
Present:

Chair - Councillor Gill
Councillor Rasode
Seniors Liaison: Councillor Steele

Absent:

Councillor Hunt

Staff Present:

J. Boan, Transportation Manager
V. Lalonde, General Manager, Engineering
P. Bellefontaine, Transportation Planning Mgr.
P. Lee, Rapid Transit & Strategic Projects Mgr.
L. Luaifoa, Legislative Services

Guests:

Michel Touzard
David Walters
Elizabeth Model

At the beginning of the meeting, the agenda was varied.

A. ADOPTION OF MINUTES

1. The minutes of the November 28, 2012 Transportation and Infrastructure meeting to be adopted.

It was

Moved by Councillor Steele

Seconded by Councillor Gill

That the minutes of the Transportation

Committee meeting held on November 28, 2012 be received.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS**

The agenda was varied.

2. Pattullo Bridge Update

The Manager of Rapid Transit and Strategic Projects provided an update on the Pattullo Bridge Project. Staff made the following comments:

- In the fall of 2012, TransLink re-initiated the Pattullo Bridge replacement project. Due to concerns raised by New Westminister, TransLink is going back to the high level review of all possible options (though they will make use of the extensive work already done to date). Surrey, New Westminister, MOTI and Metro Vancouver are members of the Steering Committee for this new process.
- TransLink is looking at taking a complete list of potential options for the Pattullo Bridge to public consultation in March. The short listing of

options is expected to be completed and presented to the public in November.

The agenda was varied.

D. NEW BUSINESS

1. Land Use Plan/Transit Opportunities – 104 Avenue and 156 Street Area

The Transportation Planning Manager provided an update on Land Use Plan/Transit Opportunities at 104 Avenue/156 Street Area

- A new application has been received by the City. There were two previous applications in 2006 and 2009 for the site at 104 Avenue and 156 Street.

Transit Considerations include:

- The site is expected to be well serviced by transit.
 - Staff is currently working with the Ministry of Transportation and Infrastructure (MoTI) and TransLink on new 156 Street/Highway 1 Bus Stops for the Langley to Coquitlam/Burnaby Rapid Bus (approximately 350 m from the site).
 - Planned King George/104 Ave B-Line will potentially terminate at this site
 - Future Langley to City Centre Rapid Bus
 - Surrey planning for Future Light Rail Transit (LRT) at this site
- As this the site will benefit significantly from transit, it is reasonable to expect provision of the necessary transit facilities through the development application
- Potential for "Transit Supportive Development" through this site and the surrounding lands.

The Committee made the following comments:

- Reasonable that some transit facilities are accommodated on this site through the development application, but that the site should not be unduly burdened. It was suggested that the transit requirements of 2009 were too significant for the site to accommodate.
- The site itself could have a mix of uses (residential and commercial) which would be more transit supportive.

2. Banquet Hall Parking

The Transportation Manager provided an update on the Banquet Hall Parking.

A Development Permit application for Lot 5 was submitted to the City. Adequate parking is not available to accommodate the uses at the site. The application proposal is to provide 55 spaces off-site.

The benefits and challenges of the proposal to provide 55 spaces off-site are as follows:

Benefits:

- 23% deficiency in By-law requirement is satisfied
- Restrictive covenants registered on titles to help limit conflicting peak period parking demands
- Efficient use of land and parking

Some challenges identified were:

- Restrictive covenant is not the strongest tool to prevent conflicting uses/times
- Rezoning to remove conflicting land uses is best instrument to ensure that adequate parking is provided for onsite

Staff has been working with the applicant to resolve this issue. Two potential options have been identified which include rezoning Lots 4 and 7 to remove specific conflicting issues and/or shared parking with restrictive covenants on multiple lots (Lots 4, 5 and 7) to meet parking needs for all uses currently permitted for these sites.

