



# Corporate Report

NO: R033

COUNCIL DATE: March 10, 2008

---

## REGULAR COUNCIL

TO: Mayor & Council DATE: February 29, 2008  
FROM: General Manager, Engineering FILE: 6520-20 (GH)  
General Manager, Planning & Development  
SUBJECT: Management of Ongoing Construction in Grandview Heights

---

## RECOMMENDATION

The Engineering Department and Planning & Development Department recommend that Council receive this report as information.

## INTENT

This report provides a summary of the concerns raised by area residents and motorists regarding the extensive development related construction activity underway in the Grandview Heights neighbourhood, and documents measures that are being taken by City staff to address the concerns and to manage the impacts the construction work has created on residents and motorists.

## BACKGROUND

Grandview Heights - located on the east side of Highway No. 99, between 20 Avenue and 32 Avenue – is in a very rapid transition from unserviced rural lands and related land uses to much higher density urban land uses. The Grandview Corners commercial development centered at the intersection of 24 Avenue and 160 Street was the first urban development to proceed in the area. Since that time, a significant amount of development activity has taken place and is taking place in the area, and at present, over half the total area (270 Acres out of 525 Acres)

As illustrated on the map attached as Appendix I, many of the development sites in the southerly portion of this area have been serviced and are at building construction stage, whereas many sites in the northwesterly sector of the area are still in the planning/design stage and anticipated to proceed to construction later this year. Construction work on these projects will continue through the next several years as this area builds out. Some rural/acreage residents remaining in the area and motorists that travel through the area on

a regular basis have raised concerns related to the disruption and significant inconvenience that the development activity is causing. The concerns include:

- the volume of construction activity occurring all at the same time across such a large area and involving several parallel arterial streets (i.e., 32 Avenue and 24 Avenue);
- illegally parked trucks on the area roads;
- flag persons giving too much time to construction traffic over road traffic;
- driveway and access disruptions which, in turn, has affected mail delivery and garbage collection to some properties in the area;
- the volume and speed of truck traffic;
- dirty roads and other erosion/sediment concerns; and
- construction materials being dumped and left on area roads.

Affected residents have also requested better access to development plans, information, and key City staff contacts.

## **DISCUSSION**

The development activity occurring in a relatively small area of Grandview Heights is very high in comparison to most other NCP areas in the City. As such, the normal 'development by development' monitoring and enforcement approach has not proved to be adequate to address the needs and concerns of the neighbourhood residents and motorists. Consequently, significant extra City staff resources are now being employed to manage, and mitigate where possible, the impact the extensive development is having on residents and motorists accessing this area. Staff has developed a plan of action to address the concerns that have been raised focusing on the following areas:

- Traffic Management;
- Mail Delivery;
- Trucking By-law Enforcement;
- Erosion & Sediment Control; and
- Public Communication.

### **Traffic Management**

To date, staff have issued Traffic Obstruction Permits (TOP permits are issued to contractors to allow them to work on public roads) and managed Grandview Heights development traffic on a site-by-site basis. However, given the proliferation of construction projects in this relatively small area, staff are now taking a more coordinated, area-wide approach to managing construction traffic. All TOP permits on the grid roads of 24 Avenue, 32 Avenue, Croydon Drive, 160 Street, and 164 Street have been rescinded and then reissued with more restrictive traffic control provisions. As documented in Appendix II, traffic disruptions on these grid roads are now limited to mid-day only (9:00 a.m. to 2:30 p.m.) to ensure that the work of the contractors occurs outside of the hours of peak traffic volumes as well as the times during school morning drop-off and afternoon pick-up. Every contractor must ensure that there is a minimum of one operating lane for alternating traffic flow through any construction project during the hours when traffic disruptions are permitted and that motorists have no more than a

5-minute wait time when traffic is stopped in the work zone. TOP permits will be issued for each phase of work separately, and will be coordinated to ensure that there is no more than one traffic obstruction on any grid (arterial) road at any given time. Where a contractor does not comply with the conditions of the TOP, the TOP will be revoked and the contractor's work will not be permitted to continue.

### **Mail Delivery**

Canada Post recently sent a notice to many residents within Grandview Heights, suspending home mail delivery service because they were concerned that the construction in the area was rendering the area unsafe for mail service. City Engineering staff has met with Canada Post management to address their concerns and mail delivery is being resumed in the area. Engineering staff will work with Canada Post to ensure continuous mail service to residents in the area as the area continues to develop.

