
REGULAR COUNCIL

TO: Mayor & Council DATE: December 4, 2017

FROM: Save Hawthorne Park: Environment & Engineering
Save Hawthorne Park: Parks, Recreation & Culture

SUBJECT: 105 Avenue Corridor Project – Hawthorne Rotary Park Alternative Approval Process and Plan B

RECOMMENDATION

The Environment and Engineering Department and the Parks, Recreation & Culture Department of the Save Hawthorne Park group recommend that Council:

1. Receive this report as information;
2. **Rescind** the Final Reading of the *Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337* and restore the park's protected status;
3. Authorize staff to implement "Plan B" to relocate the 104th Avenue water main to 103rd Avenue, and
4. Approve the purchase of lands to increase the park size and invest \$3 million in the Hawthorne Rotary Park improvements.

INTENT

The purpose of this report is to obtain Council's approval to **rescind** the Final Reading of the *Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337*, and proceed with Plan B and the Hawthorne Rotary Park Master Plan.

THE ALTERNATIVE APPROVAL PROCESS (AAP)

The AAP allows an opportunity for eligible electors to indicate to Council that they are opposed to the removal of the Park reservation through the submission of an Elector Response Form. The removal of reserved parkland was considered a matter of interest to all Surrey residents and the AAP was applied to the entire City.

At the October 23, 2017 Regular Council Meeting Corporate Report R204; 2017 Conclusion of Alternate Approval Process for Hawthorne Rotary Park (the Park) was presented indicating that 11,161 valid response forms were received. While this represented 3.7% of the current valid electors, when compared to the 104,213 votes cast in the 2014 municipal elections, the number of ERFs submitted was 10.7% of the 2014 votes cast.

Several principles of the Provincial AAP guidelines were not followed and according to the Province, the AAP was supposed to be a "litmus test" to determine if a referendum should be used. **If Council should decide to advance the 105 Avenue Corridor Project, a referendum should be held in conjunction with the 2017 Municipal elections to obtain consent of the electorate.**

HAWTHORNE ROTARY PARK

The City of Surrey's Sustainability Strategy: *"All development enhances, or minimizes the impacts on Surrey's lush tree canopy and natural environment, and avoids encroachment into natural areas, habitat features and parks."*

Ecological Issues

The 105 Avenue Corridor Project would have significant impacts to the ecological functions of the Park such as:

- Loss of a continuous forested corridor, seasonal wetland and marsh;
- Loss of a significant well-developed forest understory that provides ideal habitat for amphibians, reptiles, small mammals, song birds and birds of prey;
- Loss of absorption of significant amounts of water with impacts to water quality, quantity and base flow and groundwater flow to Bon Accord and Hawthorne Creeks;
- Potential drop in the water table that will impact surrounding properties and remaining forested areas, especially in the summer months;
- The proposed new trail will add more habitat fragmentation with aversion effects on either side of the trail;
- The role of Hawthorne Park as an important Hub in the City's Biodiversity Strategy and Green Infrastructure Network will be damaged and impaired, and
- The peace and quiet and the health and wellbeing of park users will be diminished.

Ecological Score Card

This road does not comply with the City's:

- Official Community Plan – Chapters on Environmental Protection and review procedures;
- Biodiversity Strategy;
- Green Infrastructure Network Plan;
- Sustainability Charter;
- The City's endorsement of the David Suzuki Foundation Blue Dot Movement, and
- Is contrary to all principles of healthy communities.

HJORTH ROAD ELEMENTARY SCHOOL

Despite five years of discussion with the Surrey School District to provide a road alignment through the outdoor play field for Hjorth Road Elementary School, no agreement has been reached.

Impacts to Hjorth Road Elementary School

The Surrey School District Superintendent, at the direction of the elected school trustees, has been adamant that the proposed road network will cut off the school from the community it serves. The cost of the short and long-term strategies is an estimated \$45 million.

Short Term Strategy

Providing a new relocated play field that is better than the existing gravel field would include the following costs and would result in a net loss of .87 acres of School District property;

- \$6.1 million to acquire the land at 14723 104th Avenue;
- \$1.7 million to acquire the land at 14755 104th Avenue;
- At least \$2 million for compensation, removal of the existing building and site remediation;
- \$1 million for tree clearing, drainage for a playing field & new playground structures.

Long Term Strategy

- Identify and purchase a new school site as part of the 104 Avenue Corridor and Guildford Town Centre Land Use Study; and
- Provide approximately \$33 million in funding for construction of a new school.

105 AVENUE PROJECT COSTS

The cost of tree-clearing, wetland excavation and disposal, land purchases and expropriations, capital costs for utilities and construction of the 105 Avenue project is estimated at \$40 to \$60 million. With the cost of land acquisition and construction of a new playing field in the short term and the replacement of Hjorth Road School in the long-term, the project cost will be in the **\$80 to \$100 million** range.

PLAN B

Since the full 105A Corridor has failed to comply with the City' policies and objectives as outlined above and does not have community support, it is recommended that Council proceed with Plan B.

Plan B is a viable option that the City had in place in case the Alternative Approval Process failed. Plan B would relocate the water main from 104 Ave to 103 Ave., and avoid the road through the park. Plan B still achieves most of the traffic objectives for the failed 105A Corridor by providing better circulation and access to 104 Ave for the residents on the north side of 104 Ave. and leaves the Park intact. This solution is the best alternative that will protect the park and achieve most of the stated objectives for traffic circulation north of 104 Ave.

NEXT STEPS

Council recently adopted the five-year Capital Plan that includes a \$3 million investment in Hawthorne Rotary Park for 2018. Staff should continue to work with the adjacent community, park-users and environmental groups to ensure the park's future meets the goals of Surrey's Biodiversity Conservation Strategy.

- Increase the size of the Park natural area to enhance the Green Infrastructure Network;
- Protect existing tree canopy and wetlands and rehabilitate existing headwaters of Bonaccord Creek; and
- Engage the public in the Hawthorne Rotary Park Master Plan.

CONCLUSION

Due to the economic challenges of acquiring properties at the eastern portion of the project, the ecological impacts to the Park and the significant opposition to the project, it is recommended that Council rescind *Surrey Removal of Reservation of a Portion of Hawthorne Park Bylaw, 2017, No. 19337*.

It is further recommended that council approve "Plan B" to relocate the 104th Avenue water main to 103rd Avenue which will allow the City to proceed with SNG LRT Early Works utility relocations.

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