

NO: R126

COUNCIL DATE: June 27, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 20, 2022**

FROM: **General Manager, Engineering**

FILE: **3900-20 (8830)**

SUBJECT: ***Amendments to Subdivision and Development By-law, 1986, No. 8830***

RECOMMENDATION

The Engineering Department recommends that Council:

1. Receive this report for information;
2. Approve proposed amendments to Schedule 'D', "Surrey Road Classification Map (R-91)", and Schedule 'K', "Surrey Major Road Allowance Map", in the *Surrey Subdivision and Development By-law, 1986, No. 8830*, as documented in Appendix "I";
3. Approve the proposed housekeeping amendments to other applicable Bylaw maps that reference Schedule D Surrey Road Classification Map (R-91); and
4. Authorize the City Clerk to bring forward the amendment bylaws for the required readings.

INTENT

The purpose of this report is to obtain Council approval of proposed housekeeping amendments and amendments to Schedule 'D', "Surrey Road Classification Map (R-91)" and Schedule 'K', "Surrey Major Road Allowance Map", of the *Surrey Subdivision and Development By-law, 1986, No. 8830* (the "Bylaw") in support of on-going planned and orderly development of the City.

BACKGROUND

The Surrey Road Classification Map (R-91) (the "R-91 Map") is Schedule D of the *Surrey Subdivision and Development By-law, 1986, No. 8830* (the "Bylaw"). The R-91 Map is the key document upon which the planning, operation, and management of the City's Road network is based as it identifies the classification of the road.

The road network is classified into four different categories, Highways, Arterials, Collectors and Locals. The R-91 Map also acts as the base for identifying future and new arterial and collector road alignments. Providing this information helps prospective land development applicants in establishing site plans and supports City staff in managing the road network, including determining transit routes, winter maintenance priorities, traffic signal locations, access management, and the installation of traffic calming features.

The Surrey Major Road Allowance Map (the “Road Allowance Map”) is Schedule K of the Bylaw and identifies the road allowance width requirements above 20 metres width for all road classifications within the City. The Road Allowance Map also identifies a number of roads with offset centrelines, which have been determined through the development of conceptual designs. The Road Allowance Map helps to ensure that the transportation servicing needs for the continued growth of the City can be accommodated. Similar to the R-91 Map, it also provides information to prospective land developers regarding the impacts of road dedications on land development proposals and reflects specific dedication requirements determined through major long-term transportation and planning studies, including rapid transit requirements.

DISCUSSION

The last major update of both maps was completed in 2016. Amendments to include new road networks that support Neighbourhood Concept Plans have also been conducted but due to the rapid growth and change in the City, and alignment with other plans such as the recent TransLink Transport 2050, there is a need to review and update the two maps. The recommended updates to the R-91 Map are attached as Appendix “II” and the recommended updates to the Road Allowance Map are attached as Appendix “III”. The summary of changes is broken down into the following categories.

Housekeeping Amendments

The background base map in both maps typically reflects the existing road network unless specified as “Future” arterial or “Future” collector. Over the last six years a significant amount of new local roads and some of the future collectors have been completed. This base map requires changes to reflect this. This housekeeping amendment is important as the R-91 Map is used as a base map in other Bylaws such as the *Official Community Plan No. 12000*, and *Highway and Traffic Bylaw No. 13007* and will help maintain the level of accuracy required in these other Bylaws.

Land Use Plans

Since the last update, Council has approved multiple land use plans including the West Clayton, Redwood Heights, and Darts Hill Neighbourhood Concept Plans as well as the Surrey City Centre, Semiahmoo and Newton Town Centre Plans. Updates to both the R-91 Map and the Road Allowance Map are required to align the maps with the planned road network in those plans. Additionally, there are a small number of proposed minor classification or road allowance width amendments that reflect local context in other land use plan areas that are required to maintain consistency and alignment with approved applications or existing conditions.