### **Trucking By-law Enforcement**

Grandview Heights roads are currently built to a rural standard – narrow pavement, roadside ditches, and no sidewalks. This standard is changing as new development projects replace and upgrade the infrastructure. Roads are being widened, and curbs, streetlights, sidewalks and underground (piped) drainage systems are being installed. This work is generating a significant volume of truck traffic in and through the area. Residents have complained about speeding trucks, illegally parked trucks, and trucks working in the area outside permitted hours. As a result of these concerns, a By-law Enforcement officer is assigned to this area to enforce the requirements of the TOP permits and the City's by-laws with respect to truck movement and parking in the area. Traffic violation tickets are being issued where violations of by-laws and permits are observed.

The RCMP have also been requested to step up their enforcement efforts in Grandview Heights, particularly with respect to speeding trucks.

Staff is in the process of hiring a traffic management coordinator to assist with coordinating the issuance of TOPs across the City to minimize impacts on City residents due to construction. Staff will be developing a web site on which the location and conditions for each TOP that is issued will be displayed with the intention of improving communication with City residents/motorists who may be affected when any particular TOP is issued.

Staff are also reviewing the City's by-laws with a view to introducing more stringent requirements with respect to building contractors being required to provide larger "on site" staging areas for parking trucks that are off-loading building materials, so that adjacent public street traffic is disrupted less by building construction-related traffic. A report on any recommended changes will be forwarded to Council in due course.

### **Erosion & Sediment Control**

The new Erosion and Sediment Control (ESC) By-law is being aggressively enforced at all development sites currently under construction in Grandview Heights. Sediment

control (dirty roads) is particularly challenging in wet winter conditions but ESC staff and the City's building inspectors are monitoring sites daily to ensure that sediment control features are being maintained and that dirt on roads is cleaned up by the responsible parties. Where roads are not cleaned in a timely manner by the contractor, the City can use its own street cleaning resources and charge the costs back to the responsible parties.

### **City Staff Meetings with Contractors**

On February 28, 2008, Engineering and By-law Enforcement staff met with the Land Development contractors to which TOP permits have been issued for sites in the Grandview Heights area. The contractors were informed of the significant concerns that have been raised by the public as noted previously in this report, and that the City is stepping up its enforcement efforts to ensure that all contractors comply with the conditions of City by-laws and permits that have been issued. They were further informed that where consistent non-compliance occurs, stop work orders will be issued and TOPs will be revoked.

A similar meeting is being arranged by Building and By-law Enforcement staff with building contractors to whom building permits have been issued for sites in the Grandview Heights area.

### **Public Communication**

Staff has undertaken a number of measures to keep the public better informed of Grandview Heights construction. A dedicated webpage has been established to provide relevant and up-to-date Grandview Heights information, and link directly to appropriate Engineering, Building, and By-law Enforcement staff. Also, a telephone hotline for Grandview Heights has been implemented, and advance warning signage that includes the telephone hotline number has been installed on the roads approaching the area. In addition, traffic obstruction areas, traffic disruptions and areas where traffic may be delayed will be posted and updated on a regular basis on the TransLink online traffic advisory system "iMove", located at [www.i-move.ca](http://www.i-move.ca).

## CONCLUSION

Engineering staff is working in a coordinated manner with By-law Enforcement and Building Division staff to manage the impacts of extensive development-related construction activity underway in the Grandview Heights neighbourhood, with several construction management measures having been implemented and others in the process of being implemented.

