

Welcome to

# Crescent Beach Parking & Walking Enhancements Open House

March 13, 2024, 7:30 - 8:30 pm  
Alex House, 2916 McBride Avenue





# Overview

- Background – how we got here
- Parking Studies & Key Findings
- Council Direction (Dec 2023)
- Parking & Walking Enhancements Options
- Next Steps
- Community Feedback & Questions?



# Background

- In 2020, following the onset of the COVID-19 pandemic, there had been a significant increase in Surrey residents visiting Crescent Beach for recreational use.
- This resulted in an increase in traffic volumes, and a need to look at parking management options in Crescent Beach.

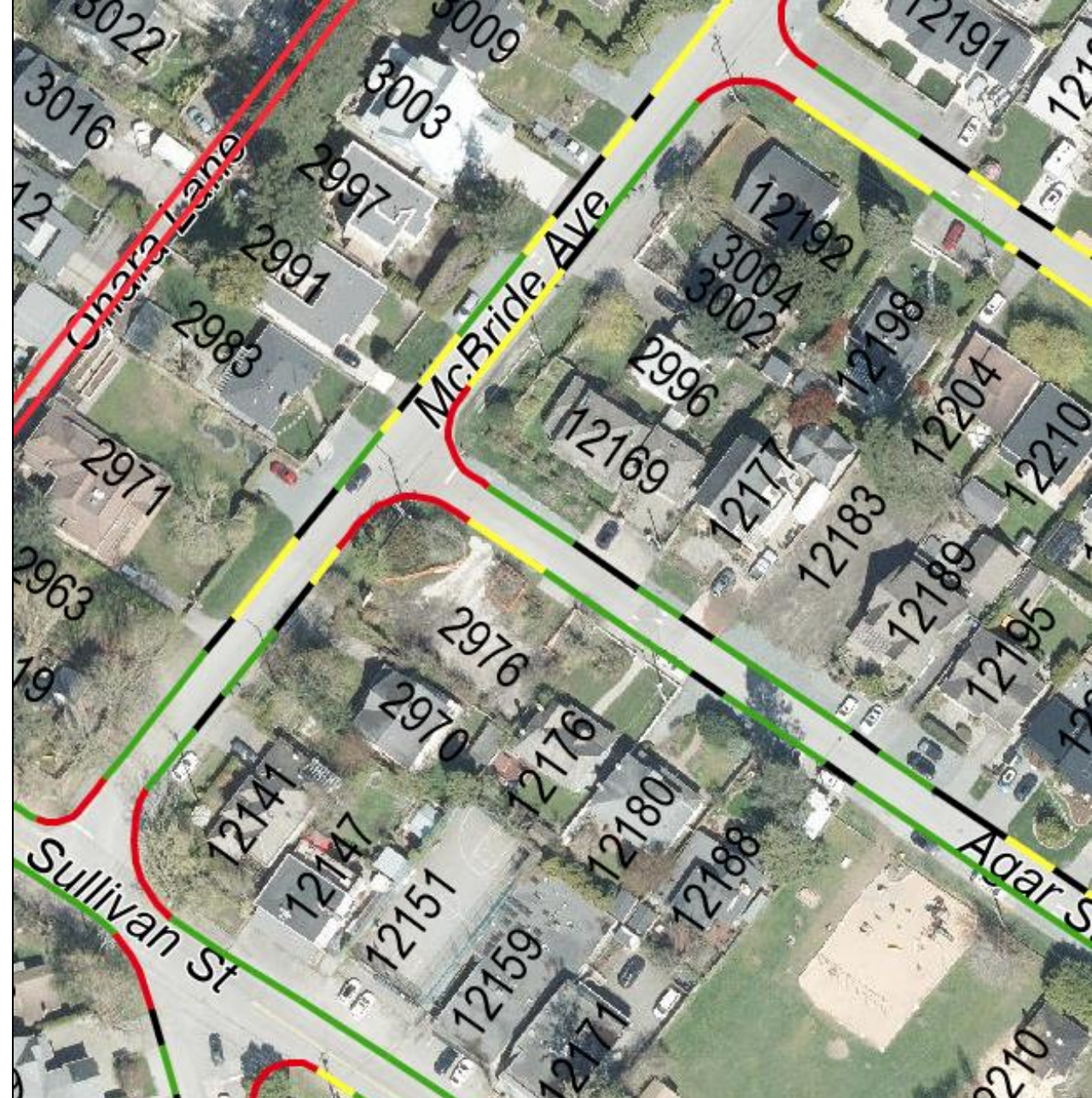


# Parking Study Objectives

- How many parking spaces exist?
- How often are they occupied?
- What is the parking demand from seasonal visitation?
- Are there elements that diminish supply?

# Data Analysis Methodology

- Developed parking inventory map with City of Surrey Mapping Online System (COSMOS) Geographic Information Services (GIS)
- Conducted property by property assessment of current curb condition
- Inventoried parking space if the shoulder was paved or gravel



# Data Analysis Methodology

- Conducted mobile License Plate Recognition (LPR) scans on weekends/days
  - May & August 2022
  - May, July & August 2023
  - 10 am, 2 pm, 7 pm



# Parking Inventory

On-Street Parking Stalls	1200
Obstructions to On-street Parking Stalls	300-400
Blackie Spit Parking Stalls	304



