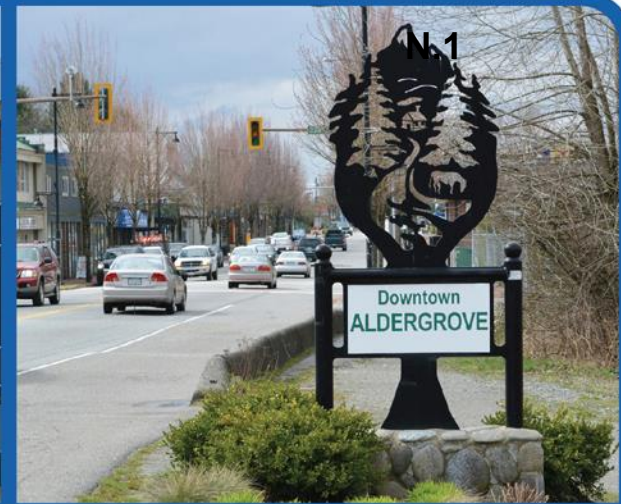


Township of
Langley



Est. 1873



INTERSECTION IMPROVEMENTS

Fraser Highway at 272 Street, Aldergrove

May 31, 2021

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Township of
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Est. 1873

Presentation Outline

- Background
- Transportation Context
- Current Transportation Plans
 - ✓ Township-wide
 - ✓ Aldergrove
 - Road / Truck Network
 - Cycling Infrastructure
- Intersection Design
- Next Steps

Background

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At its meeting on May 10, 2021, Council considered the following multi-pronged Motion, under Item P.1 (Other Business):

- A. To **initiate a land rezoning** and consolidation of the three bare land parcels (Parcels A, B, and C) consistent with the Aldergrove Community Plan and Report to Council 20-71 dated June 15, 2020, Option C, with ground-level commercial floor space with minimal front and side yard setbacks, a maximum density of 84 residential units, and a minimum of four stories;
- B. To initiate the rezoning, public input, public hearing and parcel consolidation process on a “**fast-track**” basis, to be completed as soon as possible;
- C. To proceed to completion and final adoption of a rezoning bylaw, subject to public input, with a restrictive covenant to the benefit of the Township of Langley requiring that all **applicable Development Cost Charges (DCCs) that may or may not be payable are paid** prior to the commencement of construction, or throughout, as per applicable policies and bylaws;
- D. Not proceed with additional **road widening of Fraser Highway and/or 272 Street** into Parcel A, but instead proceed to review and consider the parking lane and other policy alternatives outlined within the Transportation Master Plan unique to this section of Fraser Highway through downtown Aldergrove;
- E. Report back to Council, as soon as practical, to initiate a public and transparent **Expression of Interest**, or a similar, functionally equivalent, process, to ultimately dispose of a rezoned and consolidated subject site ready for redevelopment via Development Permit.

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Background

At that meeting, Council adopted the Motion with the following amendment to Item D:

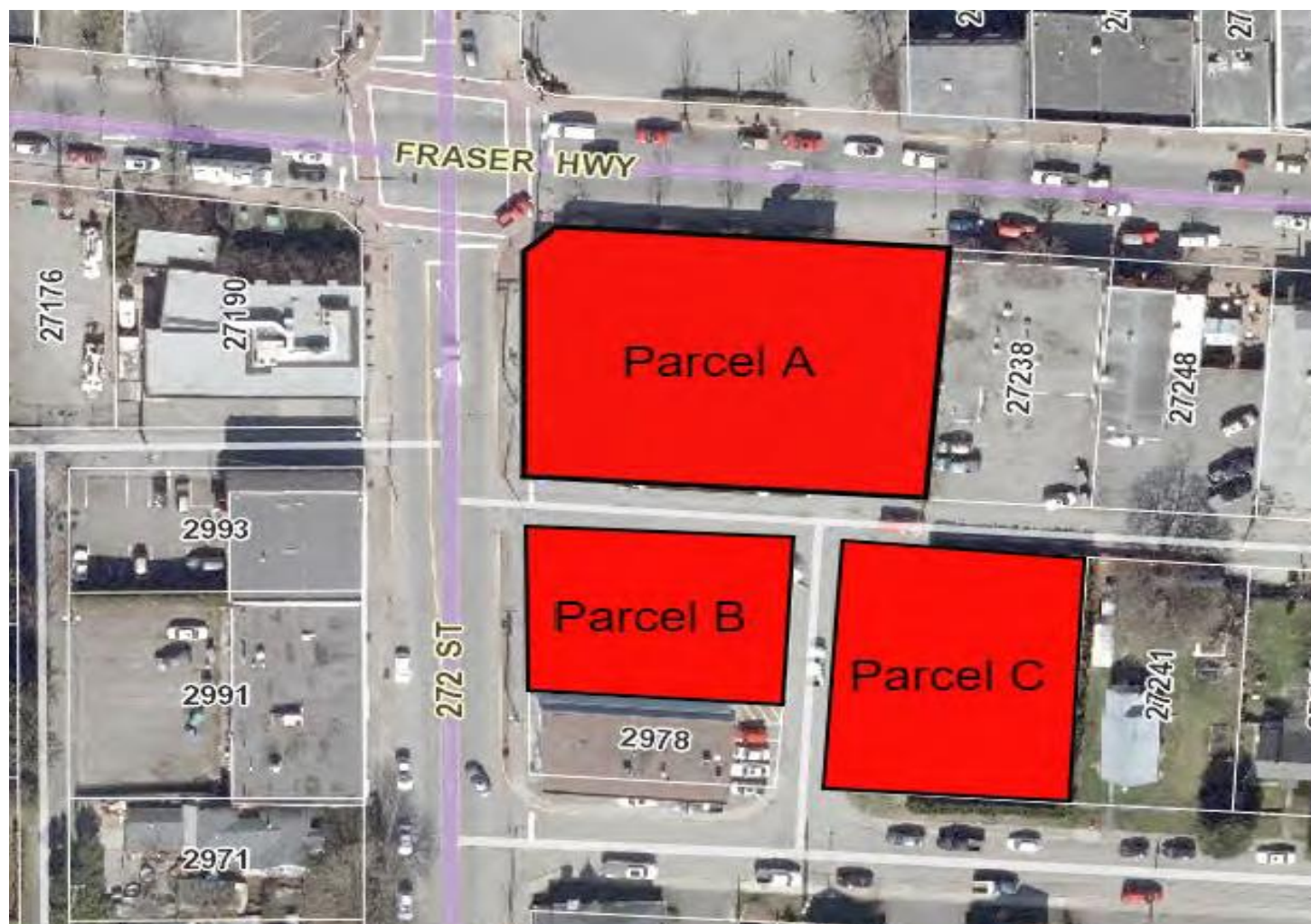
“That Item D be amended to ask staff to report back on other options as opposed to road widening of Fraser Highway and/or 272 Street into Parcel A”

Background

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Background

May 10, 2021 Motion of Council - Rezoning and Potential Disposition of Fraser Highway and 272 Street

- High Level Goals

- Maximizing the pedestrian realm
- Prioritizing high-quality, walkable urban design
- Livability, desirability and long-term commercial success

- Concerns

- Additional widening of Fraser Highway
- Four travel lanes and two parking lanes through downtown Aldergrove, degrade the pedestrian realm

