

Welcome to the Open House for 72 Avenue Corridor Improvements & Extensions (144 Street to 196 Street)

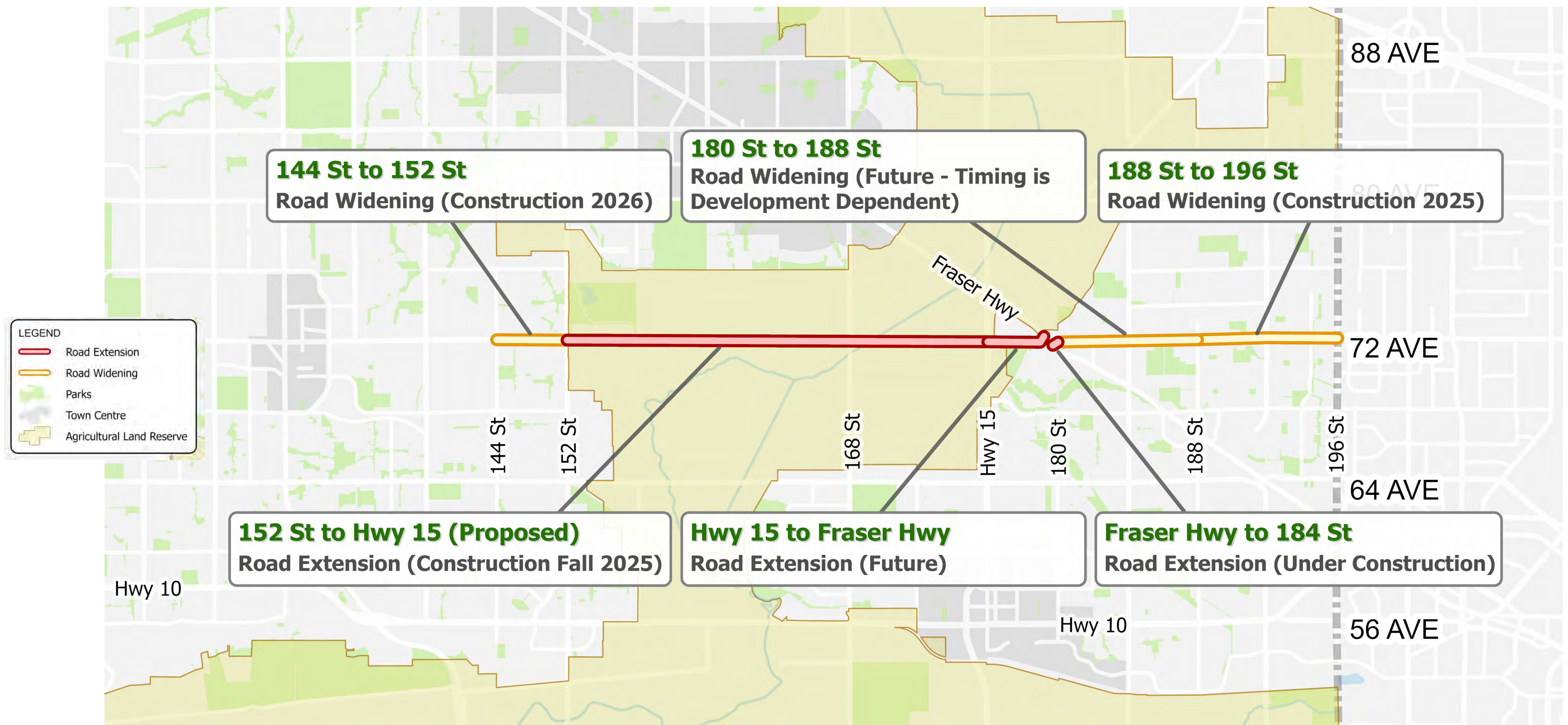


Wed Sept 25, 2024, 3:00 – 7:00 pm at Clayton Community Centre (7155 187A Street)
Thurs Sept 26, 2024, 4:00 – 7:00 pm at Surrey Operations Centre (6651 148 Street)

**Learn about the City's proposed and upcoming road projects along 72 Avenue
and provide your feedback through the survey.**

72 Avenue Corridor Improvements & Extensions (144 Street to 196 Street)

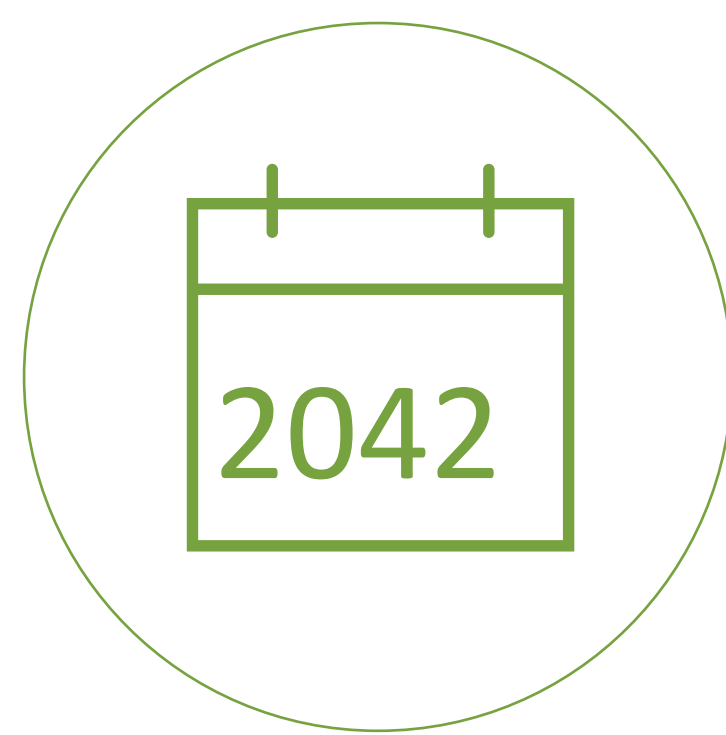
The City plans to make 72 Avenue a continuous east-west route to improve traffic flow, increase connectivity, and support city growth. The City plans to make 72 Avenue a continuous east-west corridor through the delivery of multiple projects. Some projects include road widening while others include a new road extension as illustrated in the map below.



72 Avenue Corridor Improvements & Extensions: Project Benefits

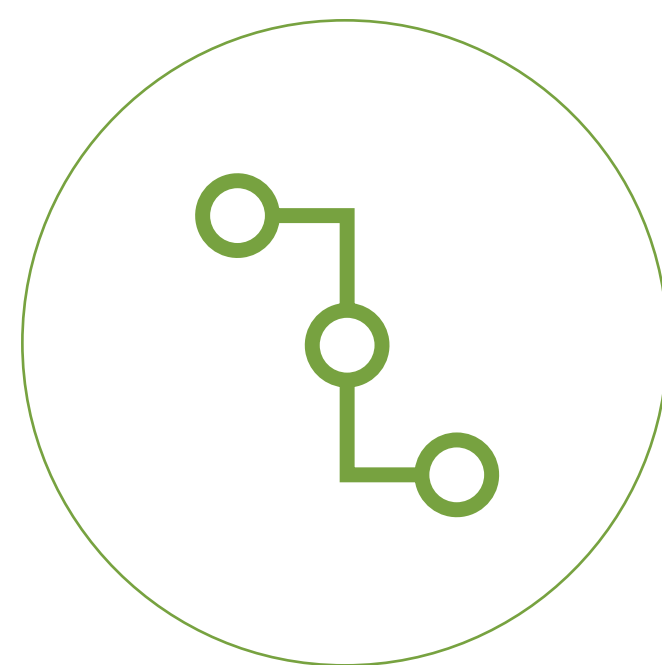


Improved traffic flow with less congestion along 72 Avenue and on parallel routes including Highway 10, 64 Avenue, and 88 Avenue



Better able to meet the future transportation needs of a rapidly growing city –

Surrey's population is projected to reach one million people as early as 2042. In May 2023, Council identified and prioritized developing specific arterial roads to support the city's growth. The 72 Avenue corridor was prioritized including extending the road from 152 Street to Highway 15.



More connectivity with a direct east-west route to better connect people and goods across the city and the region



Improved sustainable transportation options with multi-use paths along urban areas to make it safer for people to walk, cycle, and access transit



Increased agriculture potential

The 72 Avenue Extension from 152 Street to Highway 15 improves access to farms

72 Avenue Corridor Improvements & Extensions: 144 Street to 152 Street Road Widening

(Construction anticipated to begin in 2026)

Currently 72 Avenue is four lanes from 120 Street to 144 Street with no on-street parking. The **144 Street to 152 Street Improvements** project will include the following improvements:

- Widening the road from two to four travel lanes to reduce congestion and prepare for future growth
- Adding multi-use paths for walking and cycling paths on both sides of the road
- Potential new traffic signal at 146 Street to improve access and safety
- Upgrading transit stops and adding bus shelters to increase safety and access to transit

PARKING IMPACTS:

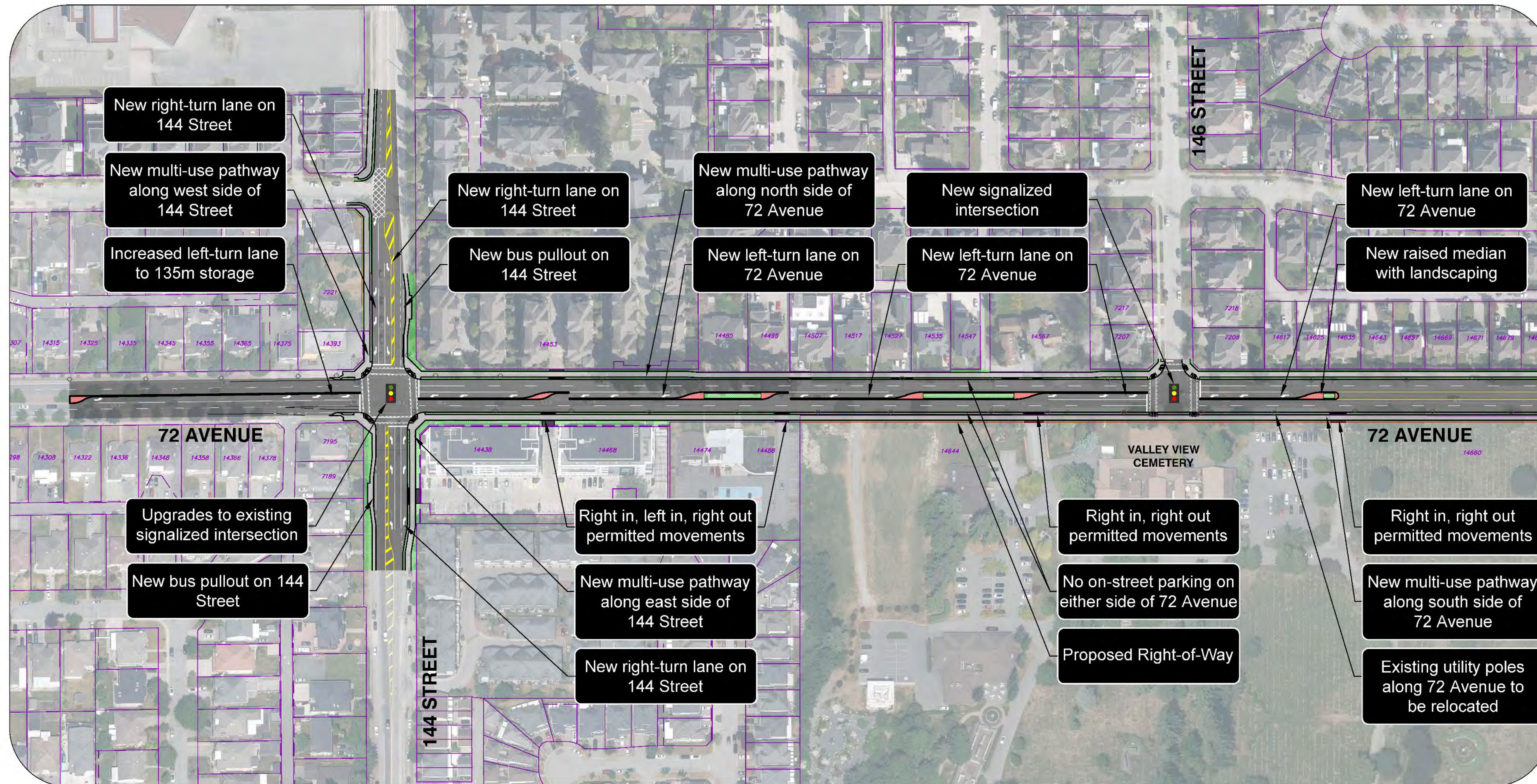
It will be necessary to remove the on-street parking to make space for the additional vehicle lanes and multi-use paths for cycling and walking.



Artistic rendering only

72 Avenue Improvements & Extensions: 144 Street to 152 Street Road Widening

144 Street to 146 Street



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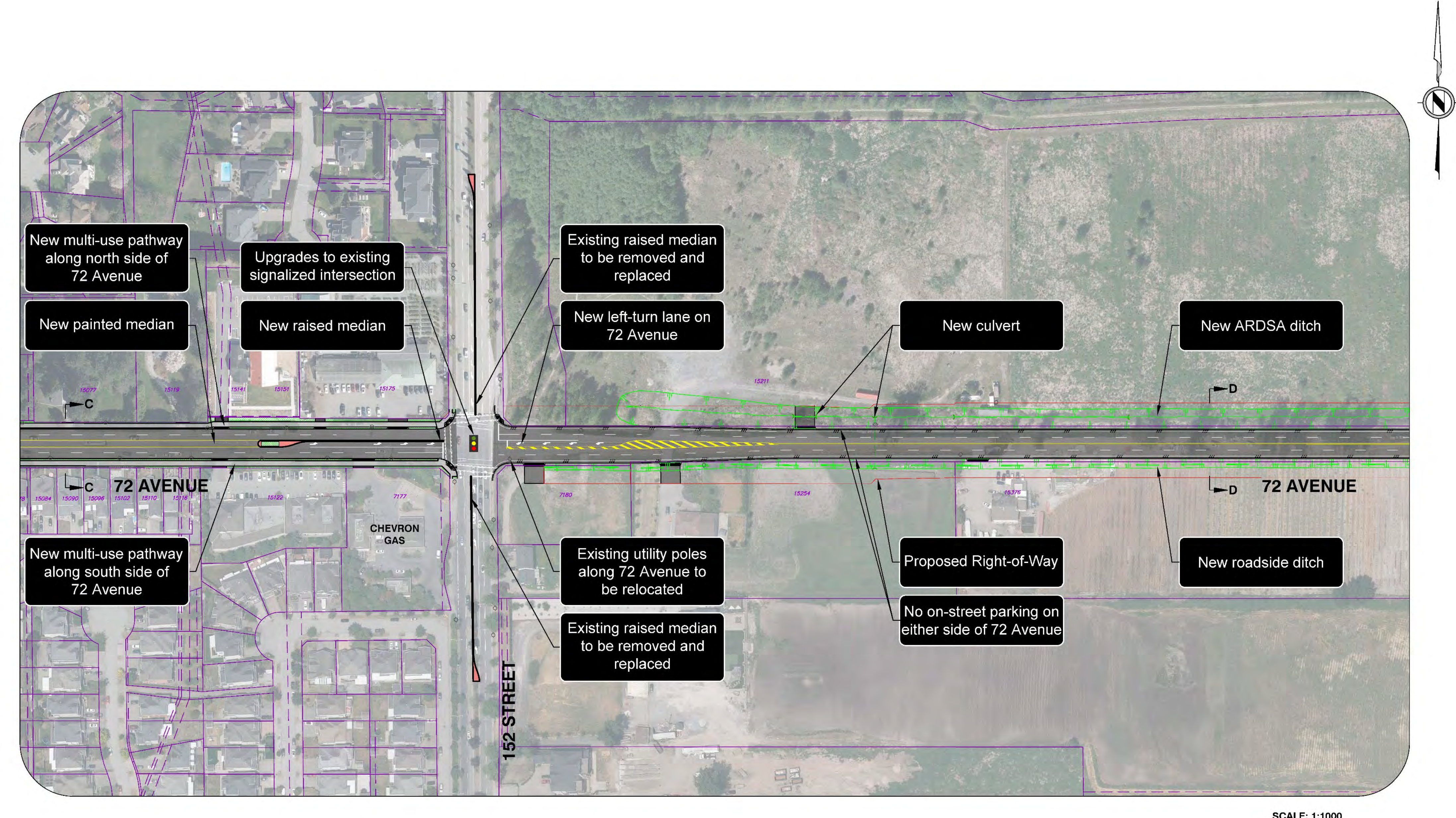
***No on-street parking permitted**

72 Avenue Improvements & Extensions: 144 Street to 152 Street Road Widening

72 Avenue: 148 Street to 152 Street



*No on-street parking permitted



*No on-street parking permitted

Extension from 152 Street to Highway 15: Proposed Project: Four-Lane Road with Shoulder

In March 2024, Council directed the City to proceed with detail designs for the extension of 72 Avenue between 152 Street and Hwy 15.

Although this area is within the Agriculture Reserve Area (ALR), there is a 20-metre-wide unopen road allowance that exists through the 5 km area between 152 Street and Hwy 15. This road allowance was established in 1875 for the purposes of this road corridor.

The City developed various road design options to determine a plan that best balanced the adjacent agriculture land uses and various transportation needs of the community including drivers, trucks/goods movements, transit riders, pedestrians and cyclists.

Council directed staff to proceed with a four-lane road which includes:

- two travel lanes in each direction to meet Surrey's future transportation needs and improve access to agricultural land
- improved agricultural ditches and full movement access to farm properties
- wide road shoulders for larger farm vehicles and confident cyclists
- full movement intersections at 152 Street, 168 Street, and Hwy 15
- bridge across Bear Creek and Serpentine River to reduce environmental impacts



The road design will look similar to 176 Street, near 8 Avenue, as illustrated in the graphic.

Extension from 152 Street to Highway 15: Proposed Project: Four-Lane Road with Shoulder