Rapid Transit Corridors

In addition to the largely housekeeping amendments proposed above, amendments are proposed to the Road Allowance Map to accommodate changes to the rapid transit corridor widths and locations. In June 2019, as part of Corporate Report No. R120; 2019, Council endorsed a number of principles for Rapid Transit. This included a definition of Rapid Transit requiring an ‘Exclusive Corridor’ where it is at-grade separated by physical barriers or ‘Separated Corridor’ or where it is segregated above or below ground.

Staff have reviewed the existing Road Allowance width requirements and it is proposed to reduce the road allowance from 42m to 40m for the following rapid transit corridors:

- King George Blvd (north of 40 Avenue to 94A Avenue)
- 104 Avenue (between City Parkway and 160 Street)
- 152 Street (between Fraser Highway and Lincoln Drive)
- Fraser Hwy (between 148 Street to 196 Street)

This typical cross section will include a wide median reserved for Exclusive Corridor rapid transit that can be grade separated or at-grade separated from traffic. The cross section includes wide sidewalks and protected cycling facilities that will promote safe and comfortable active transportation while supporting developments along the corridor. An example of the cross section is included as Appendix “IV”. This cross-section width will also be applied to Fraser Highway (east of 148 Street) as part of planned development adjacent to the Surrey-Langley Skytrain project. This is sufficient to accommodate the guideway and active transportation facilities on both sides of the road.

A number of new corridors are now identified for future rapid transit such as Scott Road, 152 Street, and 24 Avenue. These corridors were included in TransLink’s updated Regional Transportation Strategy, Transport 2050, under the Reliable and Fast Transit Network concept’s Major Transit Network (“MTN”). To maximize flexibility for future rapid transit these corridors are proposed to have a road allowance width of 34m to 37m depending on the context. The 34m cross section is also included in Appendix “IV”. The remaining MTN corridors will be evaluated by staff at a later date.

Legal Services Review

This report has been reviewed by Legal Services.

SUSTAINABILITY CONSIDERATIONS

The amendments to the Surrey Road Classification Map (R-91) and Surrey Major Road Allowance Map proposed in this report support the objectives of the City’s Sustainability Charter 2.0. In particular, the application of the information on the subject maps supports the Sustainability Charter 2.0 themes of Infrastructure, Built Environment and Neighbourhoods, and Economic Prosperity and Livelihoods . Specifically, this report supports the following Desired Outcomes (“DO”) and Strategic Direction (“SD”):

- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations;
- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy;
- Neighbourhoods and Urban Design SD4: Continue to plan and develop a transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods; and
- Transportation SD11: Ensure the delivery of safe and accessible infrastructure, programs and education to support walking, cycling and transit for all residents.

CONCLUSION

The R-91 Map and Surrey Road Allowance Maps are key documents for planning, operation, and management of the City's Road network. The proposed updates in this report will ensure that the *Surrey Subdivision and Development By-law, 1986, No. 8830*, reflects the most current transportation infrastructure that is necessary to support the City's growth.

Scott Neuman, P.Eng.
General Manager, Engineering

Appendix "I": Proposed Amendments to *Surrey Subdivision and Development By-law, 1986, No. 8830*

Appendix "II": Proposed Surrey Road Classification Map (R-91)

