

NO: R073

COUNCIL DATE: April 11, 2016

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 6, 2016**

FROM: **General Manager, Engineering
General Manager, Planning & Development**

FILE: **6520-20 (GH NCP #4)**

SUBJECT: **Redwood Heights Neighbourhood Concept Plan - Stage 2 Update**

RECOMMENDATIONS

The Engineering Department and the Planning & Development Department recommend that Council:

1. Receive this report as information; and
2. Direct staff to forward a copy of this report to the Redwood Heights Citizen Advisory Committee (CAC) as information.

INTENT

The purpose of this report is to provide an update on the development of the Stage 2 component of the Redwood Heights Neighbourhood Concept Plan (NCP), and to provide an overview of the engineering servicing strategy that staff are working toward.

BACKGROUND

On October 7, 2013, Council adopted the recommendations of Corporate Report No. R201; 2013, which included the following:

- Approval of the Stage 1 Land Use Concept for the Redwood Heights NCP; and
- Authorization for staff to proceed with all necessary actions associated with the preparation of the Stage 2 component of the NCP.

On March 23, 2015, Council adopted the recommendations of Corporate Report No. R045; 2015, which authorized staff to execute an agreement with the owner's group to amend the existing agreement for the preparation of the Stage 2 component of the Redwood Heights NCP, such that the City would front end the cost of the Stage 2 component, with the City recovering its costs through a future surcharge on development applications in the NCP area. This would be administered through the Surrey Land Use and Development Applications Fees Imposition By-law.

DISCUSSION

Staff awarded consulting services for the Stage 2 component of the Redwood Heights NCP in early 2015, and anticipated that the work would be completed by 2016. However, the consultant and staff have since highlighted potential impacts, specifically for transportation, which the Redwood Heights NCP may have on the City and Provincial transportation network that must be resolved prior to Stage 2 NCP completion.

Infrastructure Servicing

Development of the draft servicing strategies for sewer, water and stormwater infrastructure is continuing and is expected to be completed in the coming weeks. The sewer, water and stormwater infrastructure servicing strategy will be finalized in conjunction with the finalization of the transportation servicing component of the NCP.

Transportation Servicing

As part of the servicing strategy, the engineering consultant is responsible for traffic modeling of the fully developed Redwood Heights NCP according to the land uses approved in the Stage 1 concept plan. The intent of this work is to illustrate the future traffic patterns and demand the NCP will have on the road network within and surrounding the NCP area, allowing staff to determine the appropriate transportation infrastructure required to service the population growth anticipated.

Initial Results/Findings

Based on the Stage 1 population projections that staff provided to the consultant, a preliminary report of the transportation model was submitted for staff's review. The report highlighted the traffic demand that the fully developed NCP would generate, and identified the potential need for significant infrastructure improvements, including:

- Widening of Highway 15;
- Multiple left-turn lanes at the intersection 24 Avenue and Highway 15; and
- Additional connections to Highway 15 from the NCP area.

Following review of the modelling work, it is necessary to undertake more comprehensive traffic modelling and analysis to confirm these results and explore options to avoid or minimize the improvements initially identified. As the Redwood Heights NCP area is located within 800 metres of Highway 15, future development applications within the NCP area will require Ministry of Transportation and Infrastructure's approval. Therefore, the Ministry's support is required for any potential infrastructure changes within their jurisdiction.

Additional Works

The Redwood Heights NCP is located within the Grandview Heights Land Use Plan, which has experienced a significant amount of growth in recent years. However, further development is expected, so any further transportation assessments must account for this growth.

As a result of the initial findings and the recent and expected future development in the Grandview Area, staff have initiated the process for additional consultant services that will extend beyond the Redwood Heights NCP area so as to comprehensively identify the transportation demands of the Grandview area, including Redwood Heights. The planned study area will be bounded by 40 Avenue to the north, 0 Avenue to the south, King George Boulevard to the west, and the Township of Langley border to the east (see Appendix "I"). It includes the current and existing Land Use Plan areas discussed above, including Grandview Heights Area 3 and 5B.

The traffic model will forecast the fully developed scenario of the expanded study area and identify traffic impacts the developed area will have on the City and Provincial road networks. This information will allow staff to determine the transportation infrastructure requirements to service the development in the study area and explore options to minimize these requirements.

NEXT STEPS

It is planned that the additional traffic modelling will be initiated by May 2016, and be completed by October 2016. The results of the additional work will delay the completion of the NCP, but will allow staff to complete the Stage 2 component of the Redwood Heights NCP. As noted, the Redwood Heights NCP is bounded by Provincial Highway 15 (176 Street) to the west, which is under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI). The transportation modeling results will be referred to MoTI for comments, as future individual development within 800 metres of Highway 15 will require the Ministry's approval.

