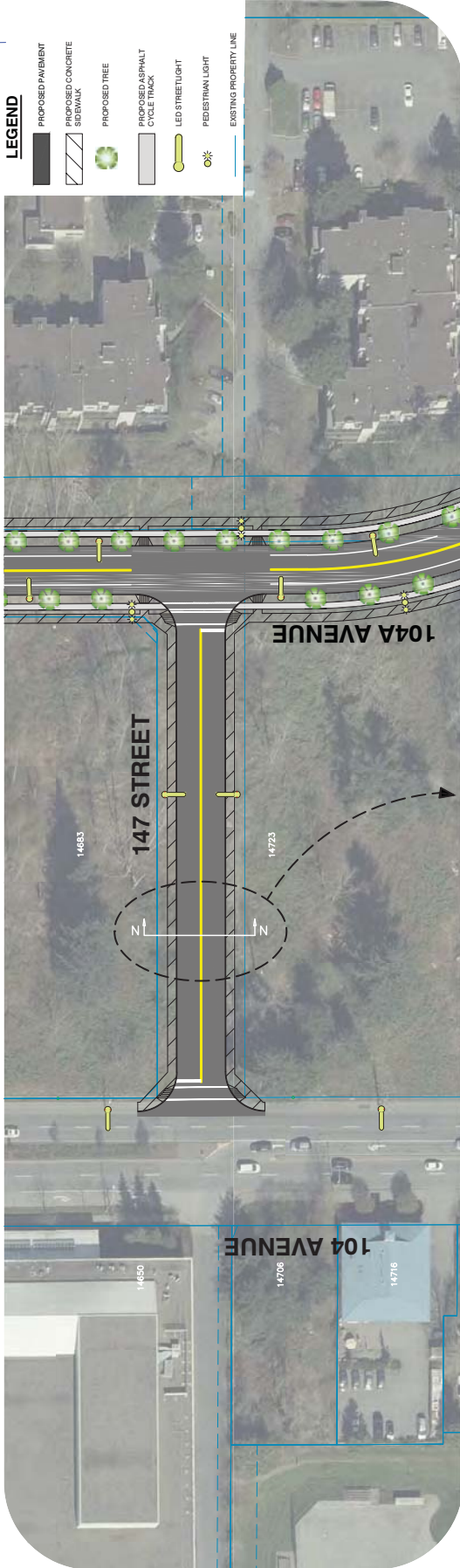


14840 105 AVENUE TO 150 STREET



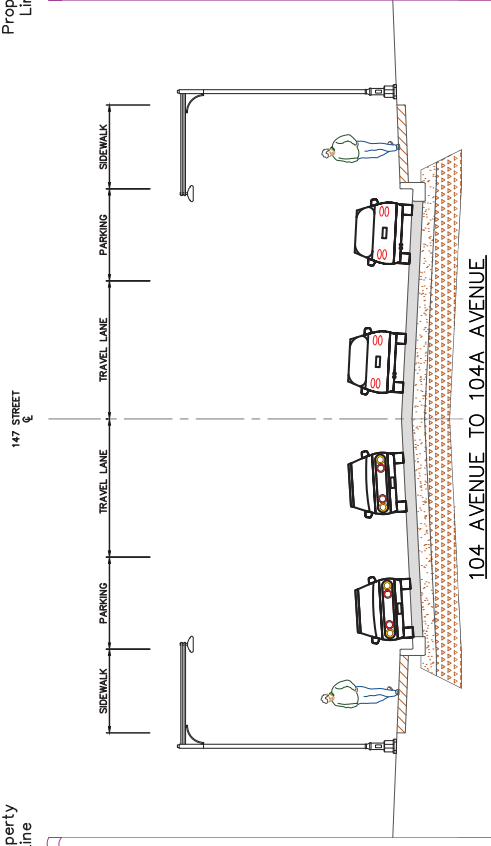
LEGEND

- PROPOSED PAVEMENT
- PROPOSED CONCRETE SIDEWALK
- PROPOSED TREE
- PROPOSED ASPHALT CYCLE TRACK
- LED STREET LIGHT
- PEDISTRAN LIGHT
- EXISTING PROPERTY LINE



West Property Line

East Property Line



104 AVENUE TO 104A AVENUE
SECTION N-N
N.T.S.

104 AVENUE TO 104A AVENUE



Location



Goals for Today

1. Introduce the project context & purpose
2. Understand the community's values & interests in the park
3. Understand the community's desire for park improvement opportunities