Appendix "III": Proposed Surrey Major Road Allowance Map

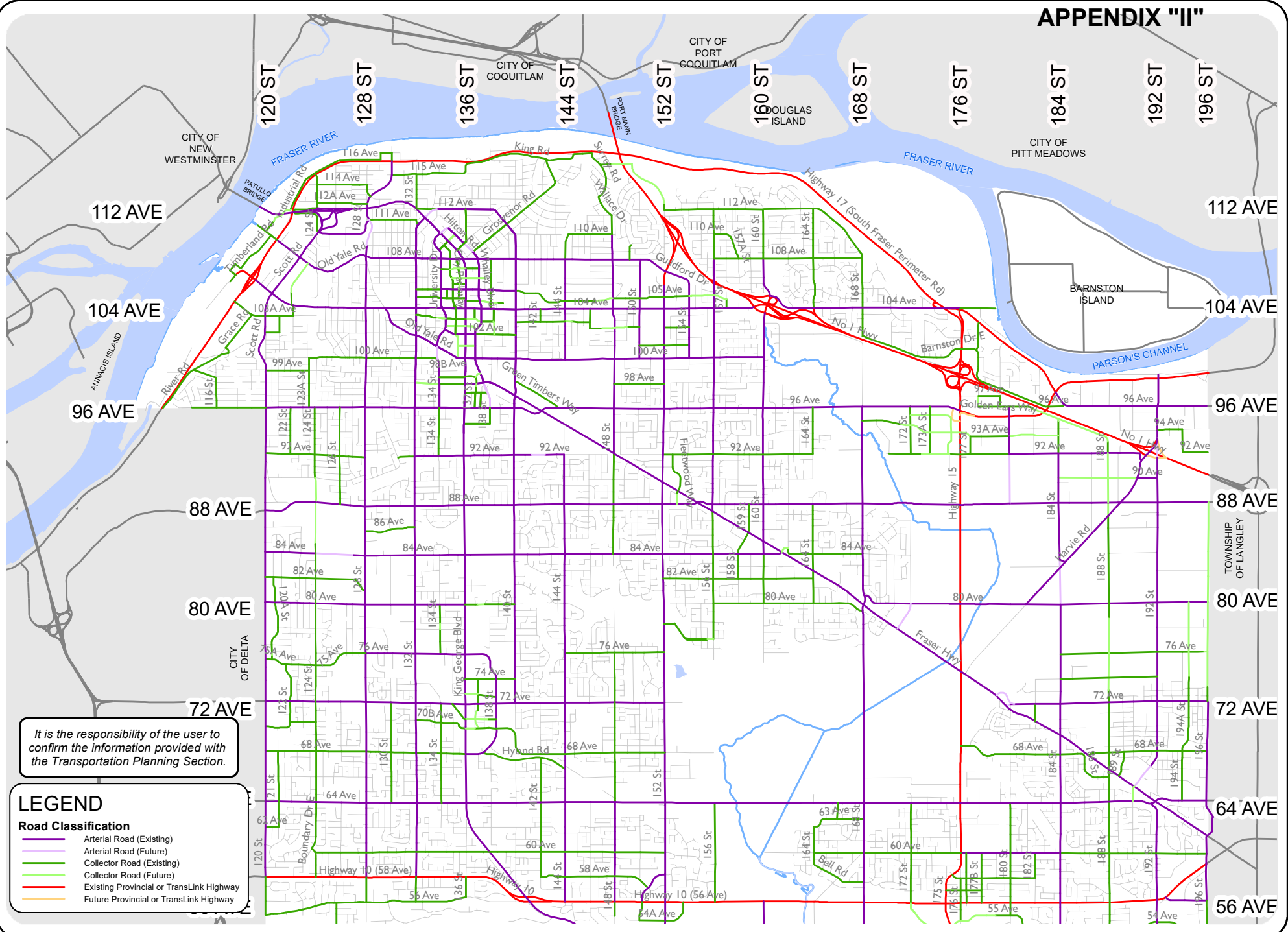
Appendix "IV": Rapid Transit Cross Sections

APPENDIX “I”

Proposed Amendments to the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended (the “Bylaw”)

The Bylaw be further amended as follows:

1. Replace Schedule ‘D’ in its entirety with a new Schedule ‘D’, the Surrey Road Classification Map (R-91), which is attached as Appendix “II”; and
2. Replace Schedule ‘K’ in its entirety with a new Schedule ‘K’, the Surrey Major Road Allowance Map, which is attached as Appendix “III”.