- Alternative Strategies

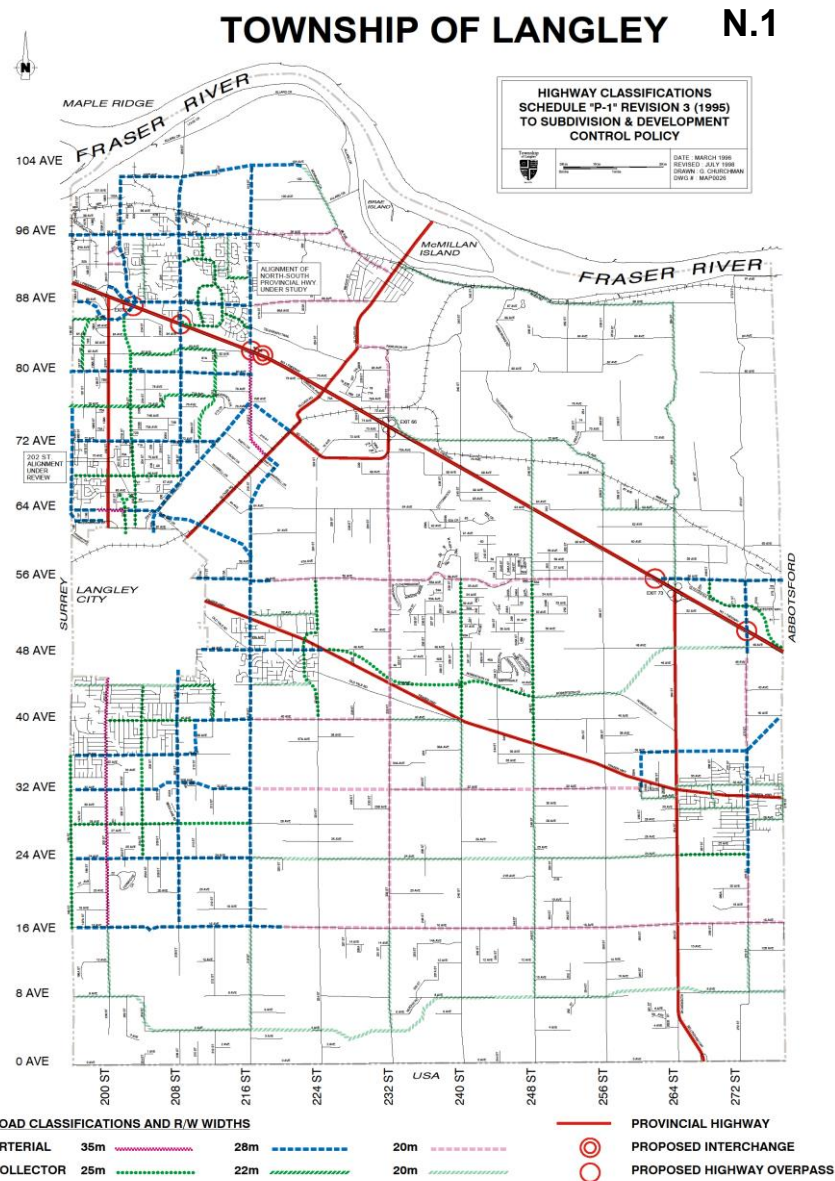
- Parking adjustments peak hours
- Not to proceed with additional widening
- Alternative uses for the proposed widening



Transportation Context

P1 Map (1998) Schedule to the Subdivision and Development Servicing Bylaw

- Fraser Hwy: Former Hwy 1A (MoTI)
- East-West Connectivity Includes Numerous east/west connections:
 - 8 Ave
 - 16 Ave
 - 24 Ave
 - 32 Ave
 - 48 Ave/Robertson
 - Fraser Hwy (4 lanes)
 - Highway 1
 - Aldergrove Bypass (4 lanes)