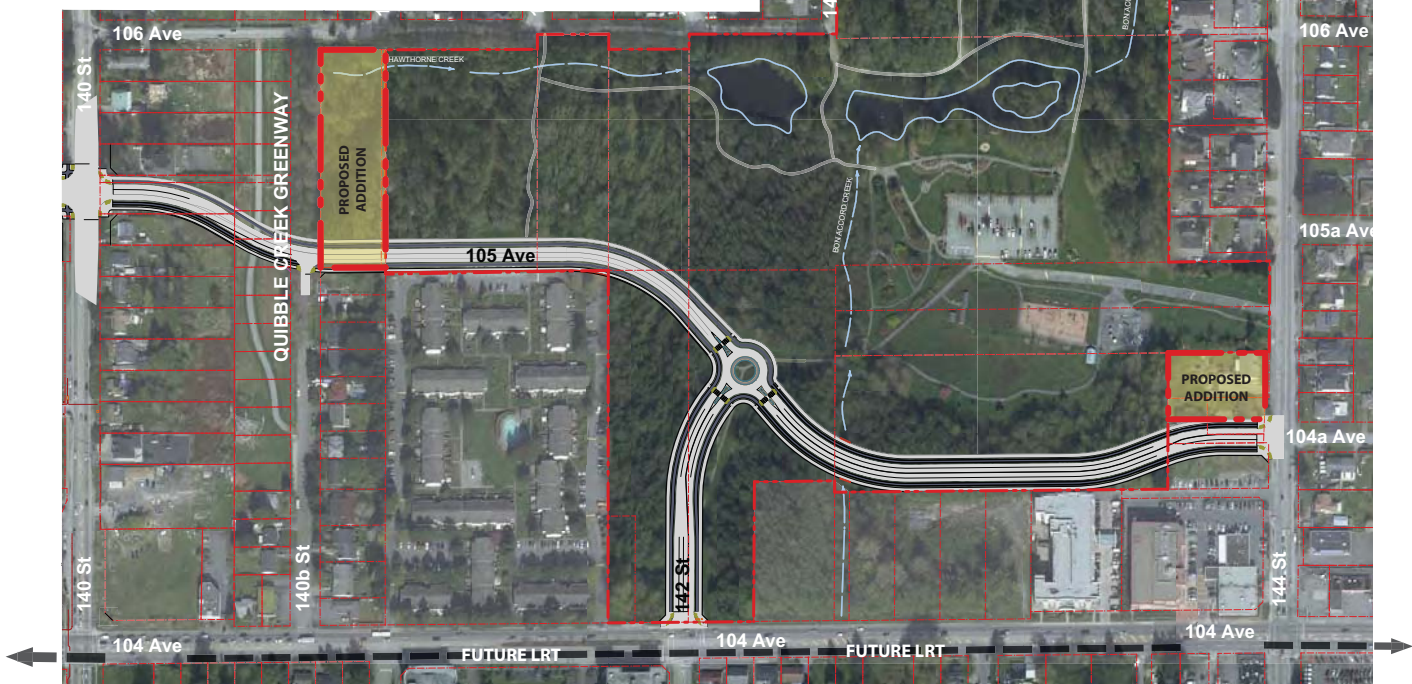
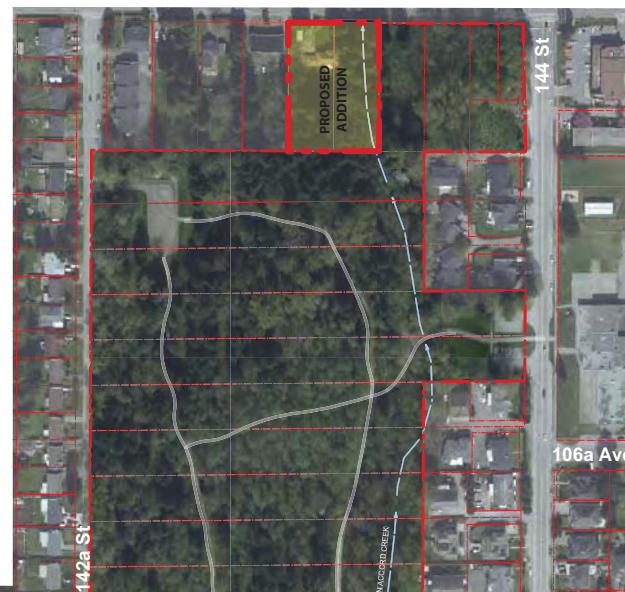
What is happening?