The Committee noted that staff need to look at increasing requirements for parking as it relates to banquet hall facilities. Fairness to applications in stream should be considered though. The capacity of banquet halls should also be reviewed and consideration be given to removing common areas such as washrooms and kitchen, etc. that contribute to the square footage but not the number of guests.

Staff supports shared parking spaces off site as it is an efficient use of land. The key issue is to ensure that the uses on the lots do not conflict and result in parking spilling over into residential areas.

Staff made the following additional comments:

- On Lot 7, the intent was to use the lot for industrial uses only; however the zoning allows for other uses, which could result in parking issues.
- There is a risk that parking will spill over to the other side of 152 Street, which is residential. This would upset local residents and could create a safety issue from people jaywalking across 152 Street to get to the hall.
- The parking by-law, and particularly banquet hall uses, needs to be reviewed. Based on our review of existing halls operating in Surrey, there is a significant shortfall in parking at these sites.
- There are currently three banquet hall applications.

RECOMMENDATION

It was Moved by Councillor Gill
Seconded by Councillor Steele
That the Transportation and Infrastructure
Committee recommends that Council request staff to review the parking
by-law, in particular, parking requirements as it relates to banquet hall
parking.

Carried

The agenda was varied.

1. 32 Avenue Update
File No. 5400-80-03200

The Manager of Transportation provided an update on 32 Avenue.

The 32 Avenue truck issue went to Council and was referred to the Transportation and Infrastructure Committee.

Consultation with community residents and key stakeholders took place with the following key issues being considered:

- Public Health and Air Quality
- Noise and Vibration
- Traffic Safety
- Truck Route connectivity
- Land Use
- Truck and Traffic Volumes
- Road Engineering

Staff wrote TransLink and requested that the merits of 32 Avenue be assessed. TransLink issued a draft report that fully assessed the issue and concluded that 32 Avenue should be kept a truck route. TransLink provided the opportunity for Surrey and all other stakeholders to provide comments on the report before it was finalized. Some of the report conclusions include:

- 32 Avenue is an arterial road with increasing traffic volumes and significant truck volumes
- Important connection between Highway 99 and Highway 15
- Maintaining 32 Avenue as a truck route is consistent with TransLink's regional goals to reduce overall GHG's, support efficient goods movement and overall transportation network management.

The agenda was varied.

3. PCI Proposal

The Manager of Transportation Planning provided an update on the PCI Proposal on the lands south of the King George SkyTrain station.

Staff made the following comments:

- Staff has been working with applicant and the fundamental issues have been around transportation. Both staff and the applicants have made concerted efforts to find solutions and options to satisfy the City’s needs while keeping the site viable for the developer.
- There was early agreement that providing space for Light Rail Transit (LRT) through the site was critical for the City and an asset for the development. In order to adequately protect for future rapid transit on this corridor staff have determined that it must be taken as dedication rather than a SRW. However, the extra dedication for LRT has made it more challenging to achieve the other transportation needs within the site.
- Staff noted that the traffic infrastructure has been minimized, but that pedestrian and cyclist infrastructure are equally important for the collector road identified on the City’s R-91 through this site. Staff believe that in order to accommodate all the needs the City must require the city standard of a 24 m road allowance for the road through the site. Staff are looking at options to allow the development to have continuous underground parking across the road allowance, which is critical for the developer.

It was Moved by Councillor Steele
Seconded by Councillor Rasode
That the Transportation and Infrastructure

Committee endorse staff’s recommendations to:

1. Support maintaining minimum City Centre standard requirements for internal roads through the site, and as dedicated road allowance; and
2. Endorse additional dedication requirements to support City’s vision for Light Rail Transit to accommodate high transit volumes.

Carried

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

G. INFORMATION ITEMS

H. OTHER BUSINESS

I. NEXT MEETING

The next Transportation and Infrastructure Committee meeting is scheduled for February 4, 2013.

J. ADJOURNMENT

The Transportation and Infrastructure Committee meeting adjourned at 1:35 p.m.

Jane Sullivan, City Clerk

Councillor Gill, Chair