

NO: R074

COUNCIL DATE: April 23, 2018

REGULAR COUNCIL

TO: Mayor & Council **DATE: April 17, 2018**

FROM: General Manager, Engineering **FILE: 7817-0533-00**
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development

SUBJECT: Approval of Road Closure of 167 Street to Increase the Overall Size of Orchard Grove Park, and Amendment of the Orchard Grove Neighbourhood Concept Plan to Designate Additional Adjacent Lands as Park

RECOMMENDATION

The Engineering Department, Parks, Recreation & Culture Department, and the Planning & Development Department recommend that Council authorize:

1. The City Clerk to bring forward a bylaw to close and remove the dedication as highway for a 1,315 m² (14,162 ft.²) portion of 167 Street. The proposed road closure area is adjacent to 16685 and 16715 - 24 Avenue and 2462 and 2474 - 167 Street, as generally illustrated in Appendix "I" attached to this report, and subject to compliance with the notice provision of the *Community Charter, SBC 2003, C. 26*;
2. The transfer of appropriate costs to the Park Acquisition Program from the Engineering Department's Future Works Account for the Parks, Recreation & Culture Department's portion (net difference) of the future road upgrading, fronting the proposed consolidated lands; and
3. Approve amendment of the Orchard Grove Neighbourhood Concept Plan to re-designate 16725 and 16737 - 24 Avenue, and a portion of 16747 - 24 Avenue from "Multi-Family (30 - 45 upa)" to "Park", as shown in Appendix "II".

INTENT

The intent of this report is to seek Council's approval to close and remove 167 Street as an intervening road allowance within Orchard Grove Park, as well as seeking Council's approval to amend the Orchard Grove Neighbourhood Concept Plan to designate additional adjacent lands as "Park".

BACKGROUND

Property Description

The portion of 167 Street road allowance proposed for closure is north of 24 Avenue and south of the future alignment of 25 Avenue and has a total area of 1,315 m² (14,162 ft.²). The road closure area is adjacent to, and contained within, four City-owned properties; 16685 and 16715 - 24 Avenue and 2462 and 2474 - 167 Street (“Consolidation of Lands for Orchard Grove Park”).

DISCUSSION

Purpose of Road Closure

The City is initiating the road closure and Consolidation of Lands for Orchard Grove Park, as illustrated in the attached Appendix “III”. As also illustrated in the Appendix “III”, a portion of the future 167A Street alignment will be dedicated as road from the rear of both 2462 - 167 Street & 2474 - 167 Street, and a portion of the future 25 Avenue alignment will be dedicated as road from the northern end of 16685 - 24 Avenue.

Net of the 25 Avenue and 167A Street road dedications, but including the conversion of 167 Street to park, the Consolidation of Lands for Orchard Grove Park will result in a park area of approximately 5.3 acres in size. Adjacent lands along 24 Avenue to be acquired in the future as parkland, as illustrated in the attached Appendix “III”, will increase the park size by an additional 1.2 acres at a later date.

The proposed road closure 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 have been consulted and none have expressed any objections.

Land Value

The Engineering Department and the Parks, Recreation & Culture Department have negotiated an agreement for the exchange of lands and construction of frontage works to accommodate the Orchard Grove Park consolidation, future 25 Avenue and new 167A Street alignment.

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

Justification for NCP Plan Amendment

The properties located at 16725, 16737 and 16747 - 24 Avenue are currently designated as “Multi-Family (30 -45 upa)” in the Orchard Grove Neighbourhood Concept Plan (NCP). At its Regular Meeting of October 24, 2016, Council approved an amendment to the Orchard Grove NCP for a reconfigured park site in conjunction with granting third reading to Development Application No. 7914-0354-00 for a multi-family residential project at 16613, 16637 & 16667 - 24 Avenue (Genex Development Corporation).