Hawthorne Park is a community park. It includes ponds and streams, large natural forested areas, with various wetlands areas. It also includes a spray park, play structures, formal gardens, parking located within the park, and open lawn areas for a variety of activities.

The proposed alignment for the 105 Ave connector will impact Hawthorne Park. The City wants to ensure that the impacts are minimized and that there is a net benefit to the overall park. To do this the City and the project team are preparing a park masterplan. This document will guide improvements in the near and longer term. Typically, a master plan informs a 5 to 10 year plan.

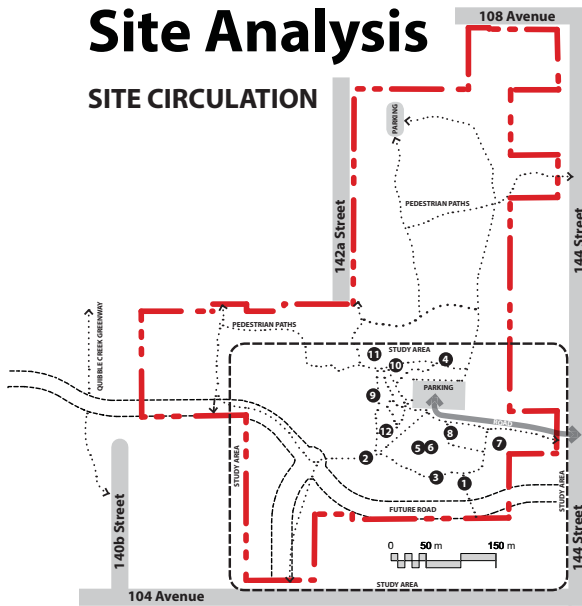
We are looking for your input at this early stage to guide the development of the design and master plan.

Hawthorne Park



Site Analysis

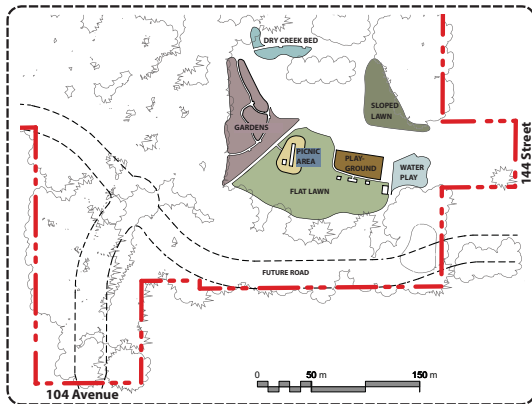
SITE CIRCULATION



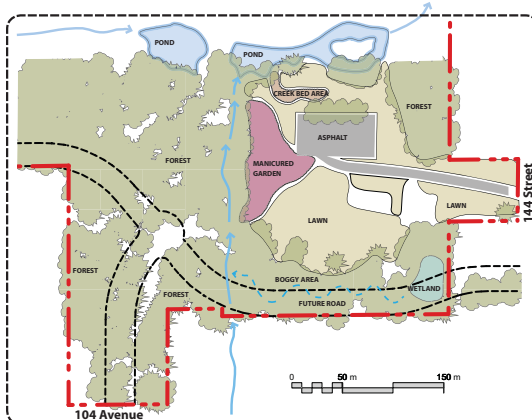
Existing Conditions



OPEN SPACE USES



BIOPHYSICAL LAYOUT



Environmental Inventory

STREAMS & RIPARIAN AREAS



Bon Accord Creek and Hawthorne Creek run through Hawthorne Park. These connect through two moderate size ponds before draining north, eventually reaching the Fraser River. These creeks have been modified from their original course due to urban development and the installation of water main pipes. These streams support fish populations; however, the quality of habitat is not high due to their relatively straight alignment and lack of in stream complexity.



BON ACCORD CREEK



CULVERT IN BON ACCORD CREEK

The ponds also contain invasive species which are impacting native fish and amphibian species. These include non-native carp and bullfrogs, both of which are fierce predators. These streams and ponds have the potential to provide a high level of biodiversity through restoration and enhancement efforts.

TREE CONDITION CLASS



The trees growing through the proposed road alignment include a mix of species that range in age from 35-65 years old. The dominant tree species include red alder, paper birch and western hemlock.