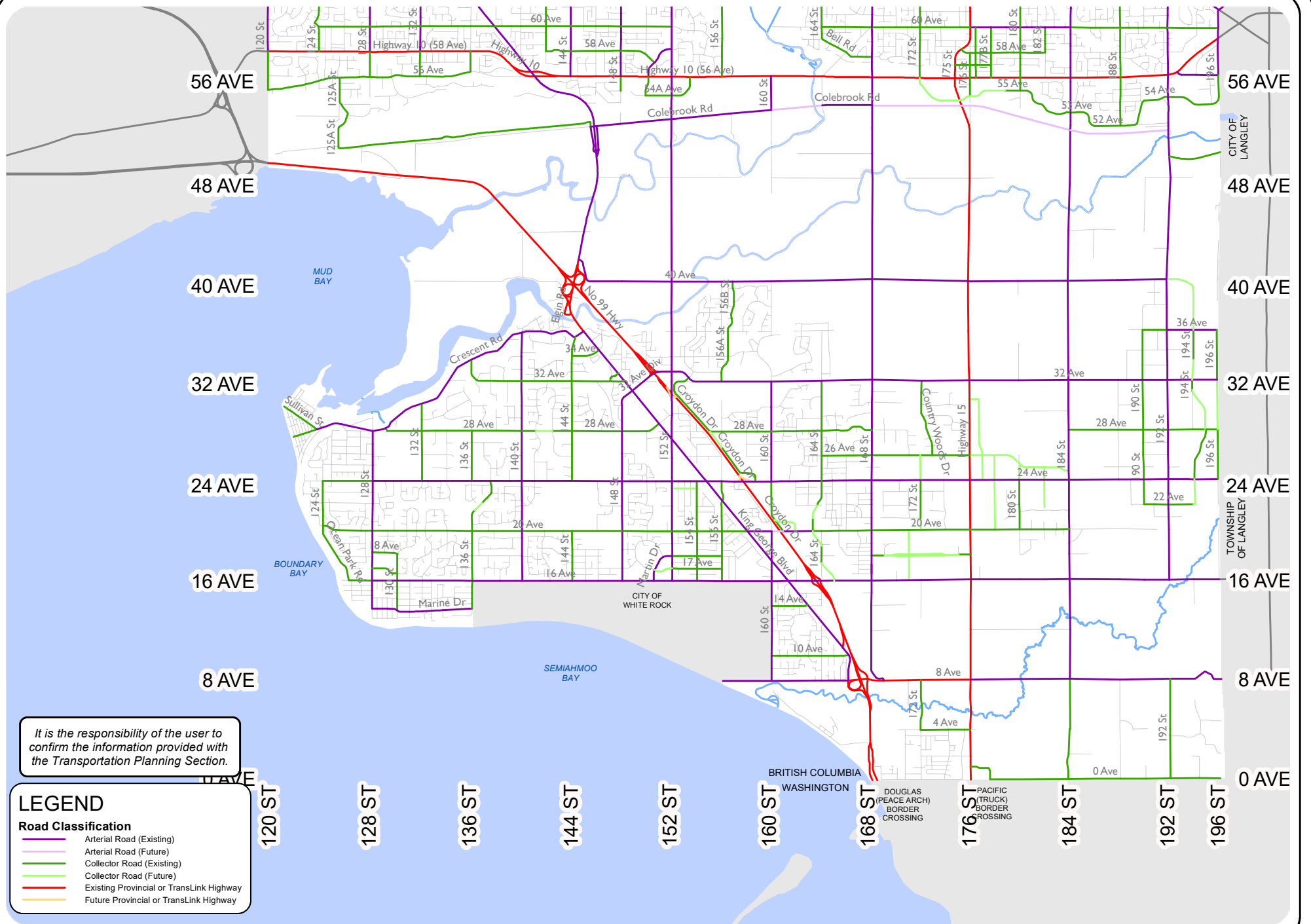


SCHEDULE "D" - SURREY ROAD CLASSIFICATION MAP (R-91)

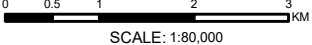
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ENGINEERING