*Photos illustrating signage obstructing on-street parking stalls for public.*



# Summer 2022 Parking Survey Results

## Parking Occupancy Report: May 2022, Parking Parallel Standard without Obstructed Stalls in Supply

Month of Stall Count		May 2022											
Weekday/Weekend	Total # of Stalls	Weekday		Weekday		Weekday		Weekend		Weekend		Weekend	
		Morning		Afternoon		Evening		Morning		Afternoon		Evening	
Time of Stall Count [Approx.]		#	%	#	%	#	%	#	%	#	%	#	%
Blackie Spit Parking Lot	304	85	28%	56	18%	116	38%	92	30%	167	55%	153	50%
McBride Avenue South	129	42	33%	34	26%	35	27%	35	27%	53	41%	52	40%
Sullivan Street	145	37	26%	36	25%	48	33%	19	13%	31	21%	32	22%
Bayview Street	111	21	19%	30	27%	18	16%	14	12%	25	23%	19	17%
Gordon Ave	45	12	27%	14	31%	18	40%	13	28%	15	32%	32	70%
McKenzie Ave	54	26	48%	21	39%	27	50%	28	52%	29	53%	31	56%
Agar Street	70	18	26%	23	33%	24	34%	19	27%	24	34%	21	29%
Beecher Street	46	31	67%	26	57%	32	70%	26	55%	30	64%	31	67%
Gardiner St	30	5	17%	8	27%	9	30%	8	27%	10	32%	13	42%
Maple Street	36	9	25%	7	19%	6	17%	6	17%	10	28%	7	18%
McBride Avenue North	42	12	29%	15	36%	26	62%	16	37%	27	64%	27	64%
Gilley St	36	10	28%	4	11%	9	25%	11	29%	13	35%	9	25%
Target St	27	10	37%	3	11%	11	41%	10	35%	17	63%	12	44%
Alexandra Street	15	7	47%	7	47%	11	73%	3	20%	9	60%	6	37%
Kidd Rd	6	2	33%	3	50%	3	50%	3	42%	4	67%	4	58%
Dunsmuir Rd	4	1	17%	0		0		1	25%	1	25%	1	25%
<b>TOTALS:</b>	<b>1100</b>	<b>328</b>	<b>30%</b>	<b>287</b>	<b>26%</b>	<b>393</b>	<b>36%</b>	<b>300</b>	<b>27%</b>	<b>462</b>	<b>42%</b>	<b>446</b>	<b>41%</b>