Before



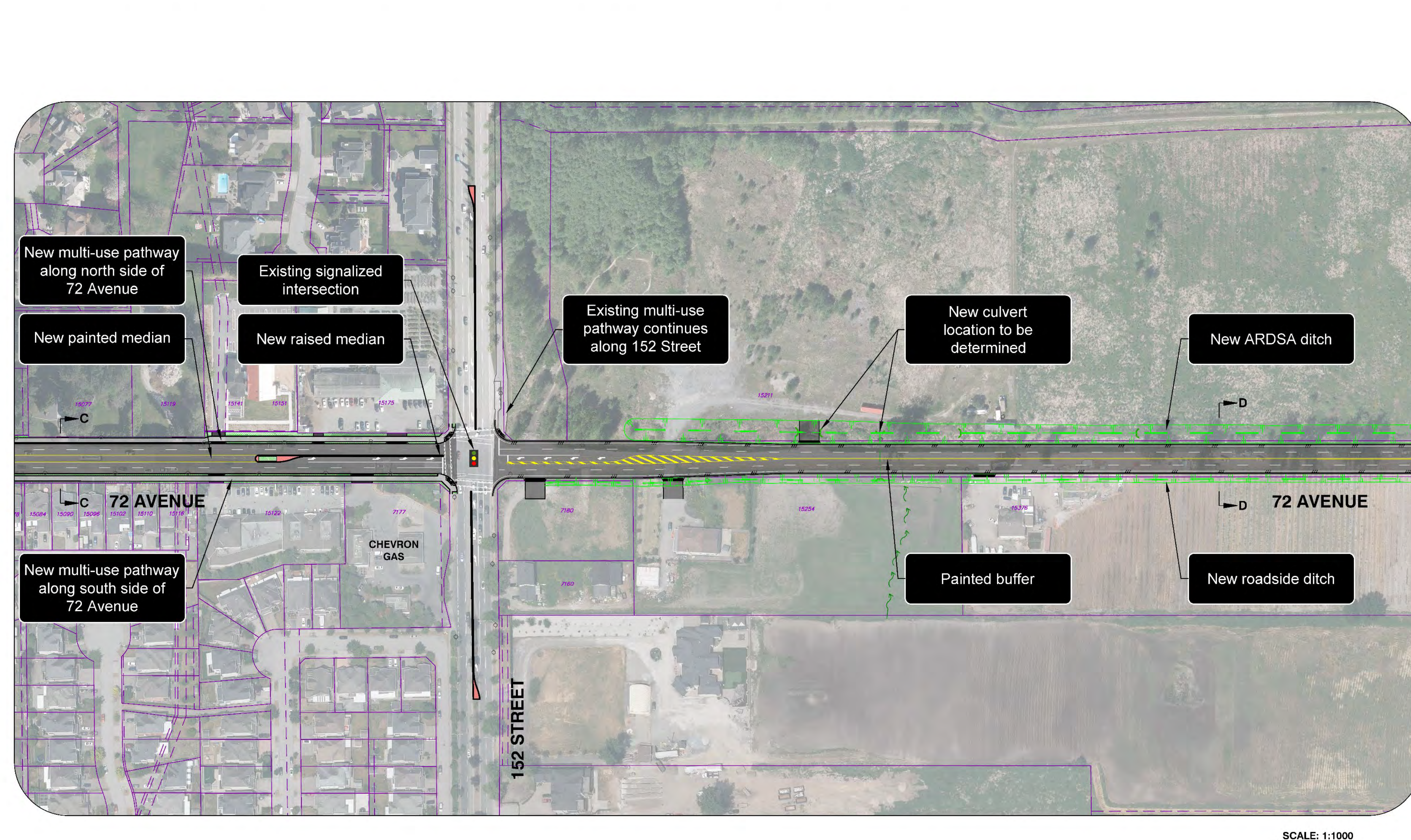
After



Artistic rendering only of what the proposed road may look like.

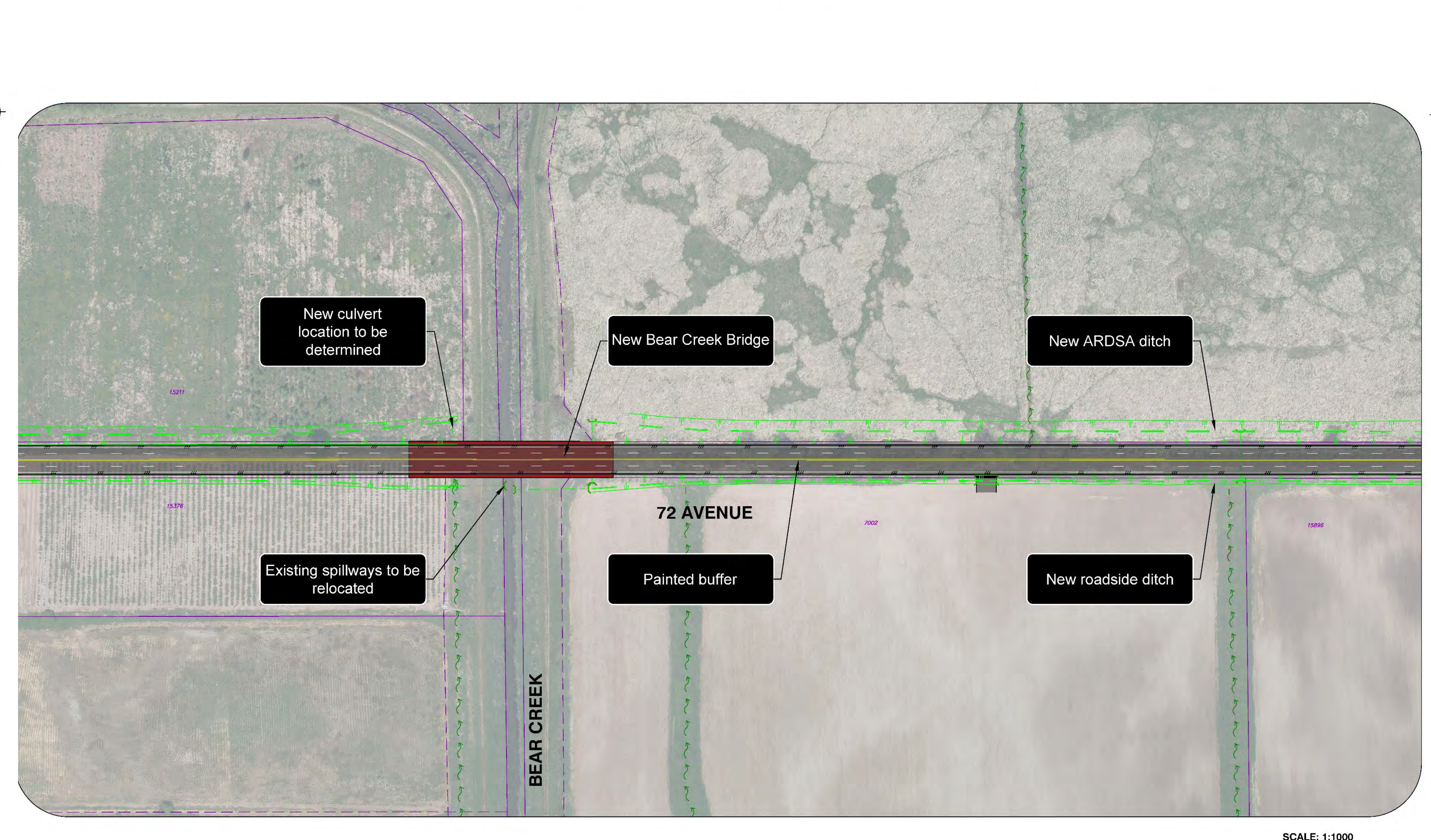
Extension from 152 Street to Highway 15: Proposed Project: Four-Lane Road with Shoulder

72 Avenue: 152 Street to 176 Street - Conceptual Plan



- *No on-street parking permitted on 72 Avenue West of 152 Street
- *Specific driveway access locations to farms to be determined with individual property owners

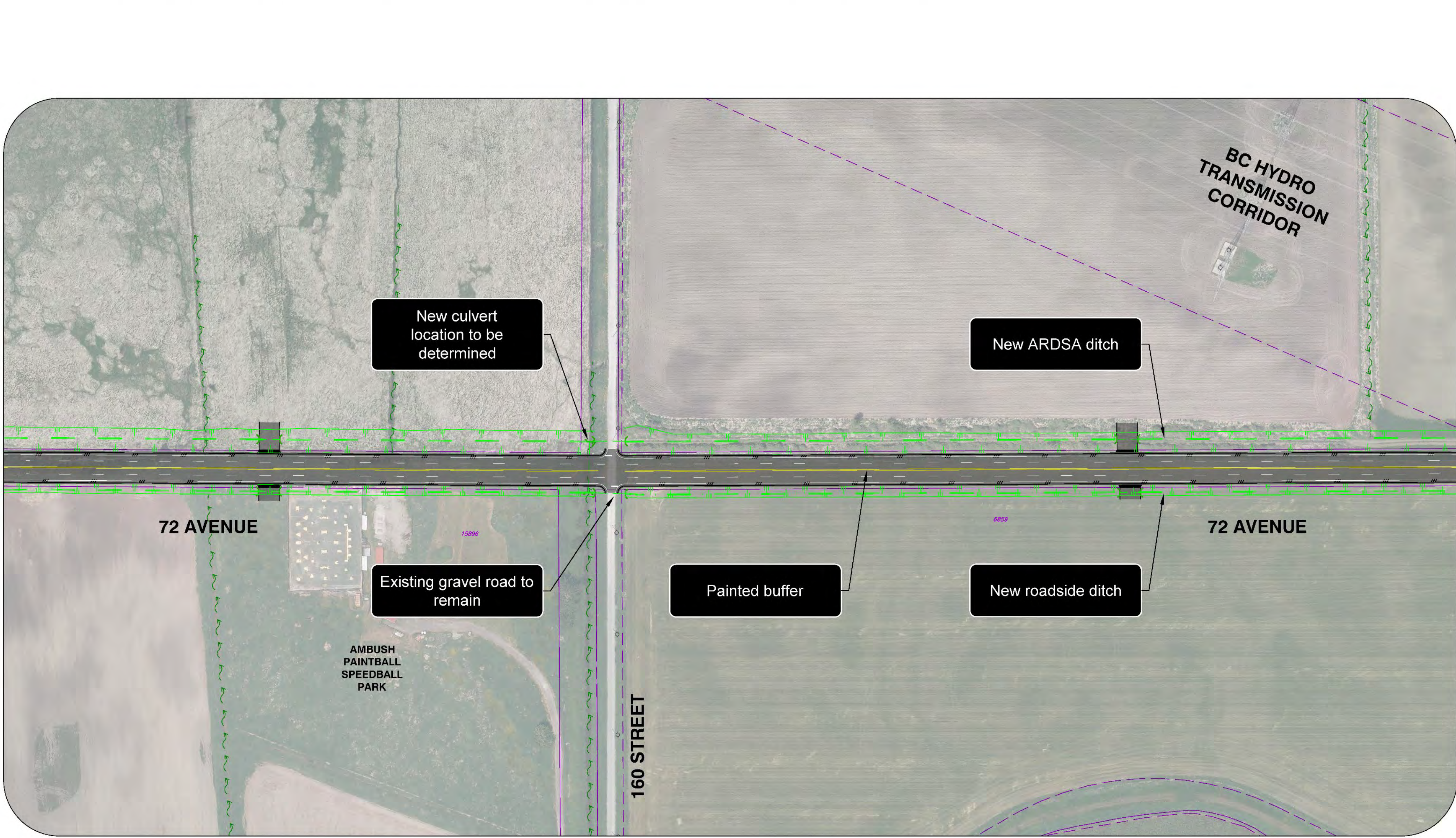
72 Avenue: 152 Street to 176 Street - Conceptual Plan



- *Specific driveway access locations to farms to be determined with individual property owners

Extension from 152 Street to Highway 15: Proposed Project: Four-Lane Road with Shoulder