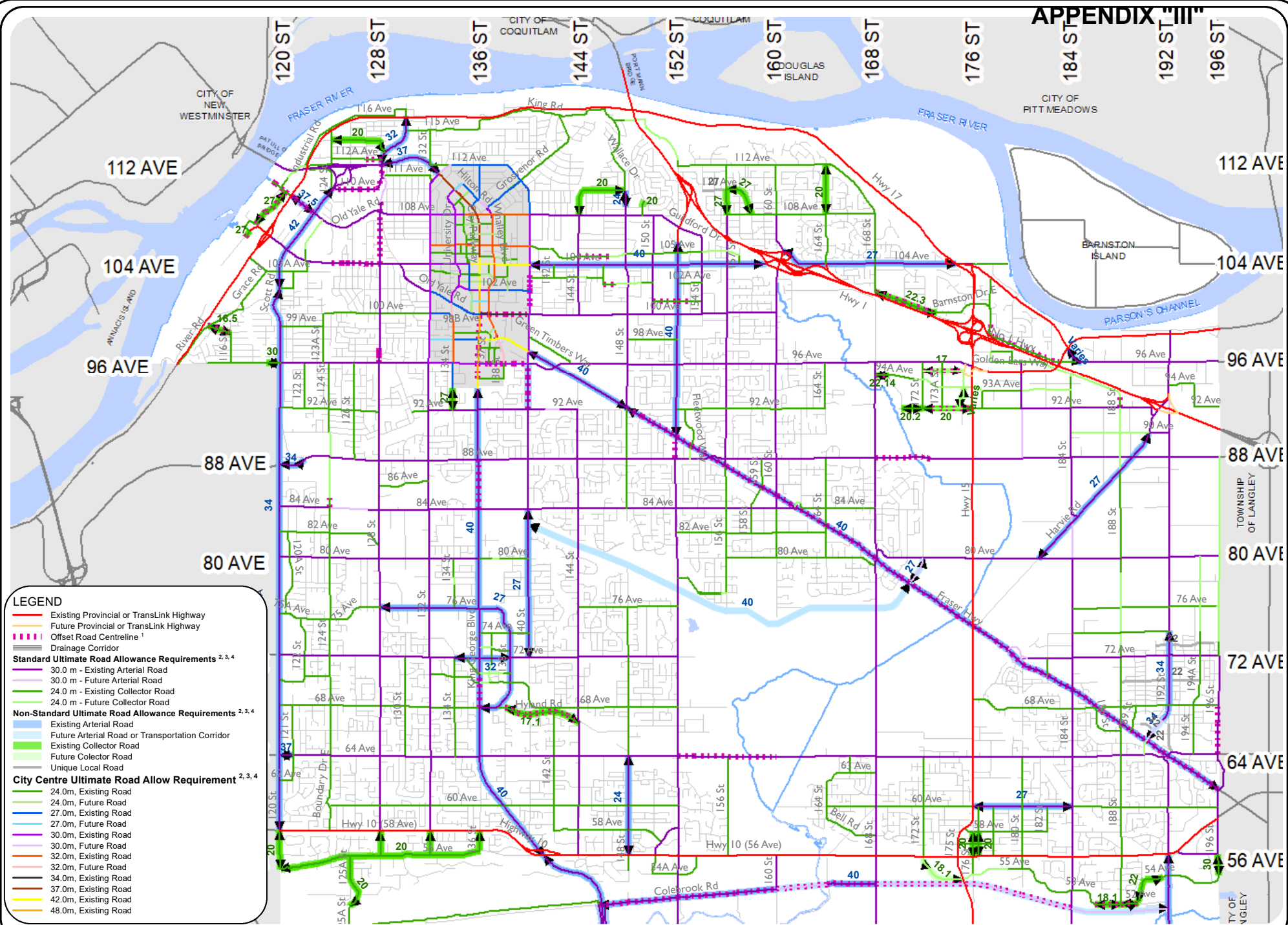




SCHEDULE "D" - SURREY ROAD CLASSIFICATION MAP (R-91)