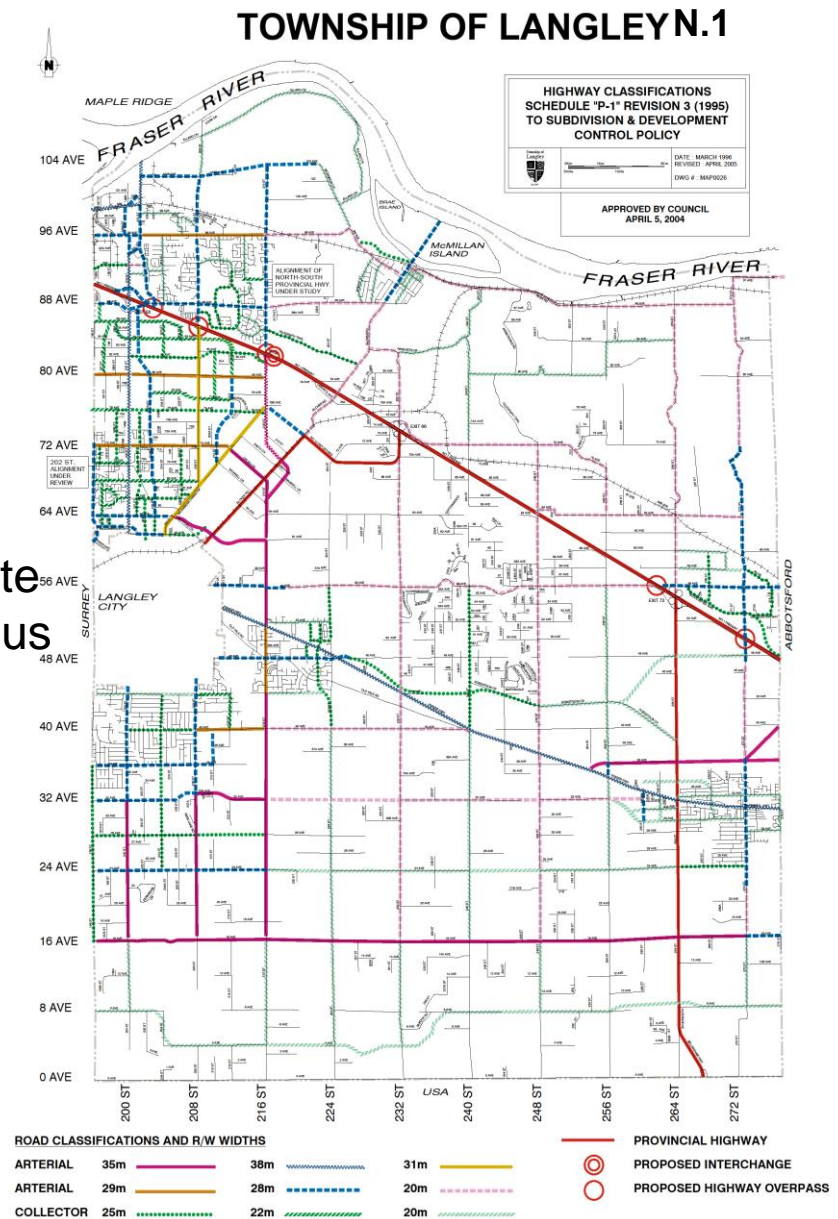




Transportation Context

P1 Map (2004) Schedule to the Subdivision and Development Bylaw

- TransLink Formed
- Fraser Hwy Designated MRN /Truck Route
- East-West Connectivity Includes Numerous east/west connections
 - 8 Ave
 - 16 Ave (4 lanes – MRN)
 - 24 Ave
 - 32 Ave
 - 48 Ave/Robertson
 - Fraser Hwy (4 lanes – MRN)
 - Highway 1
 - Aldergrove Bypass (4 lanes)
 - Highway 1 (MoTI)