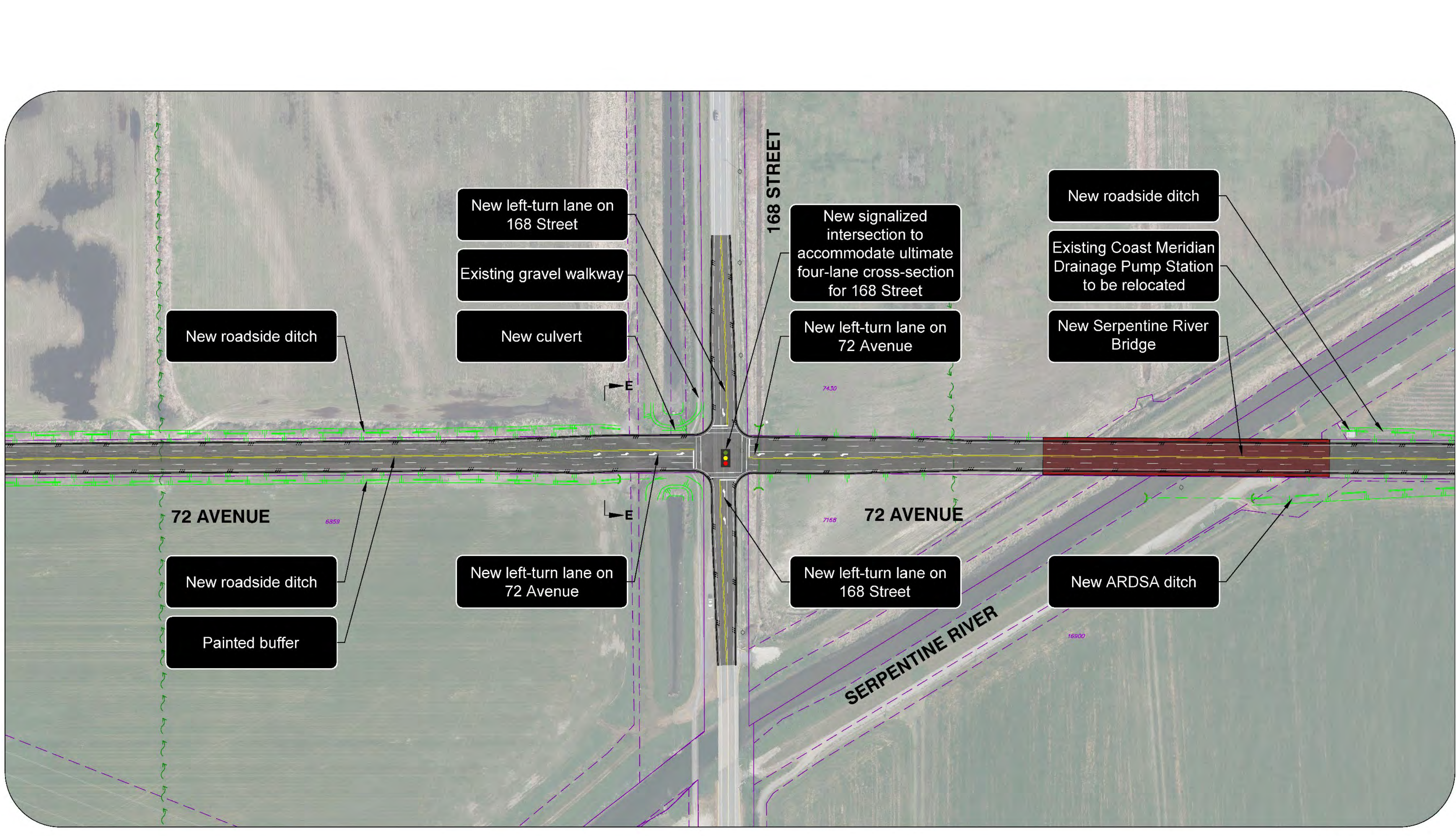
72 Avenue: 152 Street to 176 Street - Conceptual Plan



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*Specific driveway access locations to farms to be determined with individual property owners

72 Avenue: 152 Street to 176 Street - Conceptual Plan

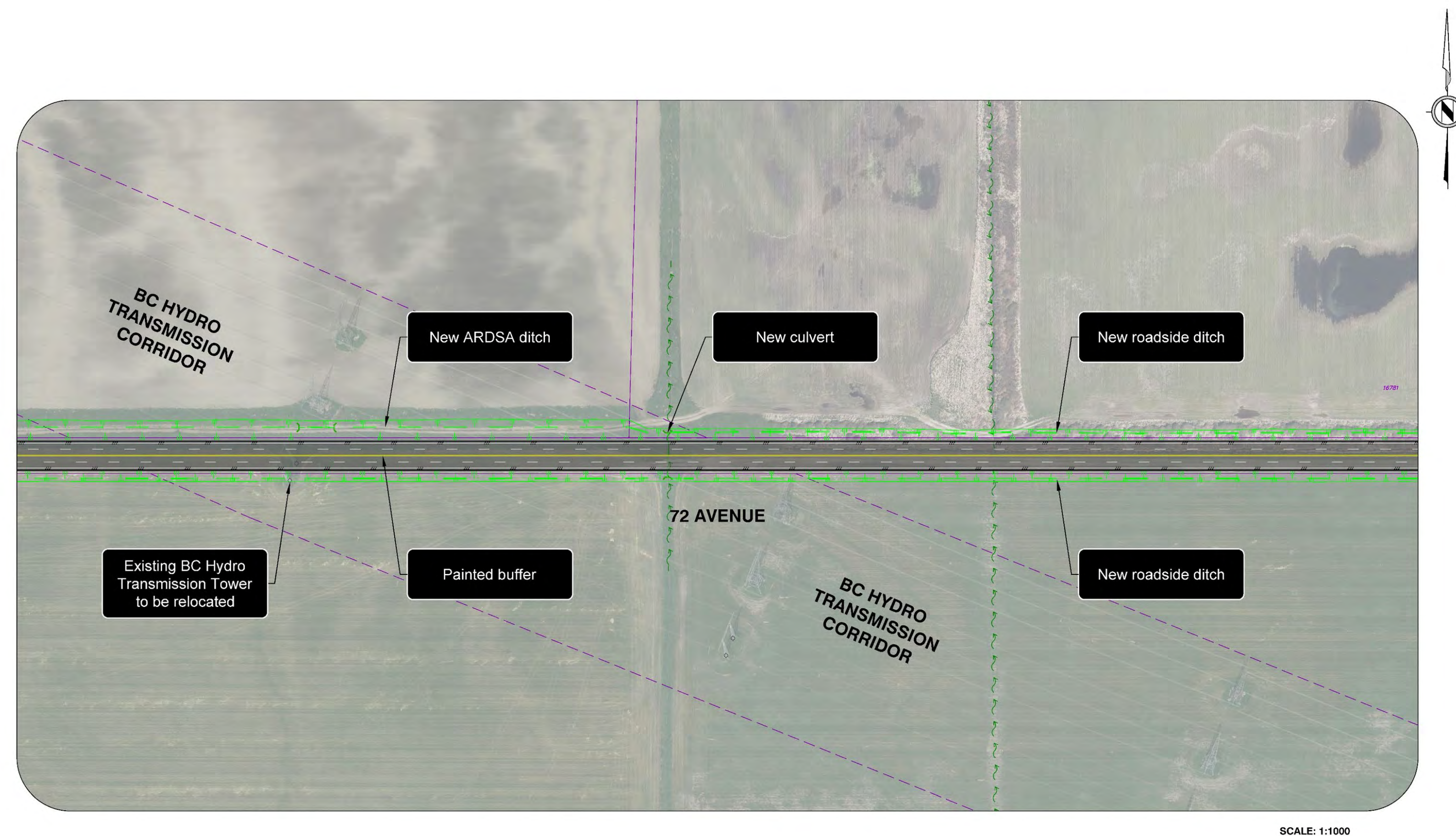


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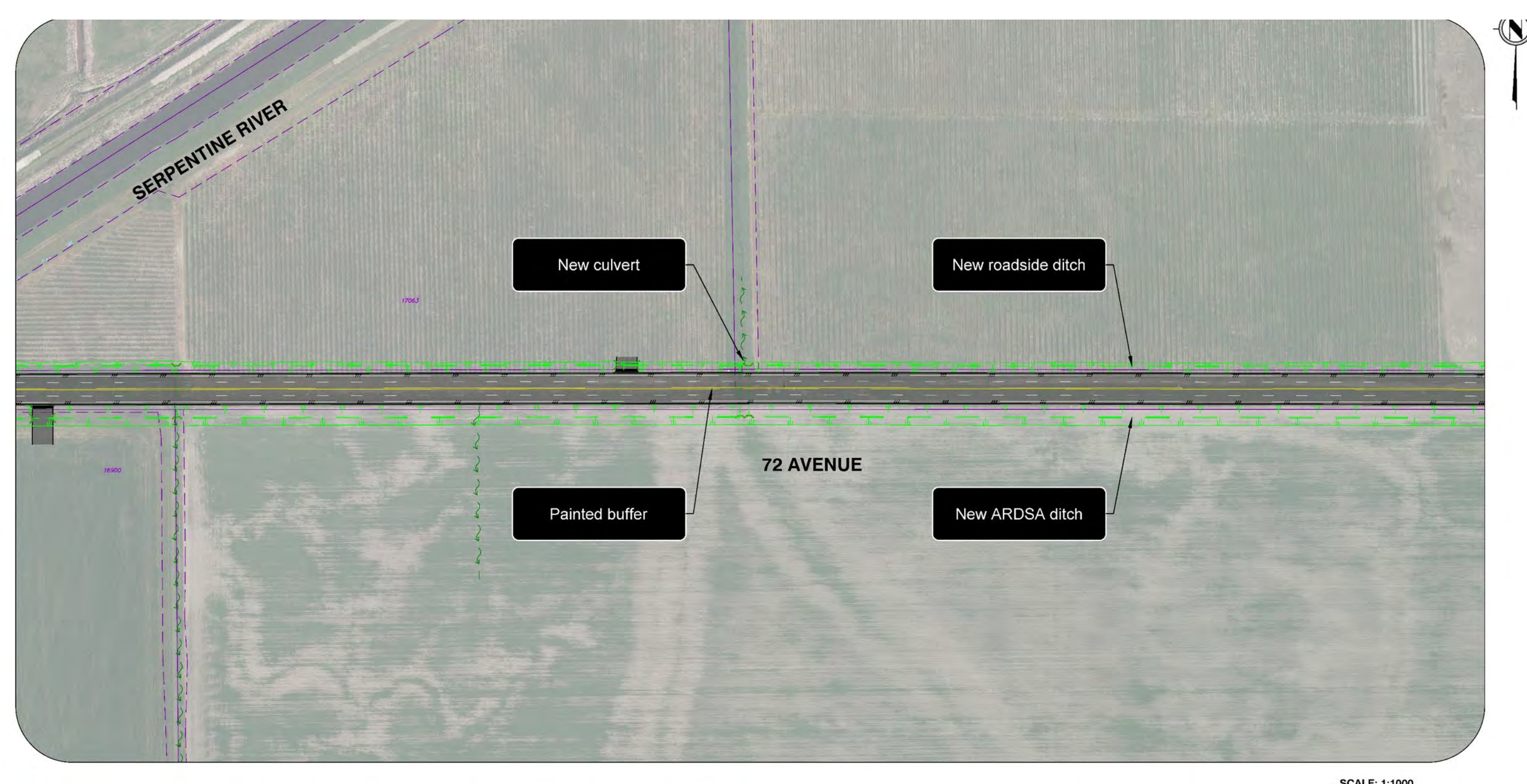
*Specific driveway access locations to farms to be determined with individual property owners