Paul Ham, P.Eng.  
General Manager, Engineering

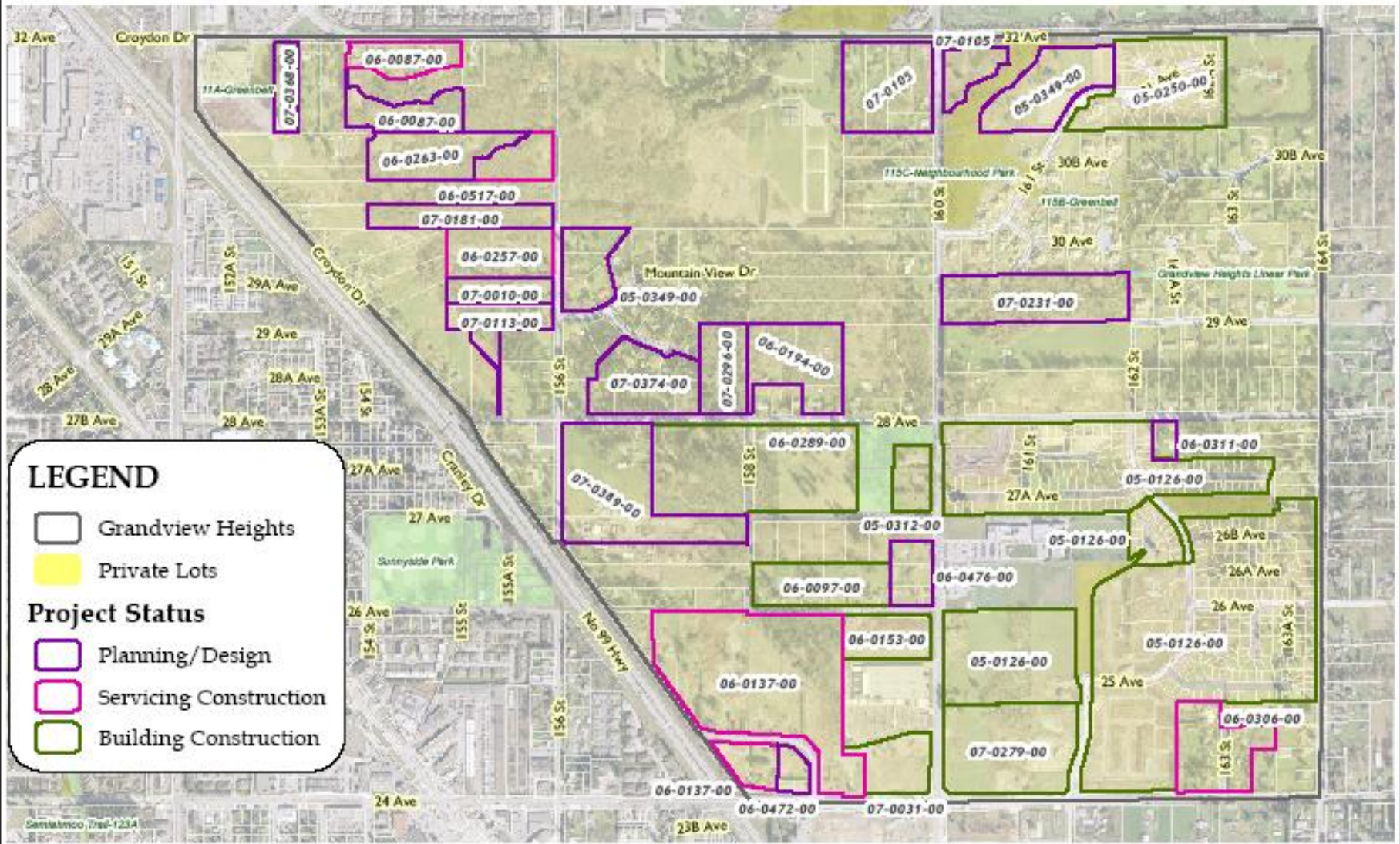
Jean Lamontagne  
General Manager  
Planning and Development