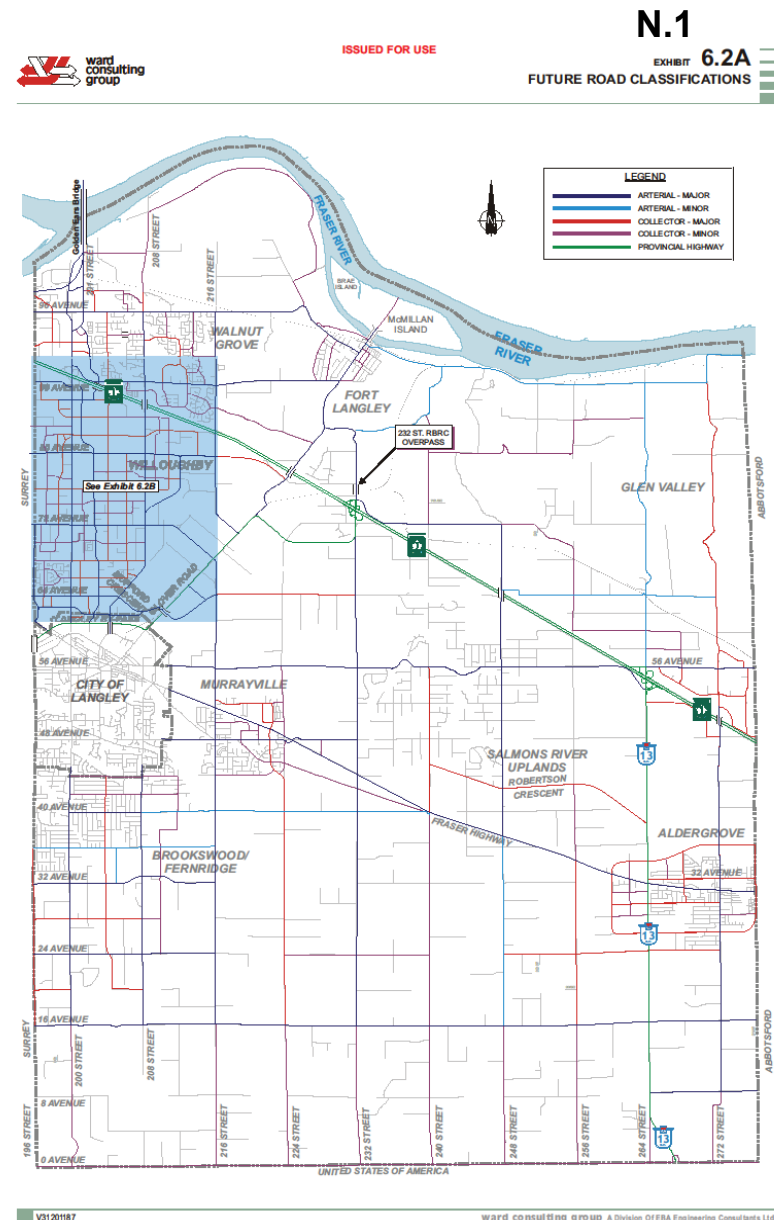




Current Transportation Plans

Master Transportation Plan MTP - (2009)

- Roads Classified
- ALC Considerations
- Adjacent Municipality Consultation
- East/West connections eliminated:
 - 8 Ave
 - 24 Ave
 - 32 Ave
 - 48 Ave/Robertson
 - Aldergrove Bypass