Extension from 152 Street to Highway 15: Proposed Project: Four-Lane Road with Shoulder

72 Avenue: 152 Street to 176 Street - Conceptual Plan

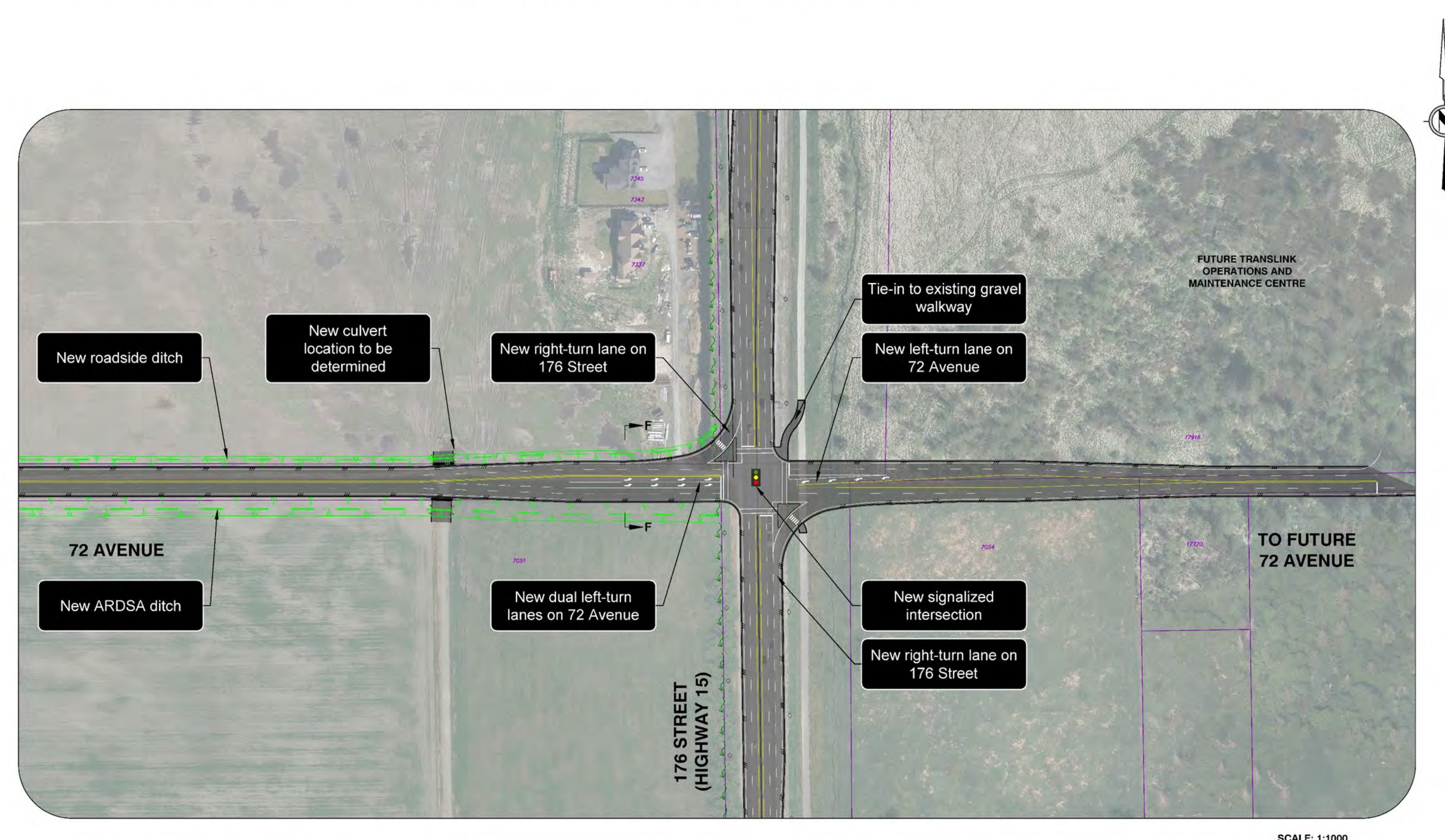


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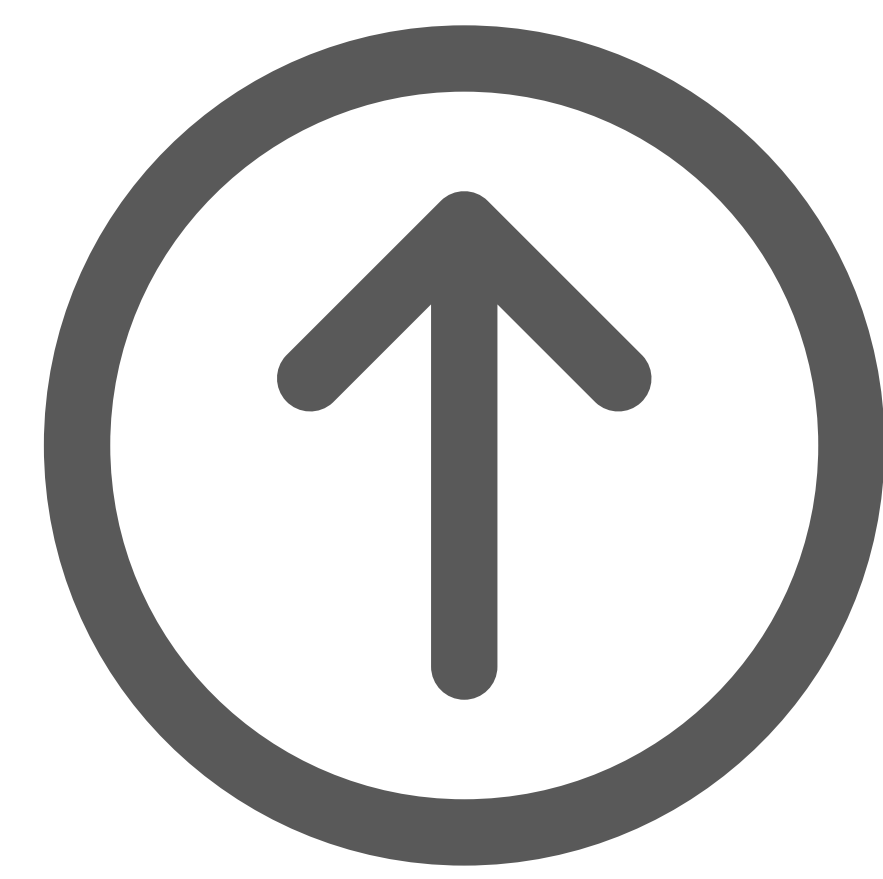
72 Avenue: 176 Street Intersection - Conceptual Plan



*Specific driveway access locations to farms to be determined with individual property owners

Extension from 152 Street to Highway 15: Traffic Considerations

Traffic modelling shows that without the road extension:



By 2050, traffic increase

36-56%
on east-west roads
leading to greater
CONGESTION

Projections show that the new road would be well used:

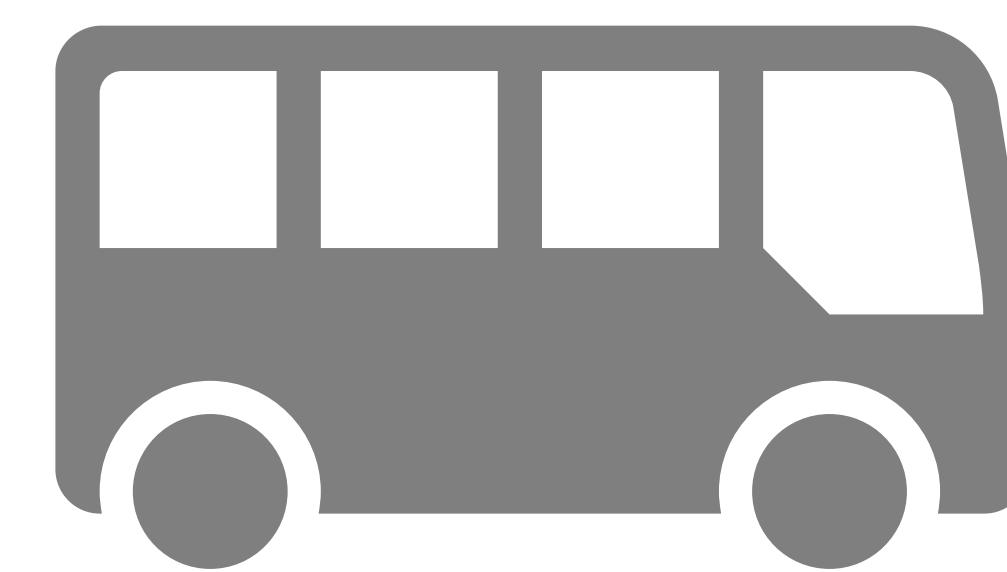
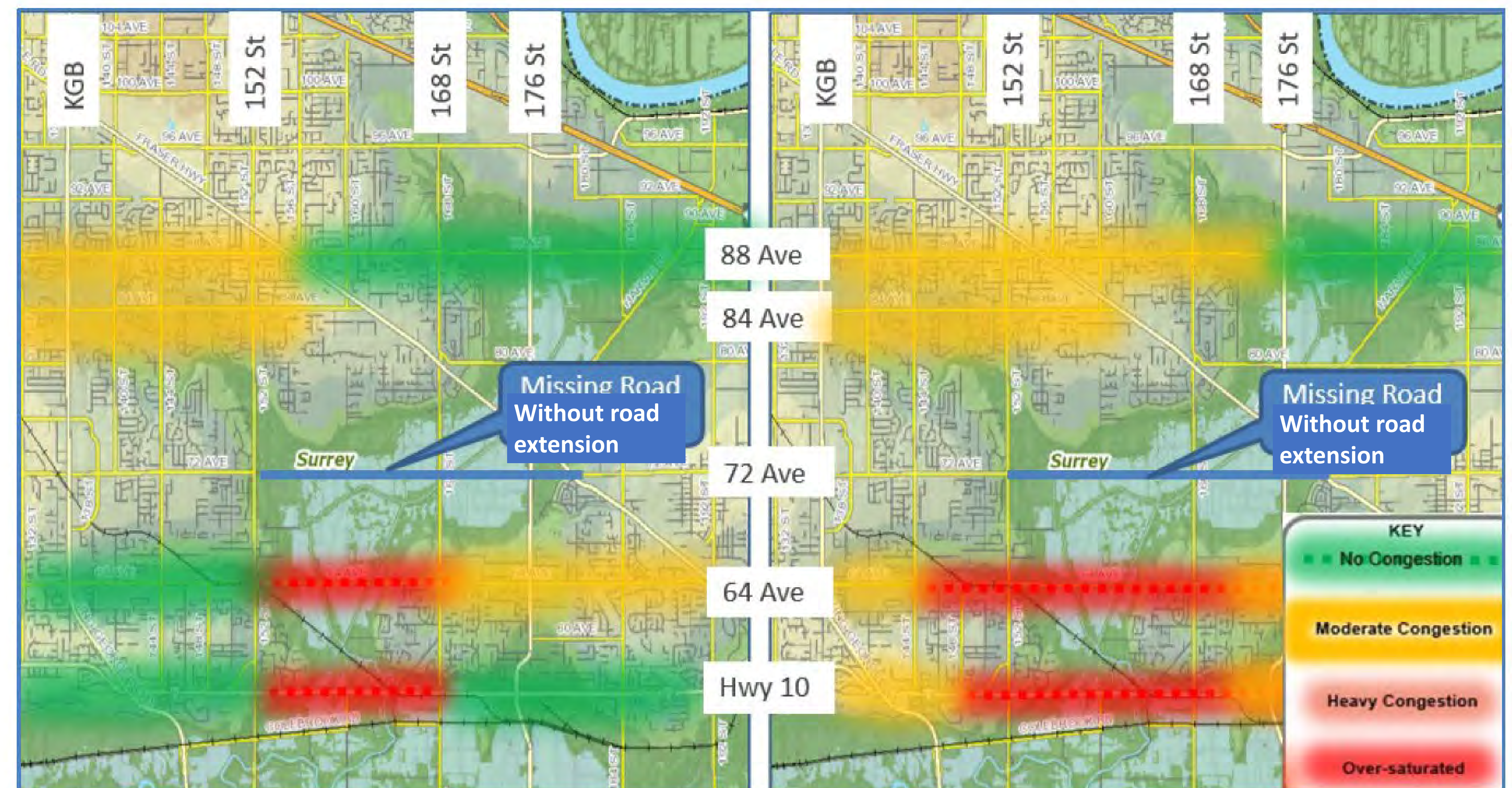
37,300

Projected number
vehicles per day

A complete east-west route is anticipated to be popular within Surrey, and to make regional connections between Highway 91 to Highway 15, and into Langley and Maple Ridge via Highway 15 and Golden Ears Way.

Congestion Levels at Year 2022

Congestion Levels at Year 2050



72 Avenue between 120 Street to 152 Street is part of TransLink's Major Route Network (MRN), providing frequent transit service and a regional truck route. The City anticipates 152 St to Hwy 15 to be included in the MRN for transit service and as a designated truck route. The segment from Hwy 15 to 196 St is not anticipated to be a truck route.

Extension from 152 Street to Highway 15: Agricultural Considerations

The following concerns were identified through field assessments and discussions with affected landowners and the Agricultural and Food Policy Committee:

Maintaining farm security

Concerns raised that increased public access via multi-use pathways for pedestrian and cyclist traffic could compromise farm security by increasing trespassing, vandalism, and theft. Agriculture fencing with restricted access will be required to protect property and livestock.

Improving farm access

Farmers currently use Fraser Highway, 80 Avenue, and residential streets to access their properties along 72 Avenue due to the lack of direct access. The extension of 72 Avenue will offer more direct access, saving time and money, but will make moving between parcels more difficult, especially for dairy farms. To improve transportation efficiency, 72 Avenue needs adequate property access, wider lanes for farm vehicles, unrestricted turning movements, and careful planning around major intersections to manage traffic and minimize delays.

Irrigation and Drainage

The 72 Avenue extension offers a chance to enhance drainage which will improve the agricultural potential of nearby farms.

Effects on Farm Infrastructure and Operations

The 72 Avenue extension may impact dairy farms from using above-ground infrastructure to pump manure across the road, though this can be mitigated by installing private culverts funded by property owners. The extension will also restrict bird hunting within 400 meters of the road, requiring farmers to find alternative methods for managing waterfowl.

Mitigating Construction Impacts

During construction, farmers may face increased travel times and crops may be impacted by dust if not managed adequately. Noise from the construction could also affect dairy livestock. To minimize future disruption, local farmers request that the 72 Avenue corridor be completed to its full four-lane capacity from the start.



Extension from 152 Street to Highway 15: Cycling and Walking Considerations

The City carefully considers each road corridor and the competing interests for road spaces when developing a road design while minimizing project costs.

The proposed extension of 72 Avenue does not include multi-use paths for cycling and walking for several reasons:

- Local farmers expressed concerns that multi-use paths would hinder farm vehicle movement and access to nearby farms, as these paths require curbs that create physical barriers. Concerns were also raised about farm security.
- The project costs would increase by \$20 million.
- The City is adding cycling lanes and sidewalks on parallel east-west roads such as 64 Avenue. Additionally, the Province is investing \$40-60 million along Fraser Highway as part of the Surrey Langley SkyTrain project which will provide an adjacent east-west protected cycling corridor.

The proposed design strives to achieve an overall balance for city residents, businesses and agricultural community.



Extension from 152 Street to Highway 15: Environmental Considerations

The City did an environmental assessment to ensure potential project effects are understood and addressed. The City will also obtain regulatory permits and incorporate best management practices during construction.

Waterways

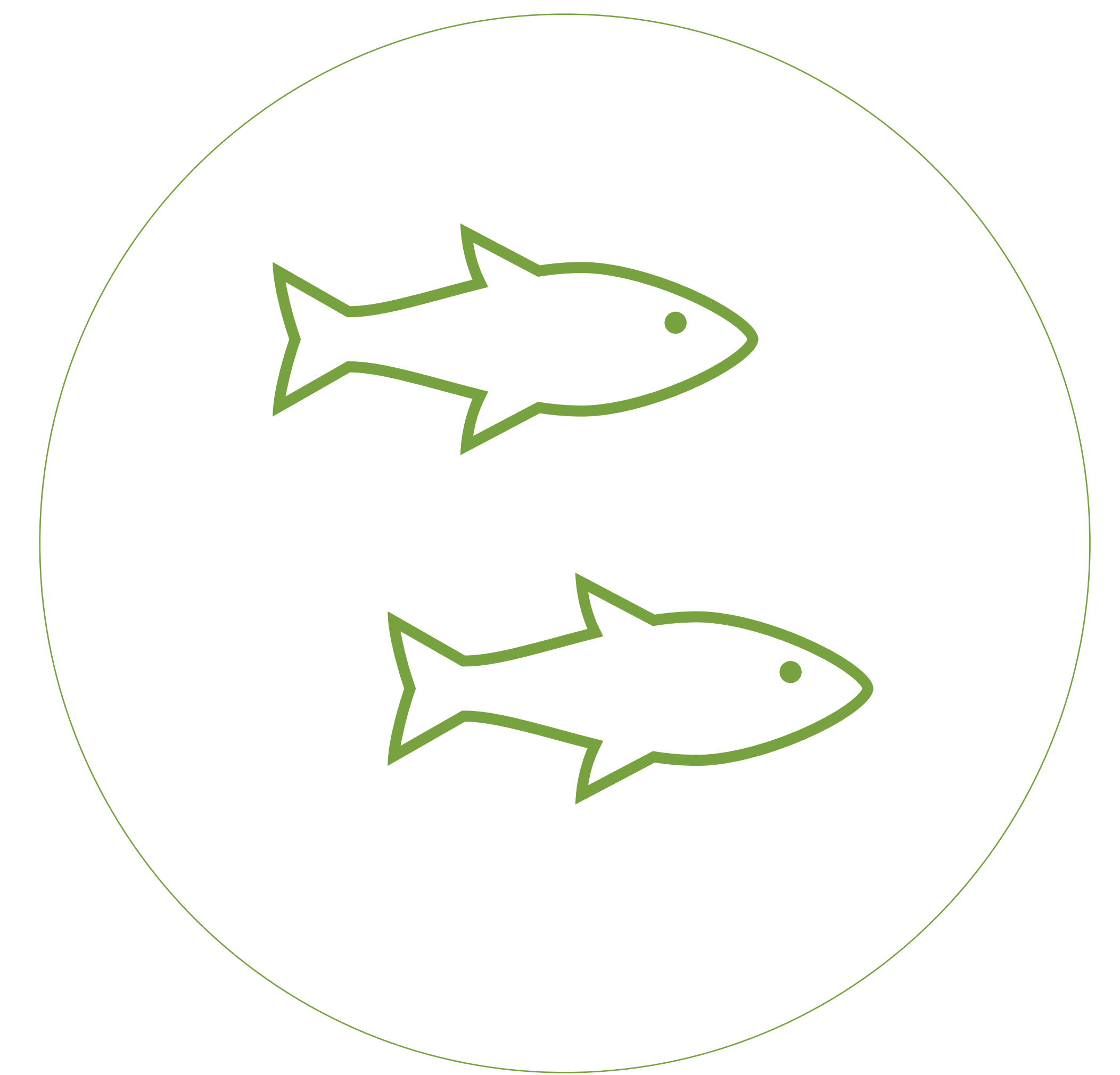
The environmental assessment identified a number of salmon bearing waterways including Bear Creek, Fleetwood Creek, the Serpentine River and some un-named ditches.