## Parking Occupancy Report: August 2022, Parking Parallel Standard without Obstructed Stalls in Supply

Month of Stall Count	Total # of Stalls	August 2022											
		Weekday		Weekday		Weekday		Weekend		Weekend		Weekend	
Time of Stall Count [Approx.]		Morning		Afternoon		Evening		Morning		Afternoon		Evening	
		#	%	#	%	#	%	#	%	#	%	#	%
Blackie Spit Parking Lot	304	120	39%	147	48%	200	66%	163	54%	250	82%	230	75%
McBride Avenue South	129	37	29%	45	35%	65	50%	52	40%	57	44%	88	68%
Sullivan Street	145	0		0		45	31%	15	10%	38	26%	50	34%
Bayview Street	111	13	12%	18	16%	25	23%	20	18%	26	23%	30	27%
Gordon Ave	45	20	44%	17	38%	24	53%	19	42%	19	41%	30	66%
McKenzie Ave	54	34	63%	23	43%	41	76%	46	84%	47	87%	51	94%
Agar Street	70	24	34%	26	37%	43	61%	34	49%	35	49%	29	41%
Beecher Street	46	34	74%	41	89%	41	89%	31	67%	39	84%	46	99%
Gardiner St	30	14	47%	11	37%	17	57%	12	40%	18	58%	19	63%
Maple Street	36	5	14%	6	17%	14	39%	4	11%	19	51%	15	42%
McBride Avenue North	42	22	52%	22	52%	71	169%	23	55%	53	125%	52	123%
Gilley St	36	11	31%	7	19%	18	50%	7	18%	15	40%	9	25%
Target St	27	10	37%	16	59%	19	70%	23	83%	22	81%	26	94%
Alexandra Street	15	8	53%	12	80%	13	87%	6	40%	11	70%	16	103%
Kidd Rd	6	1	17%	2	33%	14	233%	10	167%	5	79%	5	75%
Dunsmuir Rd	4	1	17%	0		1	25%	1	13%	4	88%	6	150%
<b>TOTALS:</b>	<b>1100</b>	<b>354</b>	<b>32%</b>	<b>393</b>	<b>36%</b>	<b>651</b>	<b>59%</b>	<b>463</b>	<b>42%</b>	<b>653</b>	<b>59%</b>	<b>698</b>	<b>63%</b>

# Summer 2023 Parking Survey Results

## Parking Occupancy Report: July 2023, Parking Parallel Standard without Obstructed Stalls in Supply

Month of Stall Count		July 2023											
Weekday/Weekend	Total # of Stalls	Weekday		Weekday		Weekday		Weekend		Weekend		Weekend	
		Morning		Afternoon		Evening		Morning		Afternoon		Evening	
Time of Stall Count [Approx.]		#	%	#	%	#	%	#	%	#	%	#	%
Blackie Spit Parking Lot	304	117	38%	197	65%	210	69%	97	32%	114	38%	251	83%
McBride Avenue South	129	47	36%	57	44%	69	53%	32	25%	46	36%	80	62%
Sullivan Street	145	31	21%	43	30%	45	31%	22	15%	33	23%	71	49%
Bayview Street	111	14	13%	16	14%	17	15%	12	11%	17	15%	25	23%
Gordon Ave	45	23	51%	19	42%	26	58%	12	27%	13	29%	25	56%
McKenzie Ave	54	35	65%	34	63%	31	57%	22	41%	24	44%	39	72%
Agar Street	70	21	30%	14	20%	17	24%	12	17%	15	21%	29	41%
Beecher Street	46	36	78%	37	80%	37	80%	18	39%	18	39%	43	93%
Gardiner St	30	17	57%	14	47%	15	50%	9	30%	11	37%	22	73%
Maple Street	36	5	14%	11	31%	9	25%	6	17%	9	25%	9	25%
McBride Avenue North	42	33	79%	37	88%	32	76%	18	43%	28	67%	53	126%
Gilley St	36	11	31%	14	39%	15	42%	6	17%	12	33%	20	56%
Target St	27	12	44%	20	74%	18	67%	12	44%	12	44%	27	100%
Alexandra Street	15	8	53%	8	53%	7	47%	4	27%	4	27%	10	67%
Kidd Rd	6	1	17%	1	17%	2	33%	3	50%	3	50%	3	50%
Dunsmuir Rd	4	1	25%	1	25%	0		0		4	100%	3	75%
<b>TOTALS:</b>	<b>1100</b>	<b>412</b>	<b>37%</b>	<b>523</b>	<b>48%</b>	<b>550</b>	<b>50%</b>	<b>285</b>	<b>26%</b>	<b>363</b>	<b>33%</b>	<b>710</b>	<b>65%</b>