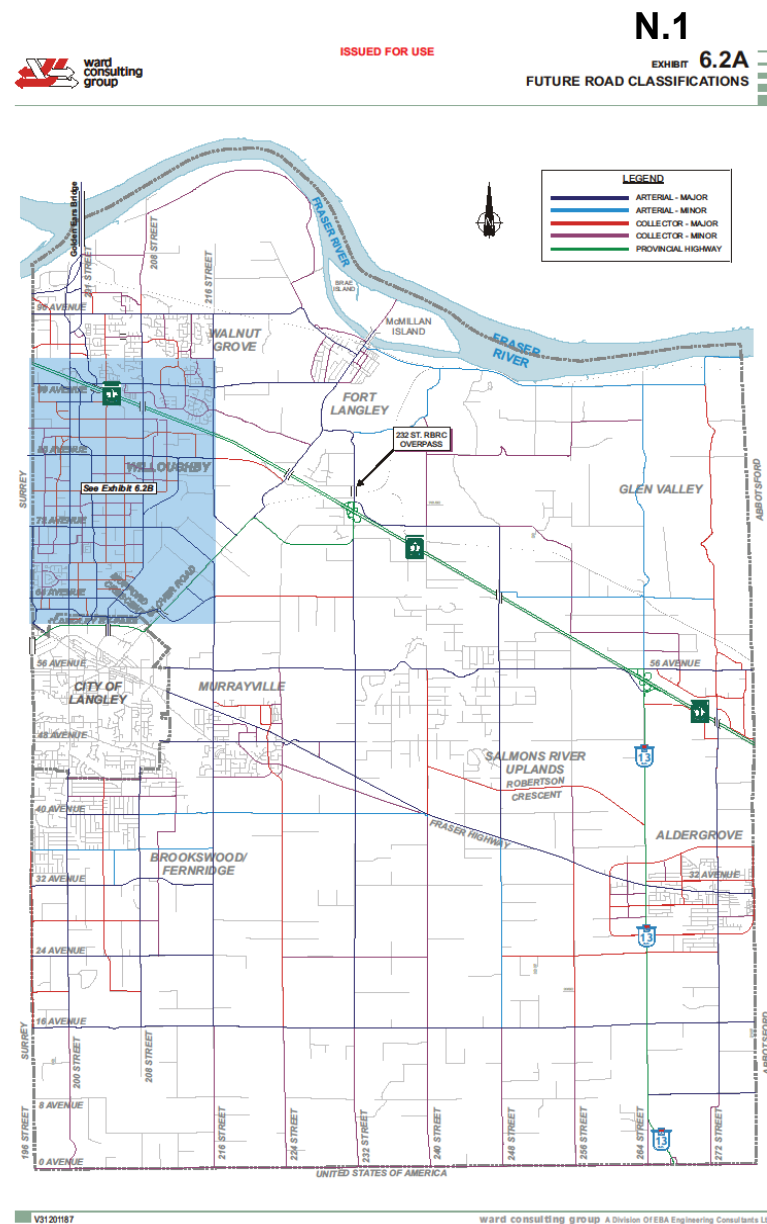




Current Plans

Master Transportation Plan MTP - (2009)

- MTP Consultation and considerations:
 - City of Abbotsford
 - ALC
 - DND lands
 - Local and Regional needs
 - Local goods and services
- Remaining East/West connections:
 - 16 Ave (4 lanes – MRN)
 - Fraser Highway (4 lanes – MRN)
 - Highway #1
 - Aldergrove Grid Road Network
- Current Constraints:
 - 16 Ave: ALR and Cost implications
 - Grid Network: ALR impacts