On February 6, 2017, Council approved acquisition of the four properties at 16685 & 16715 - 24 Avenue and 2462 & 2474 - 167 Street for this reconfigured park per Corporate Report No. Ro22; 2018, Ro23; 2018, Ro24; 2018 & Ro25; 2018. The acquisition of two additional properties at 16725 & 16737 - 24 Avenue to include in the Park site was also discussed in these Corporate Reports, which would result in a neighbourhood park site with an overall area of 6.60 acres (2.67 ha).

To formalize the desired park size discussed in the above-mentioned Corporate Reports, it is appropriate to amend the NCP to designate the two properties at 16725 & 16737 - 24 Avenue as "Park". There is also a remnant strip that is approximately 4 metres (13 ft.) wide along the west side of 16747 - 24 Avenue that also should be re-designated to Park. The remainder of 16747 - 24 Avenue will be dedicated for the 167A Street connection to 24 Avenue (Appendix "III") upon acquisition by the City at a future date.

The inclusion of 16725 & 16737 - 24 Avenue and a portion of 16747 - 24 Avenue as Park in the NCP will provide for a more functional park site of sufficient size to serve the Orchard Grove Neighbourhood. This larger park site will provide greater opportunity to preserve the large stand of mature conifers located in the central portion of the site. In addition, Parks staff advise that the additional area will provide space for future amenities as the area around the park continues to develop as well as improved safety through more street frontage and openness into the park.

City staff are currently in discussions with the owners of the three properties for the purpose of acquisition, and will continue to work towards an amicable agreement in this regard.

SUSTAINABILITY CONSIDERATIONS

The proposed road closure and consolidation for the creation of Orchard Grove Park supports the objectives of the City's Sustainability Charter 2.0; more particularly, the following Desired Outcomes (DO):

- Neighbourhoods and Urban Design DO5: Trees, green spaces and natural areas are integrated into all neighbourhoods; and
- 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.

CONCLUSION

The proposed road closure area is deemed surplus. The terms of the agreement related to the closure are considered reasonable. It is recommended that Council authorize City staff to bring forward an appropriate bylaw to close the subject road allowance area in preparation for consolidation as generally described in this report.

The Engineering Department, Parks, Recreation & Culture Department, and the Planning & Development Department recommend that Council authorize:

1. The City Clerk to bring forward a bylaw to close and remove the dedication as highway for a 1,315 m² (14,162 ft.²) portion of 167 Street. The proposed road closure area is adjacent to 16685 and 16715 - 24 Avenue and 2462 and 2474 - 167 Street, as generally illustrated in Appendix "I" attached to this report, and subject to compliance with the notice provision of the *Community Charter, SBC 2003, C. 26*;

2. The transfer of appropriate costs from the Park Acquisition Program to the Engineering Department's Future Works Account for the Parks, Recreation & Culture Department's portion of the future road upgrading, fronting the proposed consolidated lands; and
3. Approve amendment of the Orchard Grove Neighbourhood Concept Plan to re-designate 16725 and 16737 - 24 Avenue, and a portion of 16747 - 24 Avenue from "Multi-Family (30 - 45 upa)" to "Park", as shown in Appendix "II".

