

NO: **R125**

COUNCIL DATE: **July 8, 2013**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 4, 2013**

FROM: **General Manager, Engineering**

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

SUBJECT: **Amendments to Subdivision and Development By-law No. 8830 - Surrey Road Classification Map (R-91) and Surrey Major Road Allowance Map**

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## RECOMMENDATION

The Engineering Department recommends that Council:

1. Approve 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 all as documented in Appendix I attached to this report; and
2. Authorize the City Clerk to bring forward the necessary amendment By-law for the required readings.

## INTENT

The purpose of this report is to obtain approval for 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 "By-law") in support of on-going planned and orderly development of the City.

## BACKGROUND

The proposed Surrey Road Classification Map (R-91), attached as Appendix II to this report, is the key document upon which the planning, operation, and management of the City's road network is based. It acts as the base for establishing new road alignments, road widths, and road cross-sections and acts to provide important information to prospective land development applicants in the context of establishing the business plans for new developments. It also assists City staff in the review of development applications and in managing the road network including such things as determining transit routes, snowplowing priorities, traffic signal locations, and the installation of traffic calming features.

The proposed Surrey Major Road Allowance Map, attached as Appendix III to this report, documents the road allowance width requirements for every major road within the City's transportation network to ensure that the servicing needs for the continued growth of the City

can be accommodated. 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.

The updates proposed in this report will ensure that the By-law reflects City growth projections and the augmentations to the City's transportation infrastructure that will be necessary to support such growth.

## **DISCUSSION**

Although both maps were last amended in 2011, there is always a need to review and update these maps due to the rapid growth and change in the City. The updates to the Surrey Road Classification Map (R-91) as recommended in this report include many that are of a housekeeping nature, including road classification changes that have been adopted by City Council through previous processes such as Council approval of Neighbourhood Concept Plans (NCPs). Additionally, other amendments reflect and complement on-going road improvement projects in the City, such as the South Fraser Perimeter Road (Highway 17) construction and the Roberts Bank Rail Corridor improvements. Lastly, there are a small number of minor alignment or classification adjustments that reflect local context and the needs of individual development applications.

Many of the updates to the proposed Surrey Major Road Allowance Map are to align with the above-mentioned changes to the R-91 Map. In addition, the Road Allowance Map identifies a number of roads with offset centrelines or unique cross-sections, which have been determined through the approval of development applications and other research, or accommodate adjacent features such as creeks, railways, the Agricultural Land Reserve, or other unique conditions.

In 2010, new standard arterial and collector road cross-sections were adopted that provide for wider bike lanes, wider sidewalks, and wider green spaces within boulevards to accommodate larger trees, all of which support the City's sustainability goals as identified in the Sustainability Charter, the Transportation Strategic Plan, the Walking Plan, and the Cycling Plan. Consultation was undertaken at that time with the Development Advisory Committee (DAC). Since 2010, a number of locations have been identified where achieving the new standard is not realistic due to factors such as lot depth or unique topography. The current proposed Map includes reduced road dedication requirements at these locations.

The Engineering Department and the Planning & Development Department meet regularly to review road allowance width requirements for new developments on an application-by-application basis and recommend adjustments to the dedication requirements where appropriate through the development application review process.

### **Transportation & Infrastructure Committee**

At the April 15, 2013, Transportation & Infrastructure Committee meeting, the Committee adopted a resolution endorsing the updates to the Surrey Road Classification Map (R-91) and to the Road Allowance Map, all as recommended in this report and supported bringing the changes to Council through a Corporate Report. The meeting minutes including this resolution were approved by Council at its meeting on May 27, 2013.

## Legal Review

The By-law amendments have been reviewed by the Legal Services Division and they have no concerns.