# Parking Occupancy Report: August 2023, Parking Parallel Standard without Obstructed Stalls in Supply

Month of Stall Count		August 2023											
Name of Stall Count [Approx.]	Total # of Stalls	Weekday Morning		Weekday Afternoon		Weekday Evening		Weekend Morning		Weekend Afternoon		Weekend Evening	
		#	%	#	%	#	%	#	%	#	%	#	%
Blackie Spit Parking Lot	304	124	41%	155	51%	177	58%	93	31%	128	42%	194	64%
McBride Avenue South	129	49	38%	59	46%	59	46%	29	22%	50	39%	64	49%
Sullivan Street	145	30	20%	38	26%	52	36%	16	11%	32	22%	56	39%
Bayview Street	111	16	14%	19	17%	19	17%	10	9%	14	13%	18	16%
Gordon Ave	45	16	36%	17	38%	18	40%	10	23%	12	27%	18	41%
McKenzie Ave	54	22	41%	28	51%	28	51%	24	44%	26	47%	28	53%
Agar Street	70	18	26%	17	24%	20	29%	11	16%	20	28%	22	31%
Beecher Street	46	33	72%	38	82%	36	78%	19	41%	19	42%	30	66%
Gardiner St	30	16	53%	13	43%	14	46%	11	35%	15	51%	20	65%
Maple Street	36	6	18%	8	21%	8	22%	3	8%	9	24%	18	49%
McBride Avenue North	42	25	60%	34	80%	32	76%	22	51%	30	70%	52	124%
Gilley St	36	12	34%	13	35%	16	44%	6	15%	10	26%	21	57%
Target St	27	17	63%	23	85%	21	77%	11	39%	14	53%	22	81%
Alexandra Street	15	6	40%	8	53%	6	40%	6	37%	2	15%	9	63%
Kidd Rd	6	1	17%	1	11%	1	17%	3	42%	5	79%	3	50%
Dunsmuir Rd	4	1	17%	0		0	8%	0		3	69%	2	55%
<b>TOTALS:</b>	<b>1100</b>	<b>392</b>	<b>36%</b>	<b>468</b>	<b>43%</b>	<b>507</b>	<b>46%</b>	<b>270</b>	<b>25%</b>	<b>387</b>	<b>35%</b>	<b>576</b>	<b>52%</b>



# Parking Study Findings:

## Blackie Spit Parking Lot

- Peak occupancy of 83% weekend evening, average occupancy of 48-54% during summer months.
- Pay parking at Blackie Spit not warranted at this time
- Wayfinding signage improvements may promote usage of parking lot