RAW:brb/ar

Appendix I – Grandview Heights Development Status

Appendix II – Grandview Heights Traffic Restrictions

# APPENDIX I



PRODUCED BY ENGINEERING, GIS SECTION: March 4, 2007, CS

Date of Aerial Photography: April 2007



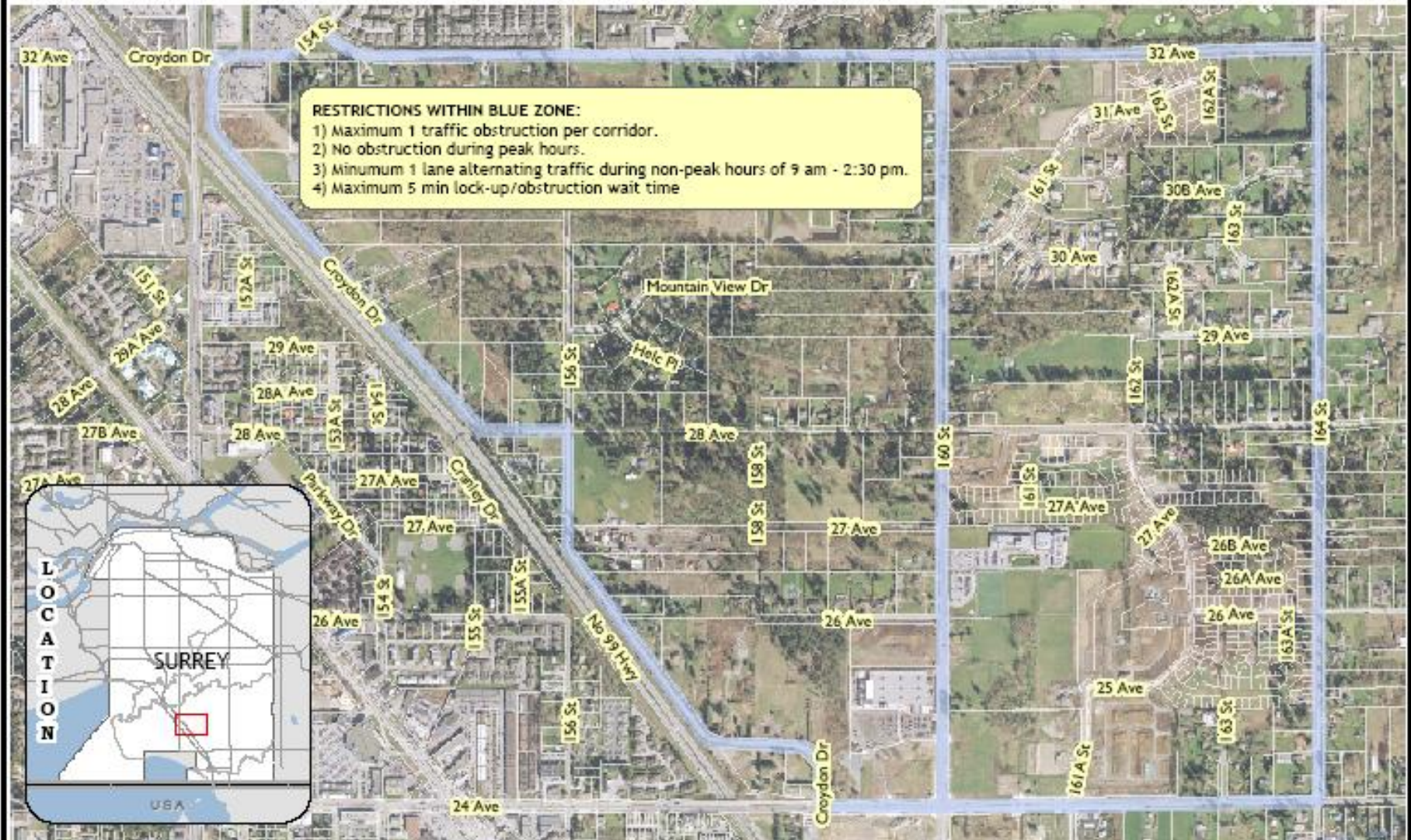
## GRANDVIEW HEIGHTS DEVELOPMENT STATUS

ENGINEERING DEPARTMENT

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or efficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
For rates, legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\MAPS\ CORPORATE REPORTS\Kathy\ CS-ENG\Grandview Heights\Development\Status-07.mxd

## APPENDIX II



**RESTRICTIONS WITHIN BLUE ZONE:**

- 1) Maximum 1 traffic obstruction per corridor.
- 2) No obstruction during peak hours.
- 3) Minimum 1 lane alternating traffic during non-peak hours of 9 am - 2:30 pm.
- 4) Maximum 5 min lock-up/obstruction wait time



PRODUCED BY ENGINEERING, GIS SECTION: March 4, 2007, CS

Date of Aerial Photography: April 2007



# GRANDVIEW HEIGHTS TRAFFIC OBSTRUCTION RESTRICTIONS

**ENGINEERING  
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.  
This information is provided for information and convenience purposes only.  
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

G:\MAPPING\GIS\Maps\  
Corporate Reports\Reality\  
CS\_RIV-GHTTrafficObsRestrictions-AP.mxd