## SUSTAINABILITY CONSIDERATIONS

The amendments to the Surrey Road Classification Map (R-91) and Surrey Major Road Allowance Map proposed in this report will assist in achieving the objectives of the City's Sustainability Charter. The roads as identified on the subject Maps support economic growth by ensuring that sufficient land is protected for future infrastructure needs for all transportation modes including transit, goods movement, walking, cycling, and private vehicle use. Additionally, the roads as identified on the Maps act to protect the Agricultural Land Reserve and important environmental features such as creeks by providing modified road cross-sections and alignments in sensitive locations. More particularly, the application of the information on the subject Maps, support the following scope action items in the Charter:

- SC13: Create a fully accessible City;
- EC2: Economic Development and Employment;
- EC4: Sustainable Fiscal Management Practices; and
- EC16: Increased Transit and Transportation to Support a Sustainable Economy.

## CONCLUSION

Based on the above discussion, it is recommended that Council:

- Approve 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 all as documented in Appendix I attached to this report; and
- Authorize the City Clerk to bring forward the necessary amendment By-law for the required readings.

Vincent Lalonde, P.Eng.  
General Manager, Engineering

JB/PB/KT/brb

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

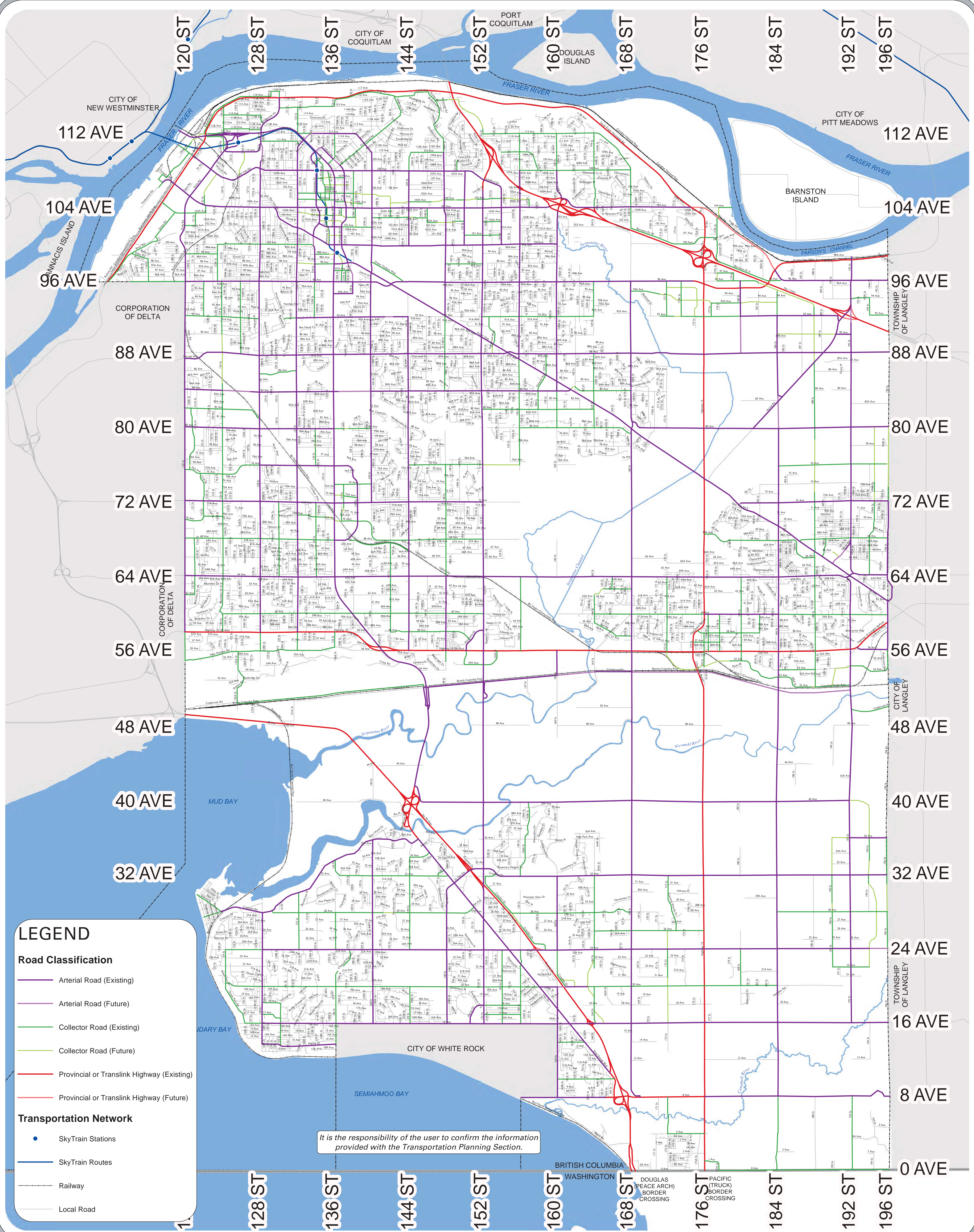
Appendix II: Proposed Surrey Road Classification Map (R-91)