Source: G:\MAPPING\GIS\Maps\Recurring\Transportation\trnSchedules\trnMajorRoadAllowance_ScheduleDnK\2022\Schedule_D_2022_AL-South.mxd
Cartographer: JJR Date: 22-Jun-2022 © City of Surrey

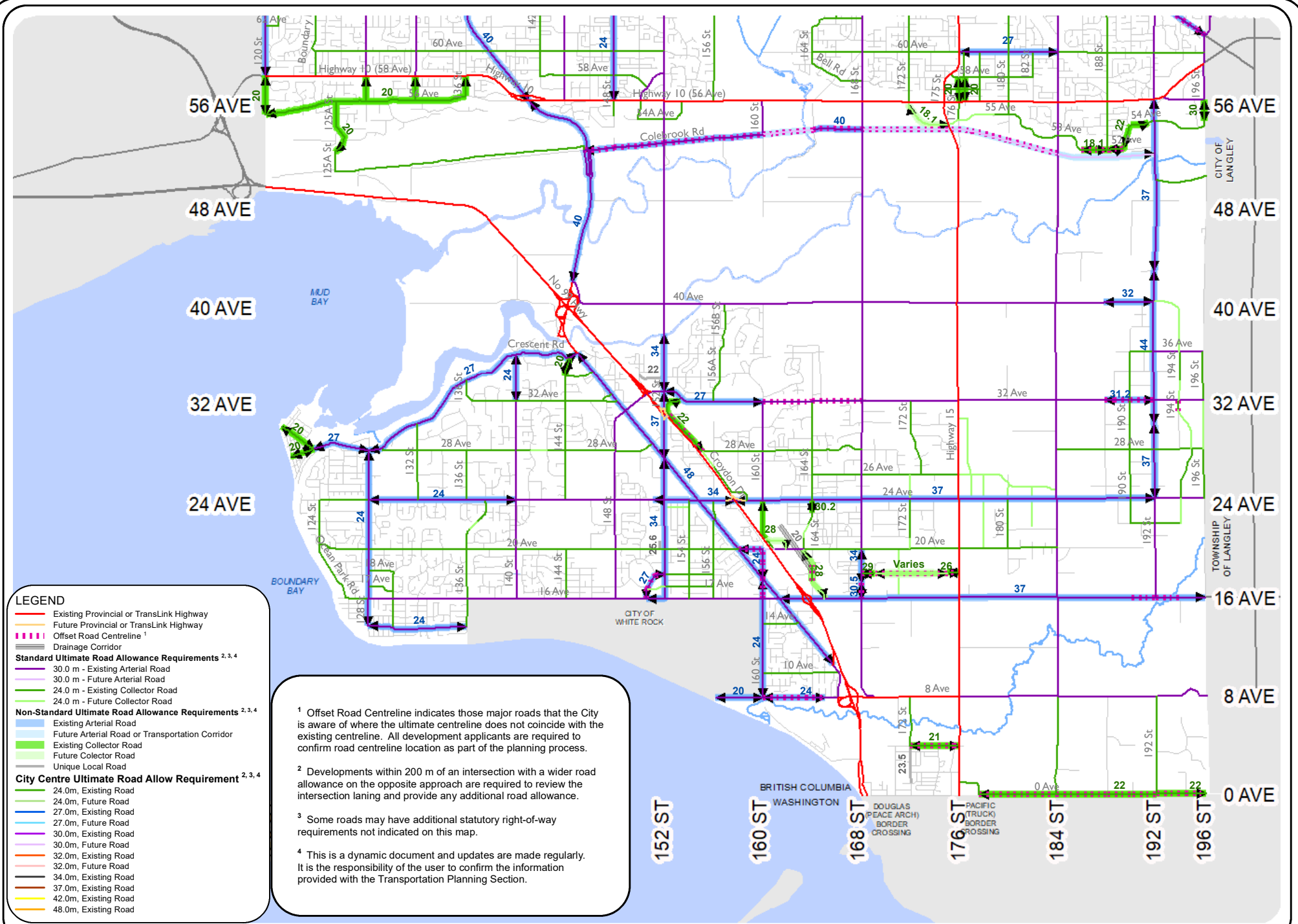


SCHEDULE "K" - SURREY MAJOR ROAD ALLOWANCE MAP

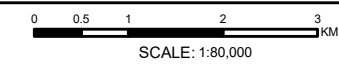