RED ALDER TREES

Of these trees, a large number are in poor health or structural condition. Due to wet and poor soil conditions many trees have shallow rooting that is limited to the surface soils due to high water tables. It is expected that there will be quite a few trees growing adjacent to the future road that will have to be removed for risk reasons.



SHALLOW ROOTING TREES

BIODIVERSITY CONSERVATION MAP



Biodiversity Strategy GREEN INFRASTRUCTURE NETWORK

- GREEN INFRASTRUCTURE NETWORK
- PROTECTED HUBS AND SITES
- UNPROTECTED HUBS AND SITES
- REGIONAL CORRIDORS
- LOCAL CORRIDORS
- SUPPORTING PARK SITES
- AGRICULTURAL LAND RESERVE

JUNE 2014

Data Sources: City of Surrey
Map Developed by: Diamond Head Consulting Ltd.
Map Design: Ecoplan International



CARP IN THE PONDS



BULLFROG ON SITE

What Is Impacted by the New Road?



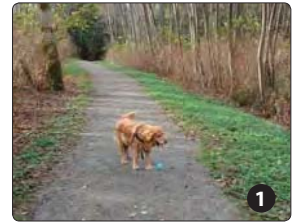
Impacts

- Approximately 300 trees will be removed.
- 4.8 acres are being re-purposed for the roadway.
- Existing trail network is interrupted and some trails will be relocated.
- Parkland fragmentation around the 142 St extension.
- Wetland area and associated trees.

Opportunities

- Approximately 4 acres of new parkland purchased through property acquisitions.
- Protection of existing trees and forest areas from development within acquired properties.
- Construction of high habitat value wetlands.
- General improvements to Bon Accord Creek and Hawthorne Creek to improve fish & wildlife habitat.
- Planting of new native trees within the park and along the proposed road alignment to increase biodiversity and habitat.
- Relocated parking at the perimeter of the park to free up the high value open space in the centre for other uses.
- General improvements to the existing park amenities through investments by the 105 Ave project.
- New public amenities in the park through investments by the 105 Ave project.
- New trail routes and connections to replace impacted trails.
- Improved pedestrian and cycling park access and public presence from new bike lanes and sidewalks on 105 St.

What Do You Love About Your Park?



TRAIL SYSTEM



OPEN LAWN AREAS



GATEWAY STRUCTURES



DRY CREEK BED



PICNIC SHELTER AREA



WATER PARK



GARDENS



PUBLIC ART



PLAY AREA



THE PONDS

Post your ideas here:

What Would You Like to See In Your Park?

				
Tables	Water Play	Habitat	Bocce ball	Walking Trails
				
Fitness Activities	Volleyball Court	Concerts	Ping Pong Tables	Prefabricated Play Structures
				Duck Ponds
Picnic Tables	Ornamental Gardens	Urban Agriculture	Natural Adventure Play	
				
Recreational Lawn	Movies in the Park	Sheltered Activity Space	Flat Open Lawn Activity Space	Integrated Youth Areas
				
Biking Trails				

Post your ideas here:

Tell us what you would like to see in your park, and where



Gardens



1. Naturalized Planting



2. Informal Planting



3. Formal Planting

Open Space



1. Large Open Green Spaces



2. Green Spaces Mixed with Hard Surface Areas



3. Large Areas of Hard Surface Activity Areas with Planting

Rain Water Management



1. Naturalized Water Feature & Edges



2. Managed / Maintained Water & Edges



3. Rain Gardens with Urbanized Forms & Materials

Trails



1. Trails with Soft Natural Surfacing



2. Trails and Natural Hard Surfacing



3. Trails with Hard Surfacing

Play Space



1. Nature Based, Informal Play



2. Nature Inspired Adventure Play



3. Prefabricated Play Structures

Splash Park



1. Nature Inspired Waterplay



2. Multi-Generational, Multi-Use
Water Play Areas



3. Prefabricated Water Play
Structures

Parking



1. Parking with Integrated
Sustainability Features



2. Parking Lots Integrated with
Public Plaza Spaces



3. Parking Lot with Integrated
Public Art

Gateway / Entry Feature



1. Traditional Sign Approach



2. Contemporary Artistic Entry Feature



3. Sculptural Feature Sign

Structures



1. Natural Material Structures



2. Contemporary Structures



3. Contemporary Artistic Features

Art



1. Informal, Playful, Art Installations



2. Sculptural Follies



3. Integrated Public Art

Site Furnishings



1. Informal Park Seating With Natural Materials



2. Catalog Urban Furnishings



3. Custom Furnishings & Features