Appendix III: Proposed Surrey Major Road Allowance Map

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

The By-law 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.



**LEGEND**

**Road Classification**

- Arterial Road (Existing)
- Arterial Road (Future)
- Collector Road (Existing)
- Collector Road (Future)
- Provincial or Translink Highway (Existing)
- Provincial or Translink Highway (Future)

**Transportation Network**

- SkyTrain Stations
- SkyTrain Routes
- Railway
- Local Road

It is the responsibility of the user to confirm the information provided with the Transportation Planning Section.

**APPENDIX II  
SCHEDULE D  
SURREY ROAD CLASSIFICATION MAP (R-91)**



SCALE: 1:24,000

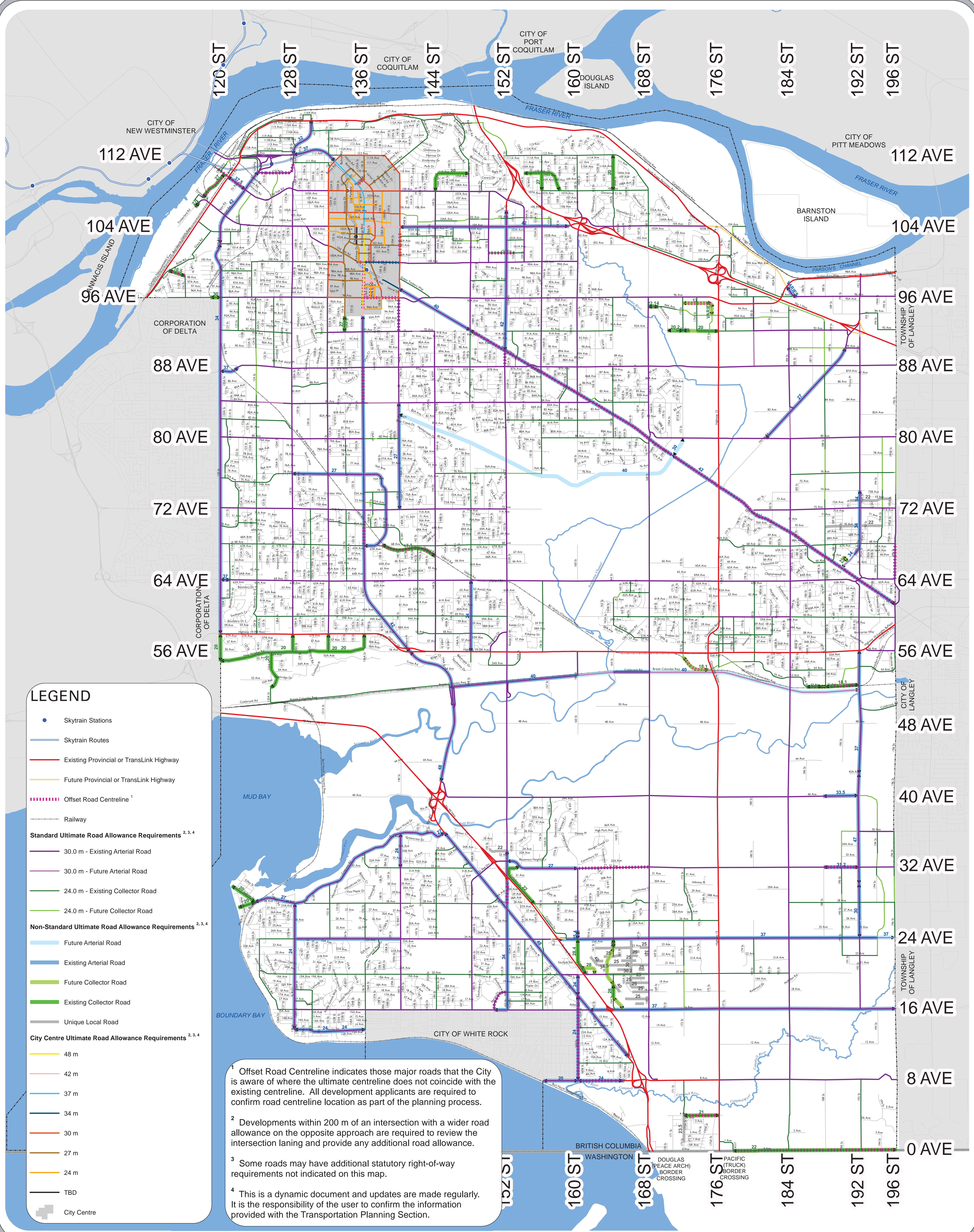


GIS SECTION



This 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.

Source: G:\MAPPING\TEMP\Anders\Kristen\For Barnston\AW Schedule D-FrmRoadClassification\_R-91\_2012\_E.mxd  
Cartographer: aw8 © City of Surrey Date Printed: July-04-13



**LEGEND**

- Skytrain Stations
- Skytrain Routes
- Existing Provincial or TransLink Highway
- Future Provincial or TransLink Highway
- Offset Road Centreline<sup>1</sup>
- Railway
- Standard Ultimate Road Allowance Requirements<sup>2,3,4</sup>**
  - 30.0 m - Existing Arterial Road
  - 30.0 m - Future Arterial Road
  - 24.0 m - Existing Collector Road