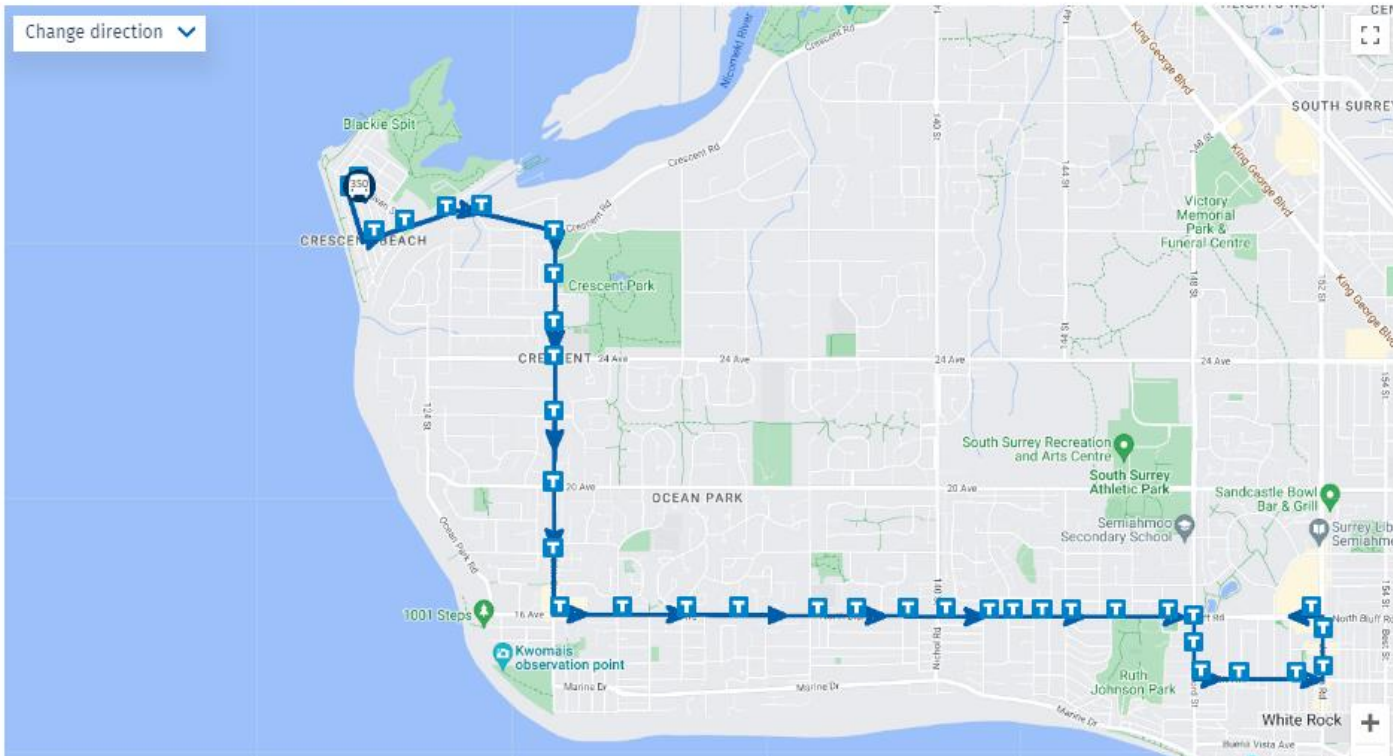
# Parking Study Findings:

## On-street Parking

- On-street **peak** occupancy on up to four streets reached 80% or less
- **Average** on-street occupancy was **32-44%**
- Lower occupancy rate would have been realized if unauthorized obstructions were rectified
- Resident-Only on-street parking not warranted, due to low use of spaces and number of spaces impacted by encroachments/obstructions

# Transit Options

## 350 White Rock Centre



- Crescent Beach is serviced by Transit, Bus #350 every 20-30 minutes from Semiahmoo and White Rock Centre.
- A 2022 shuttle service pilot in a similar area (Boundary Bay) highlighted the cost inefficiency of the route, suggesting that a park and ride service may not be a financially viable option for Crescent Beach.



# Council Direction

To make Crescent Beach more accessible to all Surrey residents and make it safer to walk to the beach, Council provided the following direction at the December 18, 2023, Council Meeting:

- ...increase on-street parking spaces by educating Crescent Beach residents on applicable City Bylaws and to subsequently remove unauthorized obstructions and signs in public road allowance..
- ...develop a concept plan for parking and walking enhancements in Crescent Beach ...

# Property Boundaries



- Sufficient on-street parking available
- 27% of potential parking spaces are not available due to encroachments (300-400 stalls)
- Any obstruction or resident installed signage in the public road allowance (i.e. 'Boulevard') is considered an encroachment.
- Increase parking supply through education of property boundaries



# Encroachment Examples



- Encroachments throughout the community
- Encroachments interfere with utilities, traffic, and may cause safety issues
- Encroachments typically removed during City project or building permit
- Some 'encroachments' are permitted



# Encroachment Examples



# Encroachment Examples



- Obstructs parking, sightlines and road safety
- Obstructs water/sewer utilities if repair required

# Signs and Obstructions



# Check your Property Line



If you are unsure where your property line boundary is, you can get a general idea by looking it up on [COSMOS](#) or hire a land surveyor

# Parking and Walking Enhancements



- Formalized parking and walking improvements are warranted on streets close to the beach, such as Sullivan, McBride, Target Street
- Currently no clear delineation for walking, parking along these streets causes conflicts and safety issues
- Development of conceptual plans for parking and walking enhancement with community input.