To minimize impacts to the creeks, the road corridor design will include:

- bridges across Bear Creek and Serpentine River
- large box culverts across Fleetwood Creek and 168 Street canal with the potential for fish and wildlife passage features.

Wildlife

- The study also identified the Barn Owl as a species at risk with critical habitat near the project corridor, specifically east of the Serpentine River where the presence of suitable habitats, such as barns, exist. The 72 Avenue project is not anticipated to impact Barn Owl nesting habitat.
- There is also one bald eagle nest located within the 72 Avenue corridor alignment which may be impacted requiring relocation when the nest is inactive to either an adjacent tree or artificial nesting platform.



72 Avenue Improvements & Extensions: Highway 15 to Fraser Highway Road Extension

The City plans to extend 72 Ave from Hwy 15 to Fraser Hwy as illustrated in image.

The Province plans to build a SkyTrain Operations and Maintenance Centre 5 (OMC5) at 17916 Fraser Highway. This will be the fifth OMC location for SkyTrain's main network of the Expo and Millennium lines operated by TransLink subsidiary BC Rapid Transit Company (BCRTC).

The City is in discussions with the Province regarding the integration and timing of delivering 72 Avenue corridor between Hwy 15 and Fraser Highway.



72 Avenue Improvements & Extensions: Fraser Highway to 184 Street Road Extension

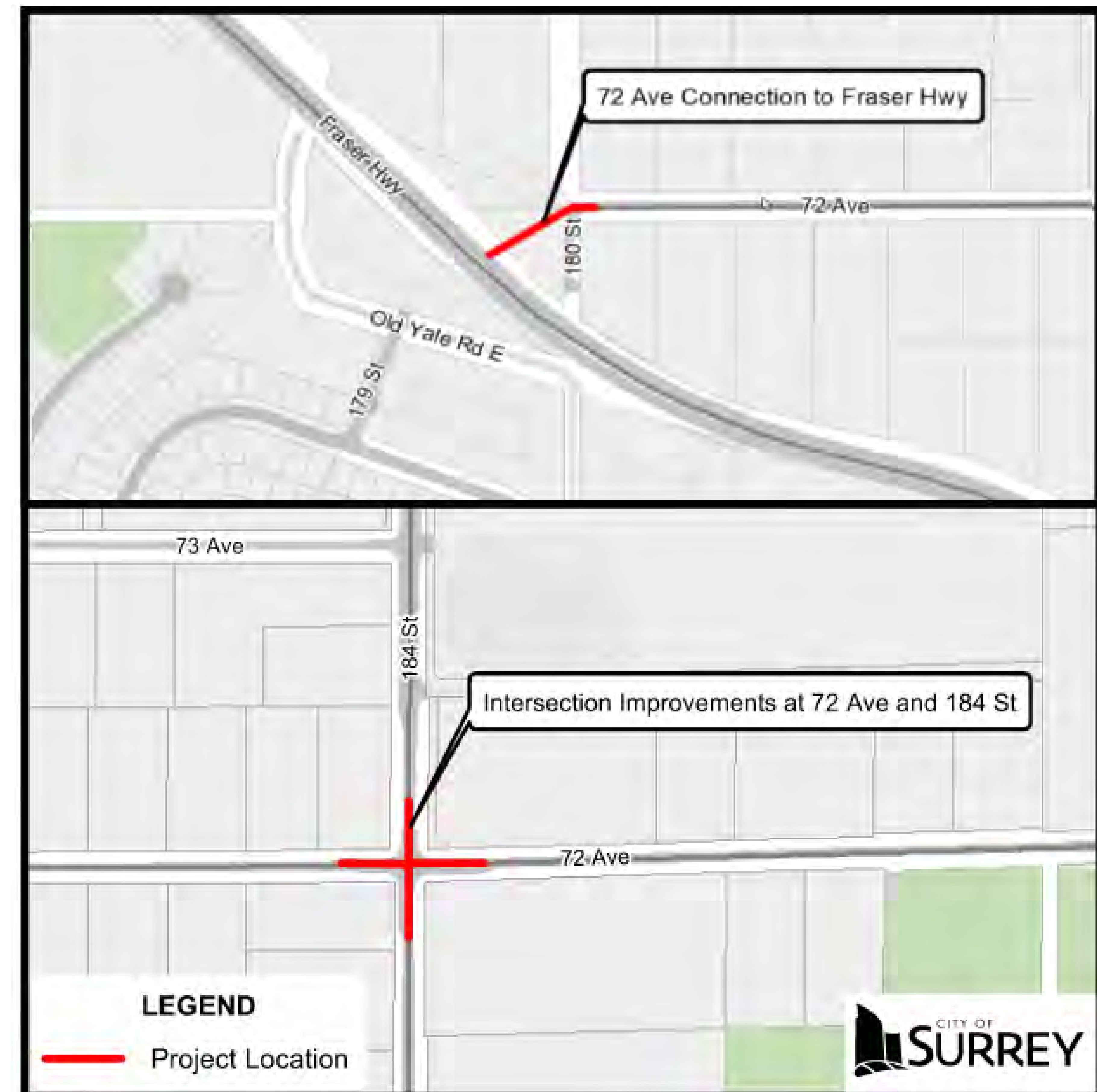
(Construction underway)

The City is connecting 72 Avenue to Fraser Highway as shown in image.

As part of this project, intersection improvements at 72 Avenue and 184 Street including new left turn lanes will be added to improve access and traffic flow.

This project is currently under construction with completion planned this fall.

This segment of 72 Avenue will remain 2 lanes until future development provides the necessary land to widen the road to 4 lanes.



72 Avenue Improvements & Extensions: 188 Street to 196 Street Road Widening

(Construction anticipated to begin in 2025)

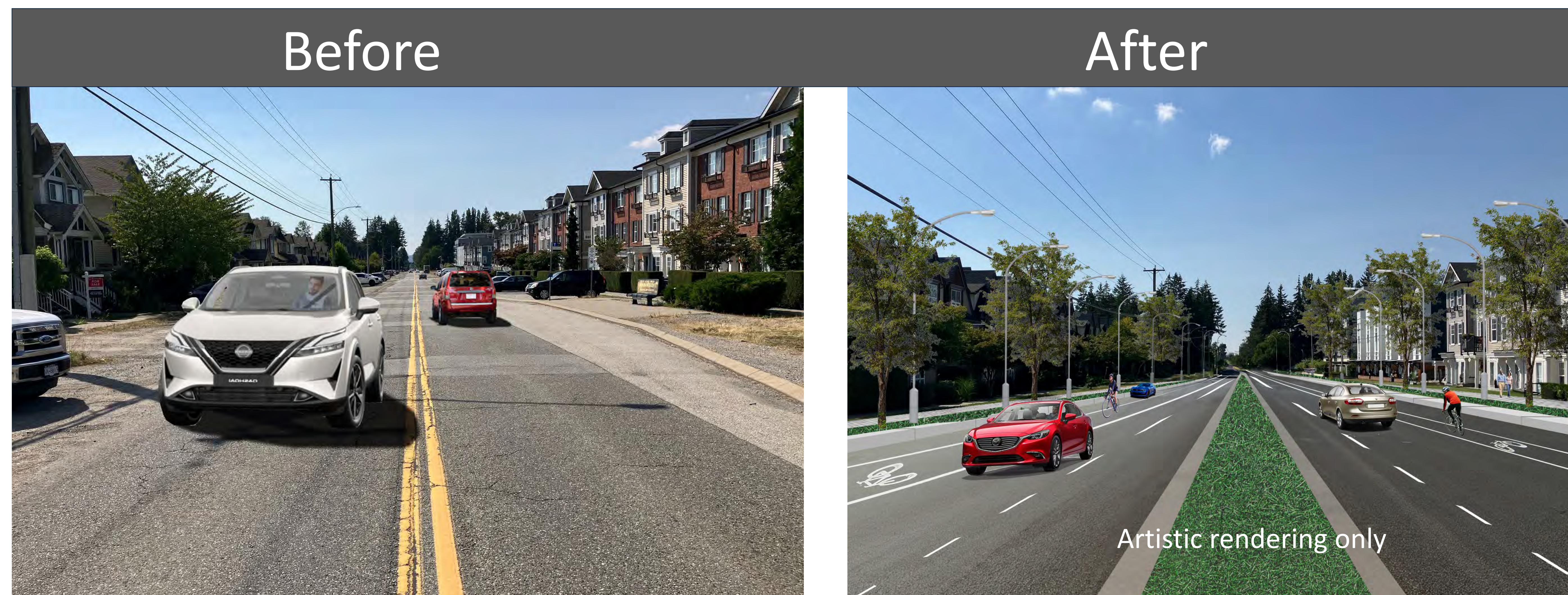
The City plans to widen the road from 2 to 4 travel lanes with sidewalks and paths for cycling on both sides of the road.

PARKING IMPACTS:

It will be necessary to remove some on-street parking to make space for the additional vehicle lanes, sidewalks and cycling paths.

The City recognizes the high demand for parking in the area and will establish parking wherever feasible along this segment.