  - 24.0 m - Future Collector Road
- Non-Standard Ultimate Road Allowance Requirements<sup>2,3,4</sup>**
  - Future Arterial Road
  - Existing Arterial Road
  - Future Collector Road
  - Existing Collector Road
  - Unique Local Road
- City Centre Ultimate Road Allowance Requirements<sup>2,3,4</sup>**
  - 48 m
  - 42 m
  - 37 m
  - 34 m
  - 30 m
  - 27 m
  - 24 m
  - TBD
- City Centre

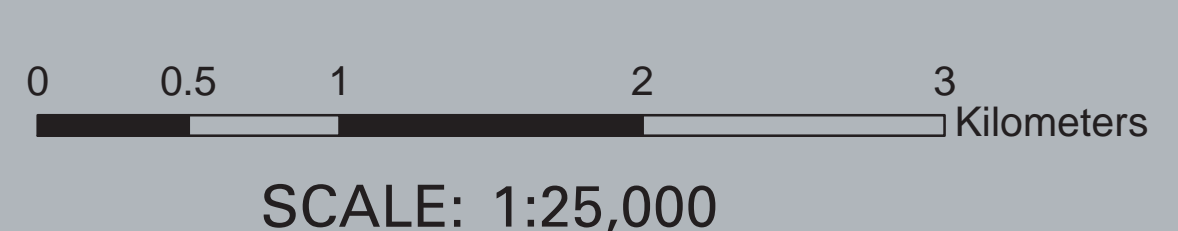
<sup>1</sup> Offset Road Centreline indicates those major roads that the City is aware of where the ultimate centreline does not coincide with the existing centreline. All development applicants are required to confirm road centreline location as part of the planning process.

<sup>2</sup> Developments within 200 m of an intersection with a wider road allowance on the opposite approach are required to review the intersection laning and provide any additional road allowance.

<sup>3</sup> Some roads may have additional statutory right-of-way requirements not indicated on this map.

<sup>4</sup> This is a dynamic document and updates are made regularly. It is the responsibility of the user to confirm the information provided with the Transportation Planning Section.

**APPENDIX III  
SCHEDULE K  
SURREY MAJOR ROAD ALLOWANCE MAP**



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