# Design Considerations

## City Standards

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# Design Considerations

## Neighbourhood Character





# Design Considerations

## Archaeological Sites

McBride Avenue is a recorded archaeological site. Limited ground disturbance is necessary to avoid archaeological impacts



# Design Considerations

## Other Cities

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Centennial Beach



Deep Cove



Centennial Beach



West Dyke Trail

# McBride Avenue

## OPTION 1

### West Side of Road

- Asphalt Pathway
- Gravel Surface road shoulder for parallel parking

### East Side of Road

- Gravel surface for angled parking

EXISTING CONDITION



OPTION 1



# McBride Avenue

## OPTION 2

### West Side of Road

- Asphalt Pathway & planted boulevard
- Gravel Surface road shoulder for parallel parking

### East Side of Road

- Gravel surface for angled parking



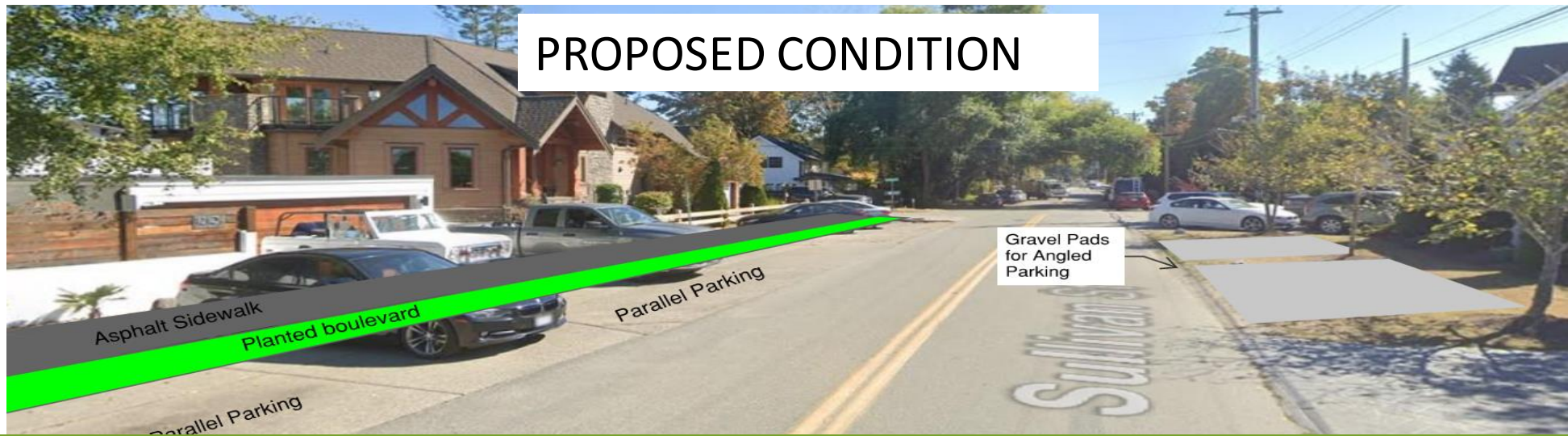
# Sullivan Street

## North Side of Road

- Asphalt Pathway
- Gravel Surface road shoulder for parallel parking
- Boulevard