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

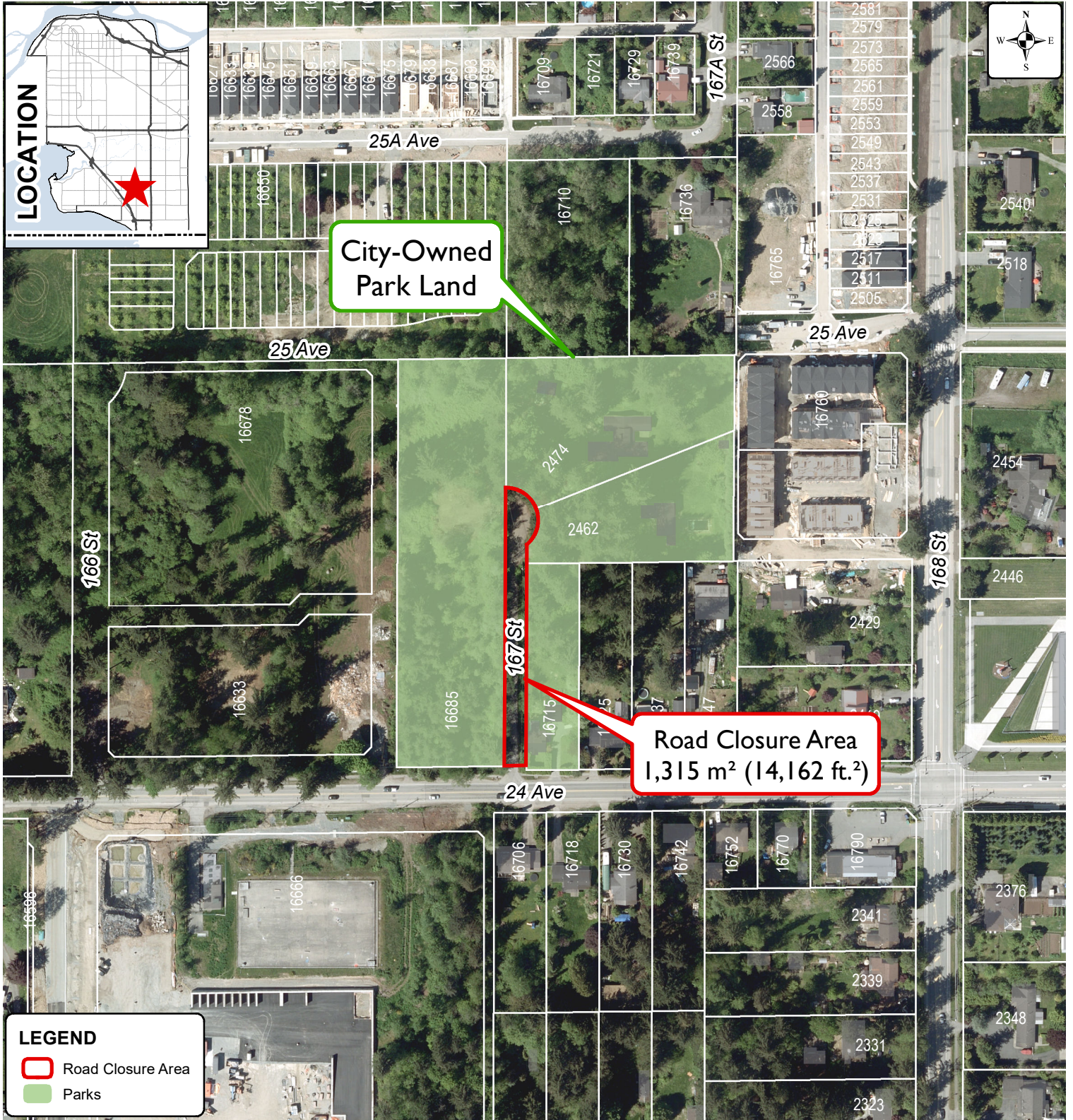
Laurie Cavan
General Manager,
Parks, Recreation & Culture

Jean Lamontagne
General Manager,
Planning & Development Department

NR/KAM/amg/jma/ggg

Appendix "I": Aerial Photograph of Site
Appendix "II": NCP Amendment Map
Appendix "III": Proposed Land Configuration

