

NO: R166

COUNCIL DATE: July 11, 2016

REGULAR COUNCIL

TO: **Mayor & Council** DATE **June 29, 2016**
FROM: **General Manager, Parks, Recreation and Culture** FILE: **6140 - 20/B**
SUBJECT: **Expansion of the 140 Street South Parking Lot at Bear Creek Park**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that Council:

1. Receive this report as information; and
2. Support the proposed parking lot concept plan attached as Appendix "II" for the expansion of the parking lot in Bear Creek Park located at 8333 and 8343 - 140 Street.

INTENT

The intent of this report is to summarize information about the supply of off-street parking spaces for the Bear Creek Park parking lot located at the south end of the park off 140 Street and to recommend a proposed concept plan for Council's approval for the design and construction of an expansion to the south parking lot in the park.

BACKGROUND

Original Bear Creek Park Parking Lot

In the late 1990's the City constructed a 56 stall parking lot in Bear Creek Park, at 8333 and 8343 - 140 Street (see Site Photo & Context Map, Appendix "I"). The parking lot was primarily built to provide broader park user access to the Bear Creek Greenway & nature trails in the south end of the park.

Transportation & Infrastructure Committee Delegation

In May of 2012, representatives of the Mandir and the Gurdwara appeared as a joint delegation to the Transportation and Infrastructure Committee and requested:

1. The development of a reduced 250 stall parking lot in the location previously proposed in 2005 to increase the limited supply of over-flow parking for the two religious institutions and that they share the cost 50/50 with the City;
2. Staff to review options for full movement access for both facilities;
3. Bus shelters be installed at the existing transit stops on 140 Street and
4. A crosswalk on 140 Street be installed.

Staff advised the delegation that a marked crosswalk was evaluated and did not meet City standard warrants. However a staggered unmarked pedestrian crossing was provided in coordination with the Surrey Lakes Greenway project in the area.

Staff advised the delegation that Council could not support the expansion of the parking lot to the west. However localized expansion of the existing parking lot to approximately 100 stalls could be considered.

Public Consultation

Staff carried out public consultation by way of a public meeting held in May 2013. Approximately 236 people attended the open house with 76% of attendees in support of the concept of adding stalls to the existing parking area and 24% opposed. Comment forms were returned at the meeting, and were also mailed or e-mailed to the City following the meeting. In addition to the comment forms, separate letters were sent to the City following the meeting.

A common theme from those in favour was that additional parking is required to meet the demand and reduce on-street parking competition on local roads in adjacent residential neighbourhoods. Common themes from those opposed were environmental considerations and loss of parkland, especially as it related to parkland being used for what was perceived as private use.

DISCUSSION

Significant traffic and parking congestion occurs during times when events are held in Bear Creek Park, at the Mandir and at the Gurdwara. This issue can be partially addressed by the City's construction of an expansion to the park parking lot.

Parking Lot Expansion

A conceptual plan has been developed for the existing parking lot (Appendix "II") that increases the number of stalls by approximately 38 for a total of approximately 94 stalls, at an estimated cost of \$160,000. This plan features angled parking, which allows the drive aisles to be narrower than with a more conventional 90 degree parking stall lay-out, and would change the location of the south exit. While the relative narrow width of the planned parking lot would not allow the customary landscaped beds to be developed within the parking lot, staff will carry out other landscaping work in the vicinity of the south end of Bear Creek Park to offset the minor loss of lawn and small trees that will be caused by development of the expanded parking lot.

This concept would expand the parking area towards the street, instead of west into the parkland. This is an important aspect of the plan, because it addresses several concerns of those opposed to the original design presented at the public meeting.

SUSTAINABILITY CONSIDERATIONS

The proposed expanded parking at Bear Creek Park will be designed and constructed to assist in meeting the following desired outcomes contained within the Charter Sub-themes of Neighbourhoods and Urban Design:

- DO 6: Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife;
- DO 8: The built environment enhances quality of life, happiness and well-being; and
- DO 12: Retrofits and renovations are prioritized over demolition.

CONCLUSION

Based on considerable community input, the Parks, Recreation and Culture Department has developed a plan to alleviate traffic congestion in the vicinity of the parking lot on 140th Street at Bear Creek Park. It is recommended that Council support the proposed parking lot concept plan attached as Appendix “II” for the expansion of the parking lot in Bear Creek Park located at 8333 and 8343 – 140 Street. Should Council approve the recommendation, detailed design and construction would begin this summer.

Laurie Cavan
General Manager,
Parks, Recreation and Culture

Appendix “I” - Context Map, Bear Creek Park 140th Street Parking Lot
Appendix “II” - Proposed Parking Lot Concept Plan

Appendix "I"
Context Map, Bear Creek Park 140th Street Parking Lot



Context Map

Proposed Parking Lot Concept Plan



PROJECT NO. 6140-20/B		DRAWING TITLE 140 St Parking Lot - Bear Creek Park - Conceptual Plan																													
NOTES		PROJECT Overflow Parking	CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE GROUND AND REPORT ANY DISCREPANCY TO THE CITY BEFORE PROCEEDING. ALL DIMENSIONS AND SPECIFICATIONS ARE THE EXCLUSIVE PROPERTY OF THE OWNER AND MUST BE RETURNED AT THE COMPLETION OF THE WORK.																												
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