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ENGINEERING

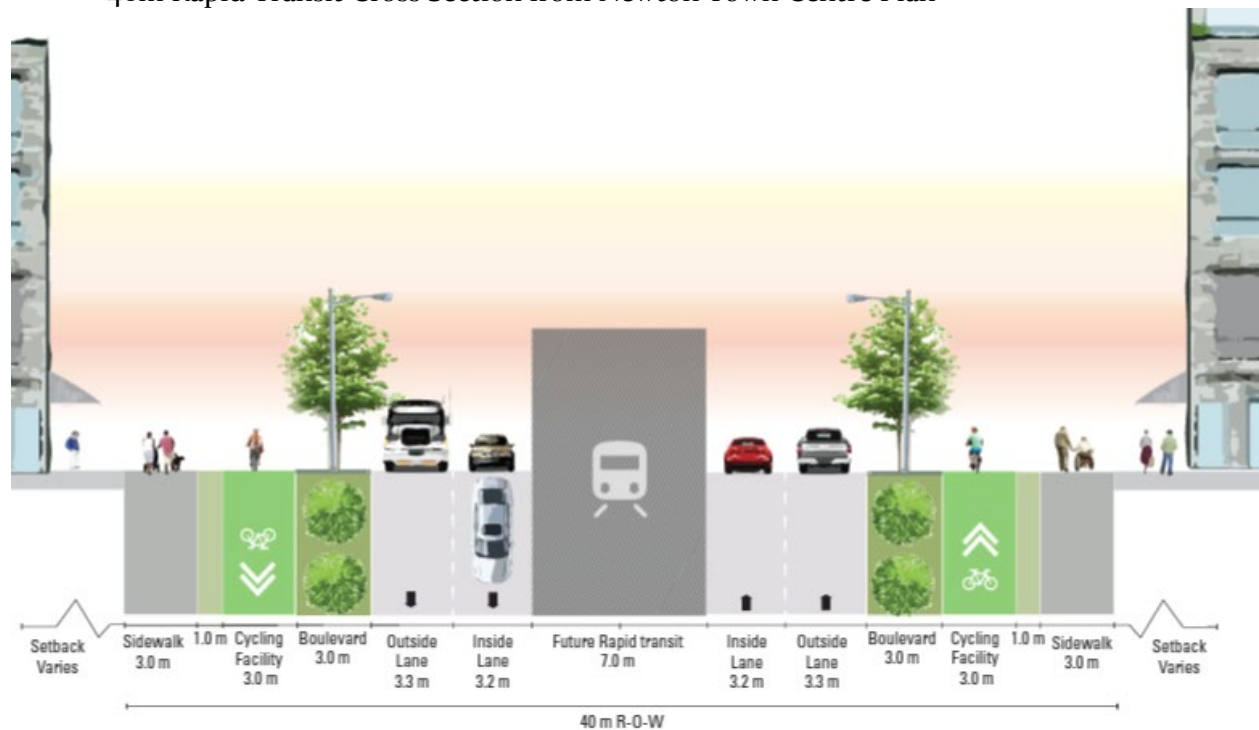




SCHEDULE "K" - SURREY MAJOR ROAD ALLOWANCE MAP



40m Rapid Transit Cross Section from Newton Town Centre Plan



34m Rapid Transit Cross Section - from Semiahmoo Town Centre Plan