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 16-Feb-2018, P205934

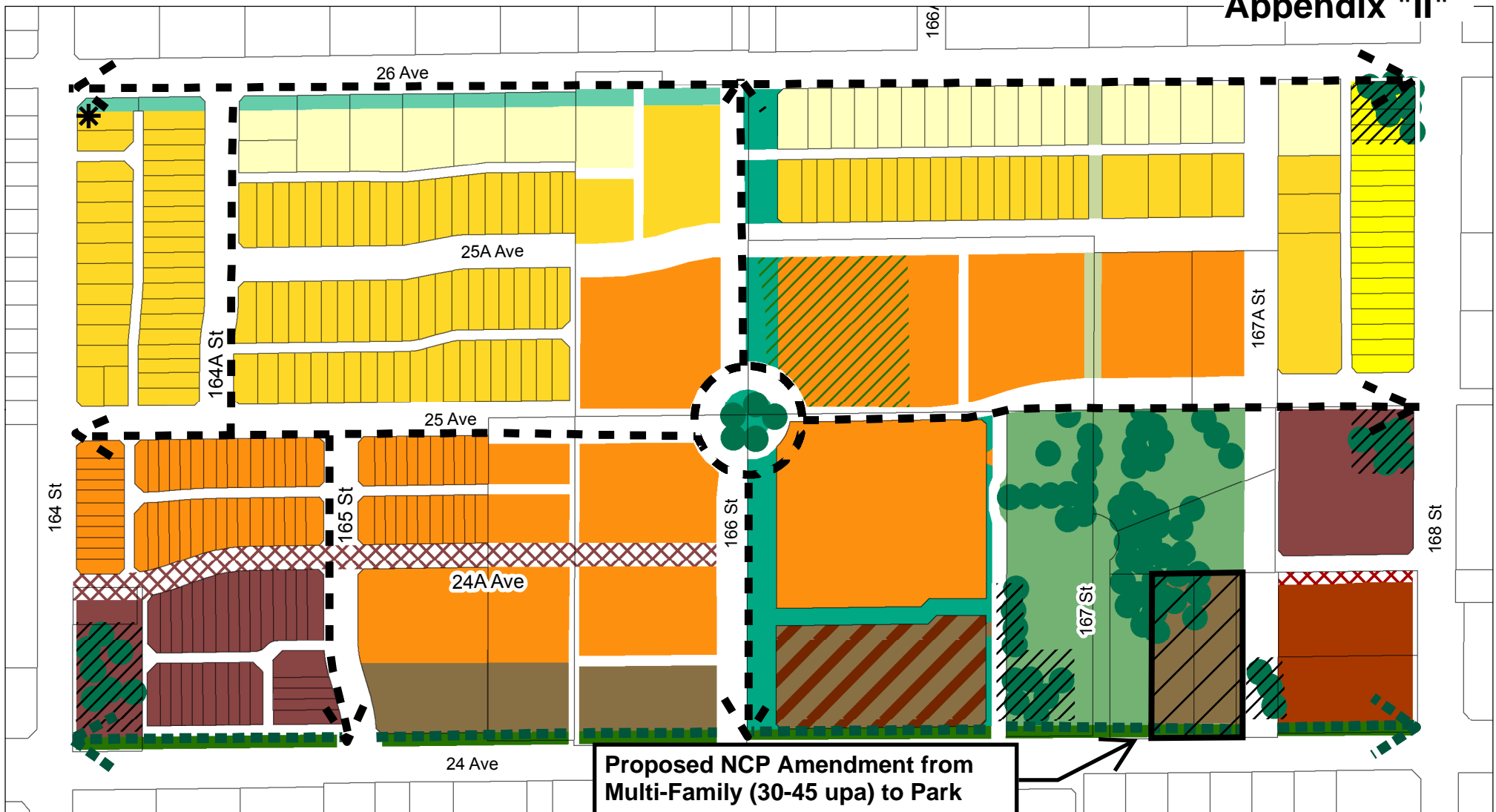
Date of Aerial Photograph: April 2017

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Road Closure of a Portion of 167 Street and Consolidation with Orchard Grove Park

ENGINEERING
DEPARTMENT



Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

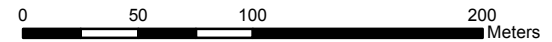
City of Surrey Planning & Development Department

Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Multi-Family (65 upa)
- Mixed-Use Commercial/Residential (30-45 upa)