Consultation with landowners, stakeholders, and the general public will continue as part of the Stage 2 NCP consultation, and will include:

- An update meeting with the Redwood Heights CAC and Landowners group to advise them on the additional transportation assessment, as outlined in this report;
- Two additional CAC meetings as the stage 2 servicing strategy is finalized;
- An Interagency and Stakeholder group meeting; and
- A Final Stage 2 Public Open House.

CONCLUSION

The Engineering Department and the Planning & Development Department recommend that Council:

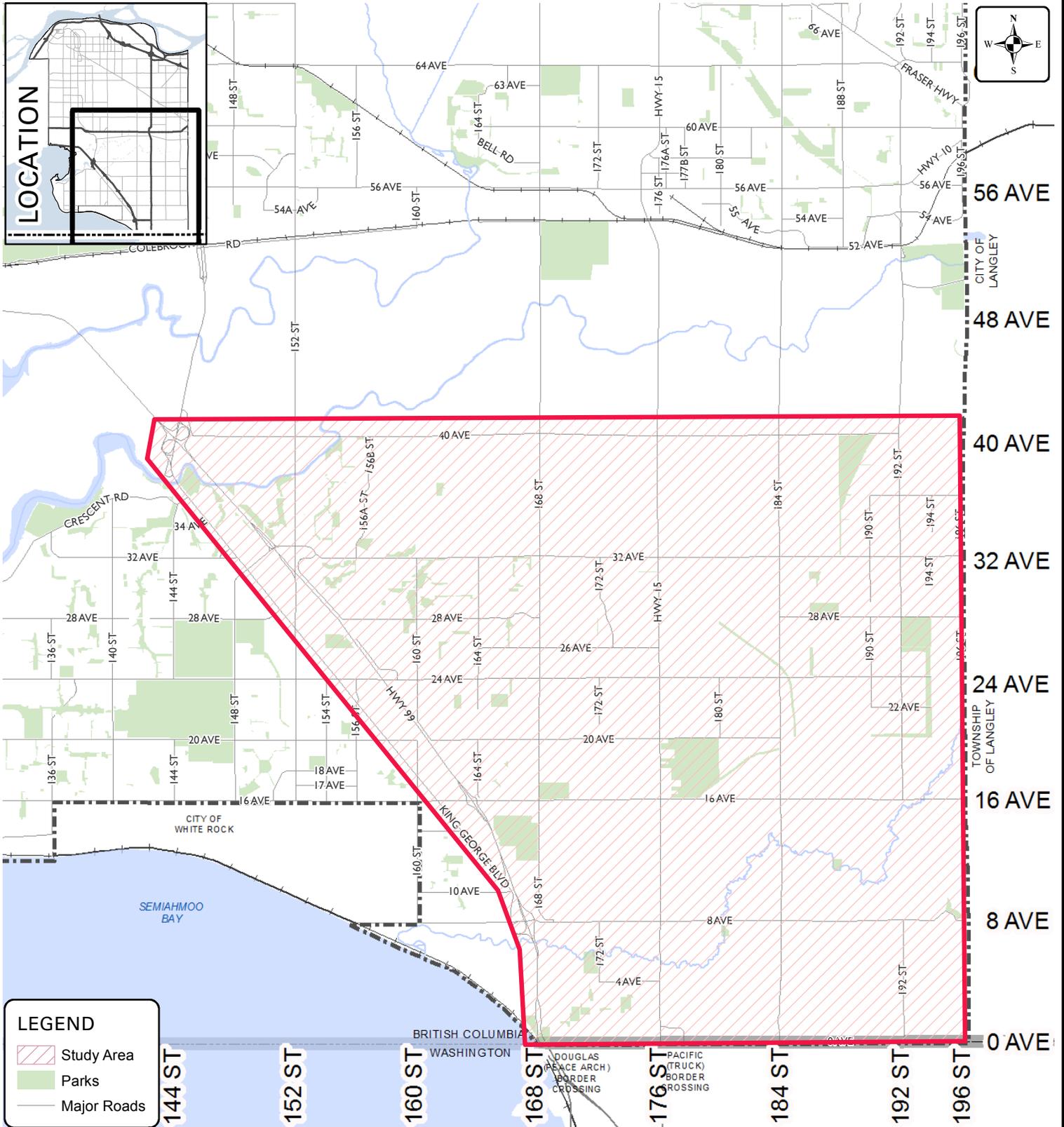
- Receive this report as information; and
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Engineering

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JB/PB/JP/MK/clr

Appendix "I" – Map of Study Area



Produced by GIS Section: 24-Mar-2016, JJR

Scale: 1:70,000

0 610 M



Map of Study Area

ENGINEERING
DEPARTMENT