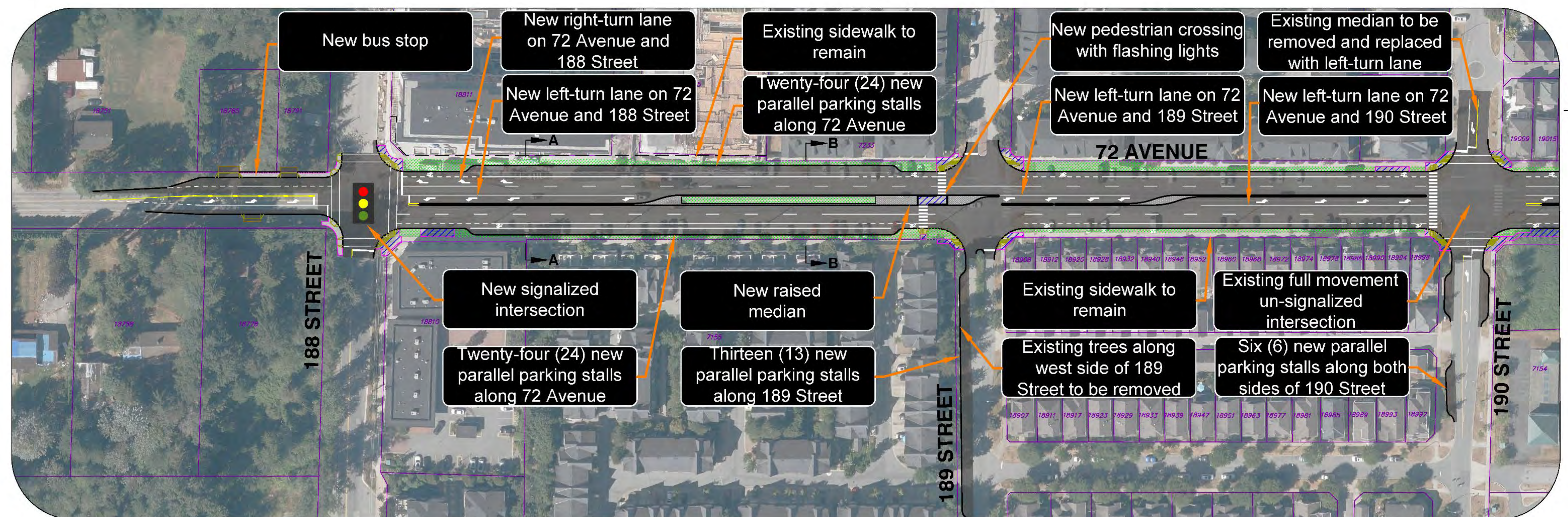
- On-street parking will be maintained on both sides from 188 St to 189 St, and on the south side between 190 St to 191 St and 192 St to 194 St.
- The City will create additional parking spaces on side streets along 189 St, 190 St, 191 St, 193 St, 194A St and 195 St and 196 St.



72 Avenue Improvements & Extensions: 188 Street to 196 Street Road Widening

(Construction anticipated to begin in 2025)

188 Street to 190 Street

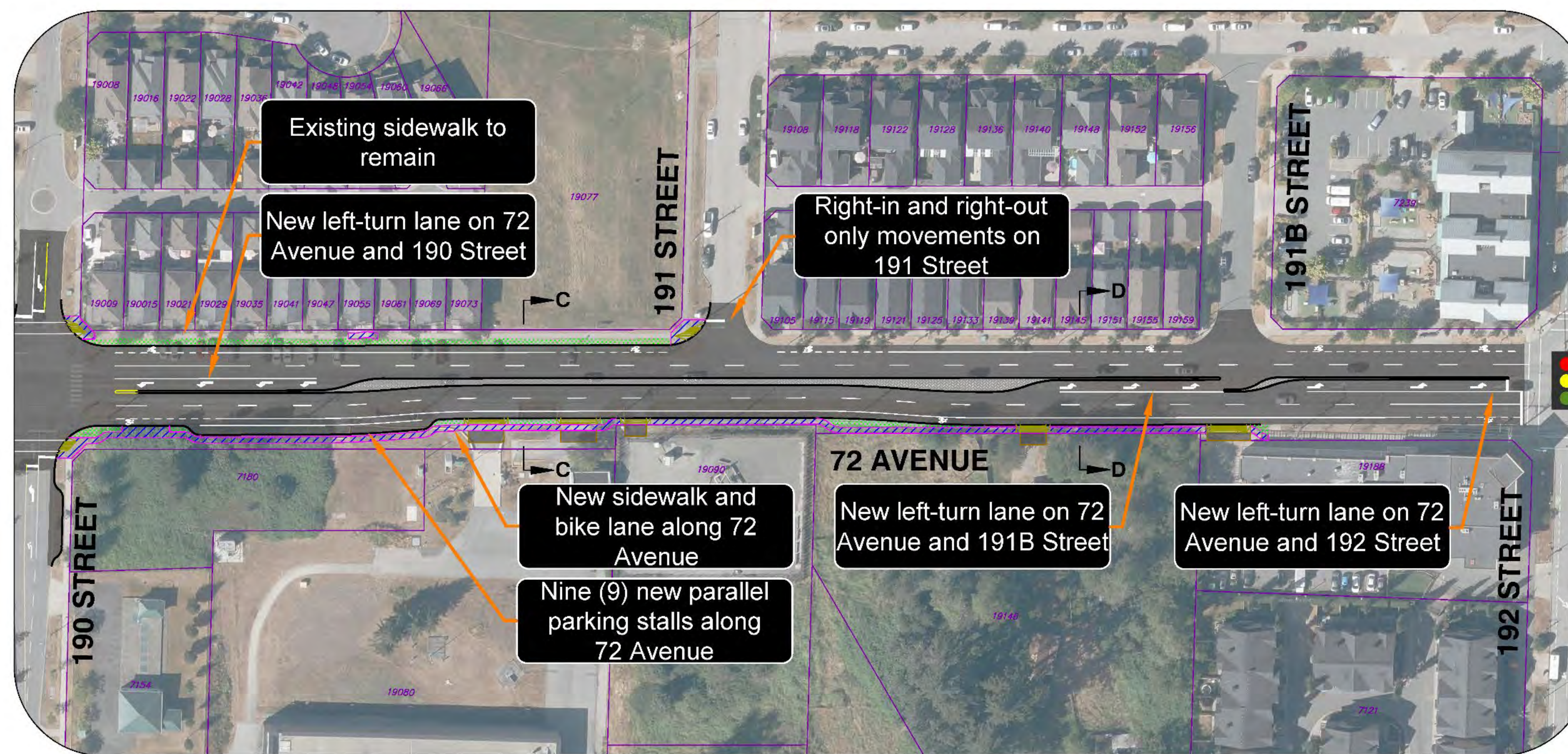


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72 Avenue Improvements & Extensions: 188 Street to 196 Street Road Widening

(Construction anticipated to begin in 2025)

190 Street to 191 Street



SCALE: 1:750



SCALE: 1:750

72 Avenue Improvements & Extensions: 188 Street to 196 Street Road Widening

(Construction anticipated to begin in 2025)

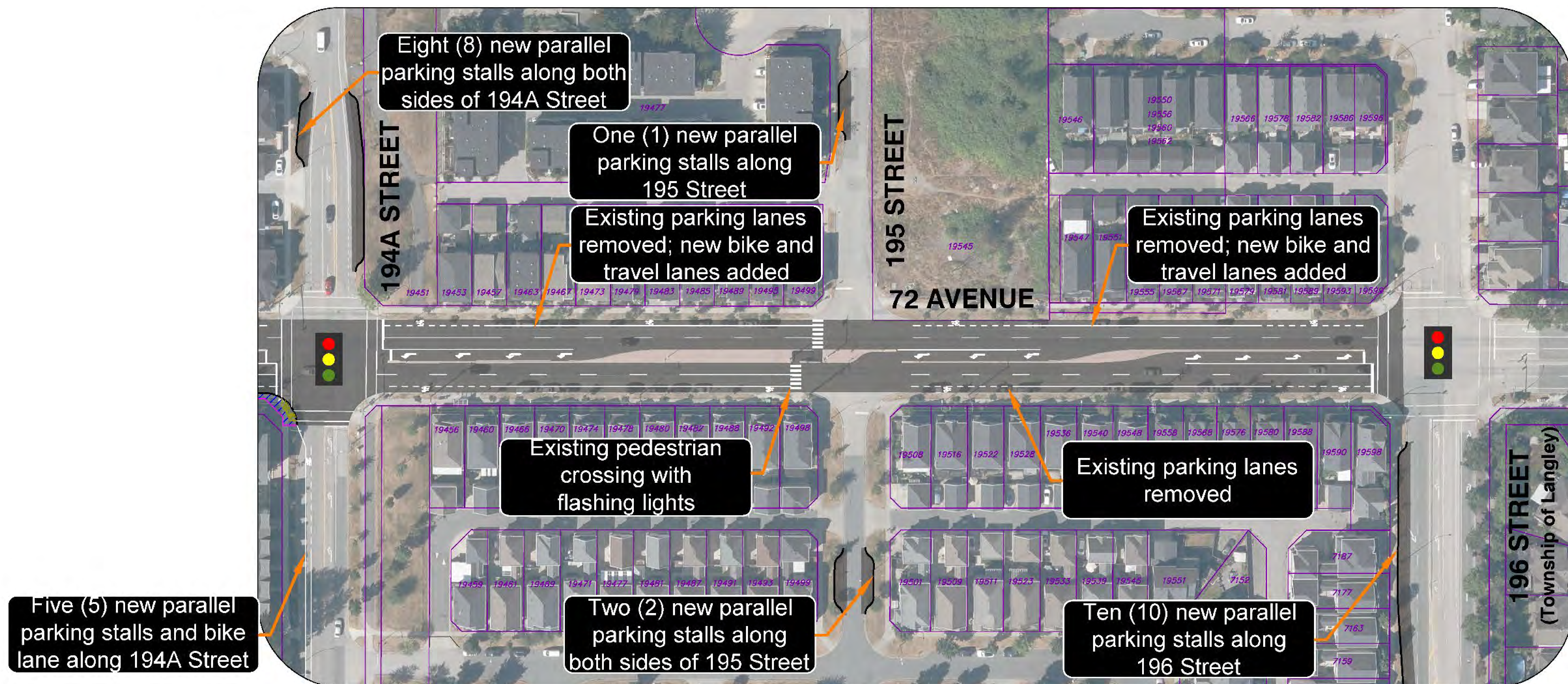
192 Street to 194A Street



72 Avenue Improvements & Extensions: 188 Street to 196 Street Road Widening

(Construction anticipated to begin in 2025)

194A Street to 196 Street



SCALE: 1:750



Thank you

Share your feedback by taking
the Survey



Survey closes October 6, 2024