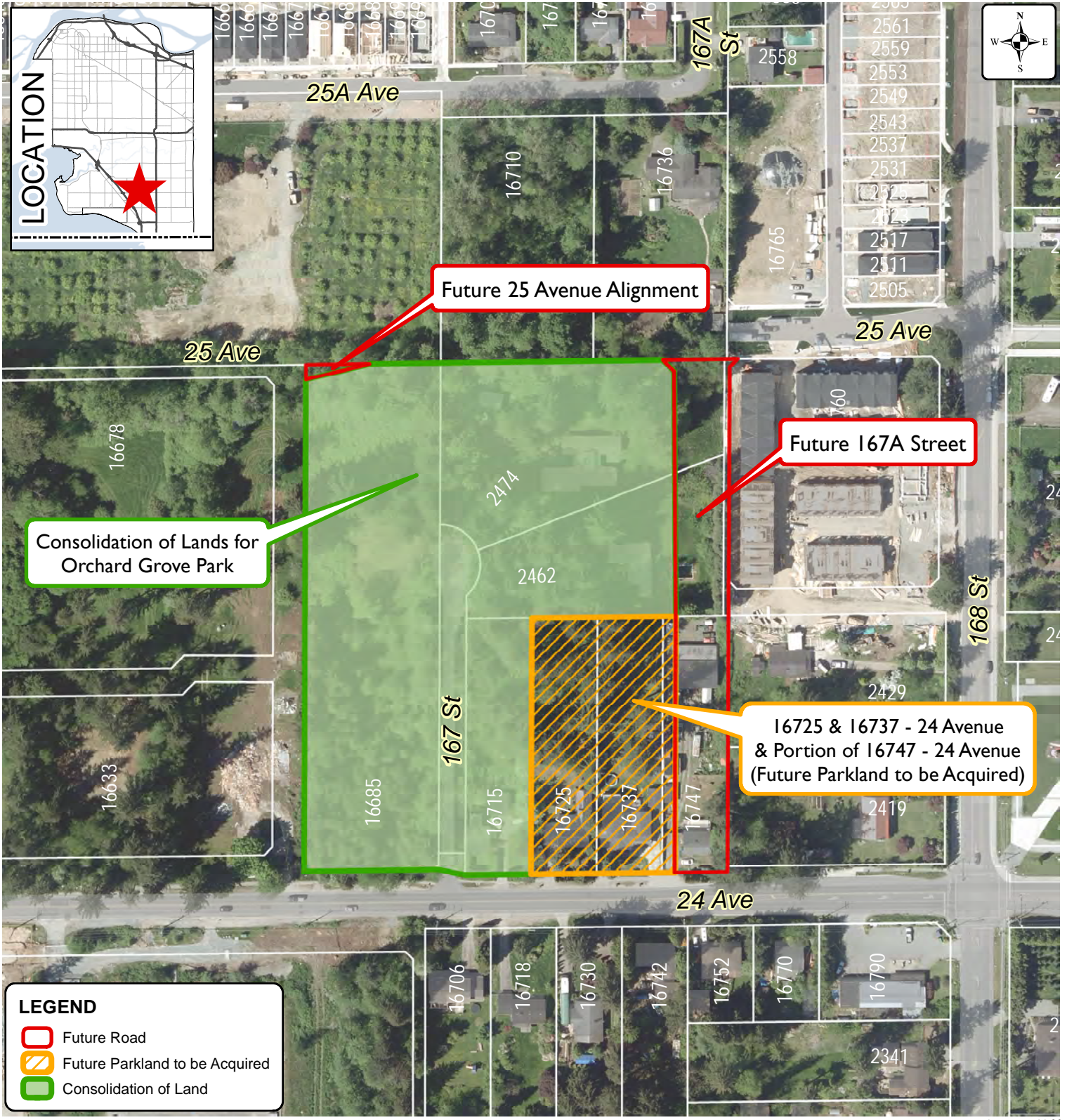
- Stormwater Detention Pond
- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature



APPENDIX "III"

AERIAL PHOTOGRAPH OF SITE



Produced by GIS Section: 13-Apr-2018, JJR

Date of Aerial Photograph: April 2017

Scale: 1:2,000 0 20 M



Proposed Land Configuration

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.