## South Side of Road

- Gravel surface pads for angled parking



# Target Street & Alexandra Street

- Mix of parallel and angled parking exists today

## PROPOSED:

- Additional signage
- Adding gravel and grading existing gravel shoulders

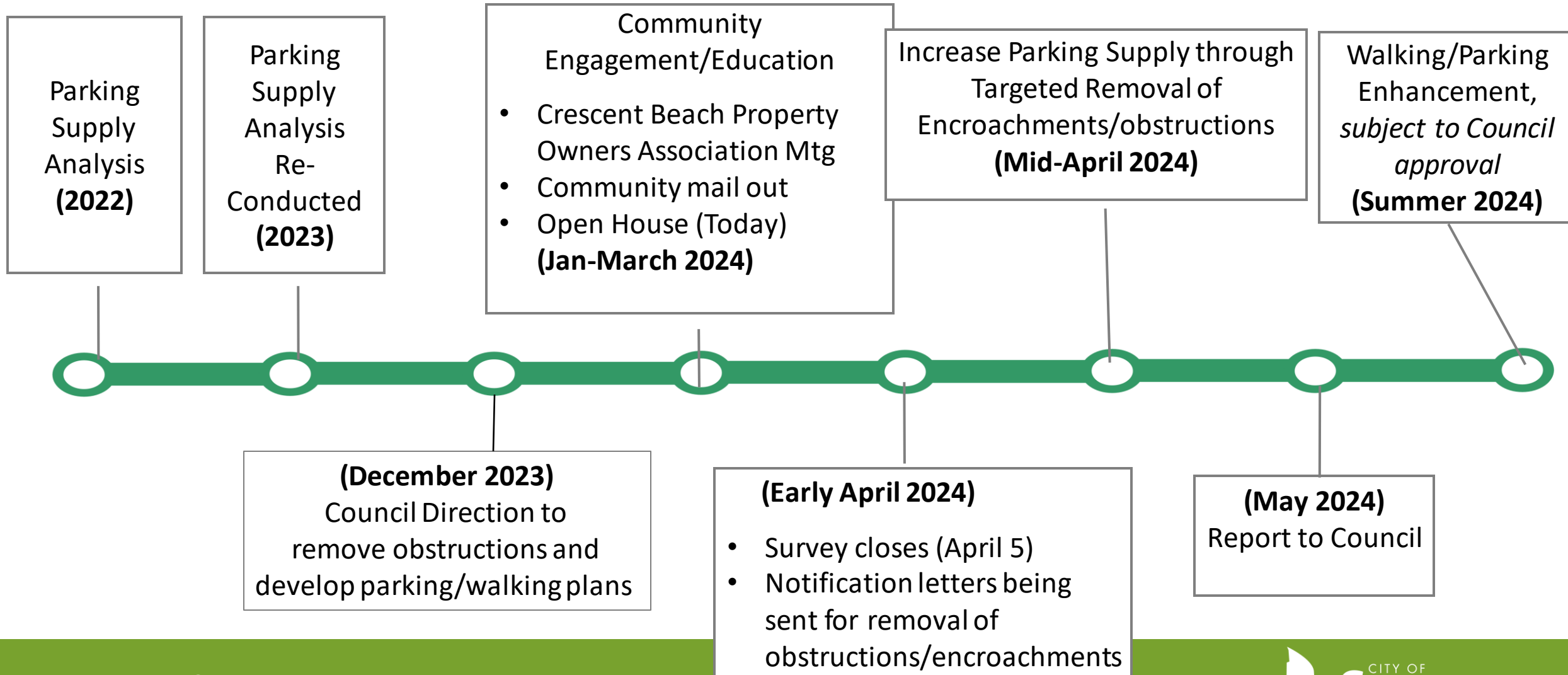




# Community Feedback

- We want to hear from you! Share your input on the proposed plans for Crescent Beach Parking and Walking Enhancements
- Take the [survey](https://surrey.ca/CBparking) at [surrey.ca/CBparking](https://surrey.ca/CBparking) Survey results will be reported to Council.
- Survey closes April 5, 2024.

# Next Steps & Schedule





An aerial photograph of a coastal town. In the foreground, a long wooden pier extends into the blue water. To the right, a residential area with several houses is visible, along with a parking lot filled with cars. The background shows a large body of water and distant mountains under a clear sky. The word "Questions?" is overlaid in white text in the center of the image.

Questions?