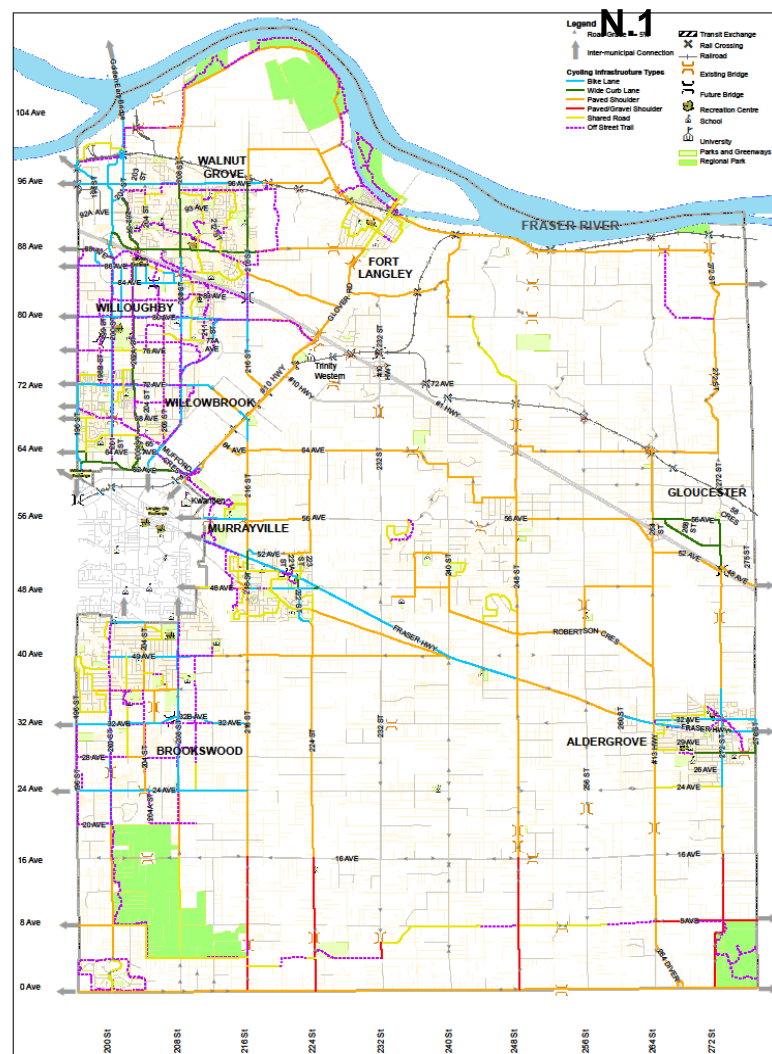




Current Plans

Cycling Plan (2015) Ultimate Cycling Network

- Anticipates Future Bike facilities on:
 - Fraser Hwy
 - 272 Street
 - 32 Avenue
 - 28 / 29 Avenue
 - Off Street Trails
- TOL Subdivision Bylaw revised to meet TAC and BC Active Transportation Guides:
 - Arterial roads – separated Bike lanes or MUP's
 - Collector/local – bike lanes



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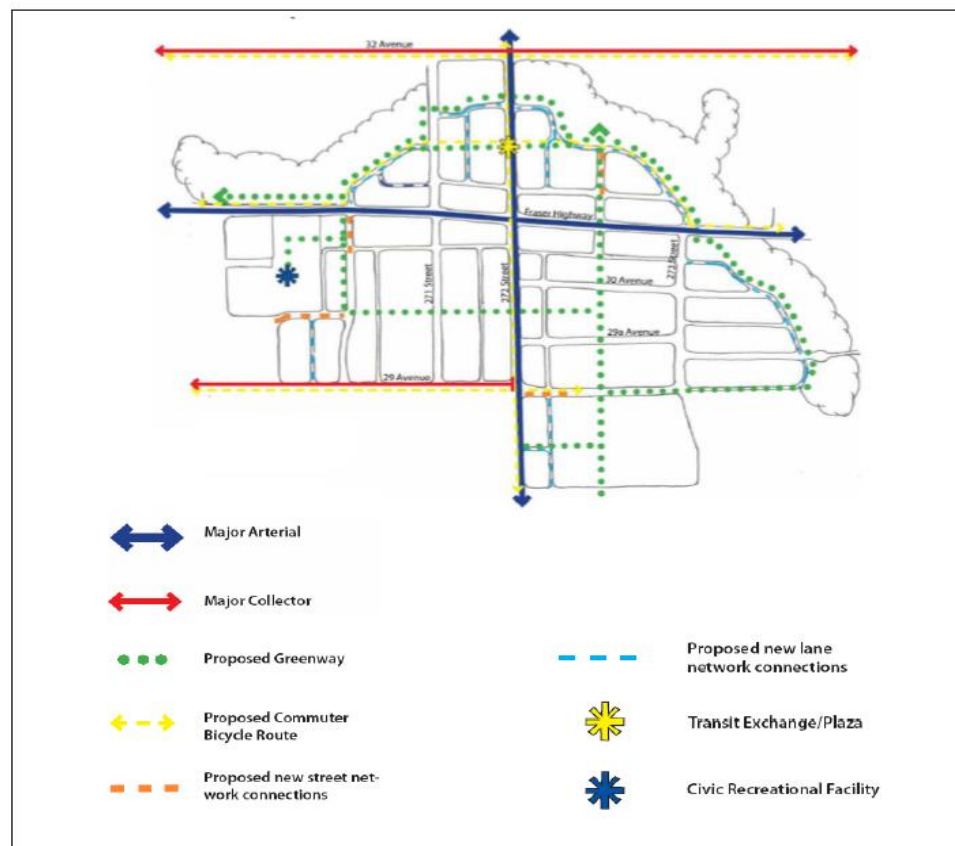
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Current Transportation Plans

Aldergrove Community Plan Core Area Plan (2010)

Major Roads:

- Fraser Highway and 272 Street identified as “**Major Arterial**”
- 272 St only north/south continuous connection
- Future growth requires 4 travel lanes plus left turns on both Fraser and 272 Street
- Reduced to:
 - 2 lanes plus left and right turn lanes at intersections on 272 St.
 - 4 lanes + left turns at Int. only on Fraser during peak hours



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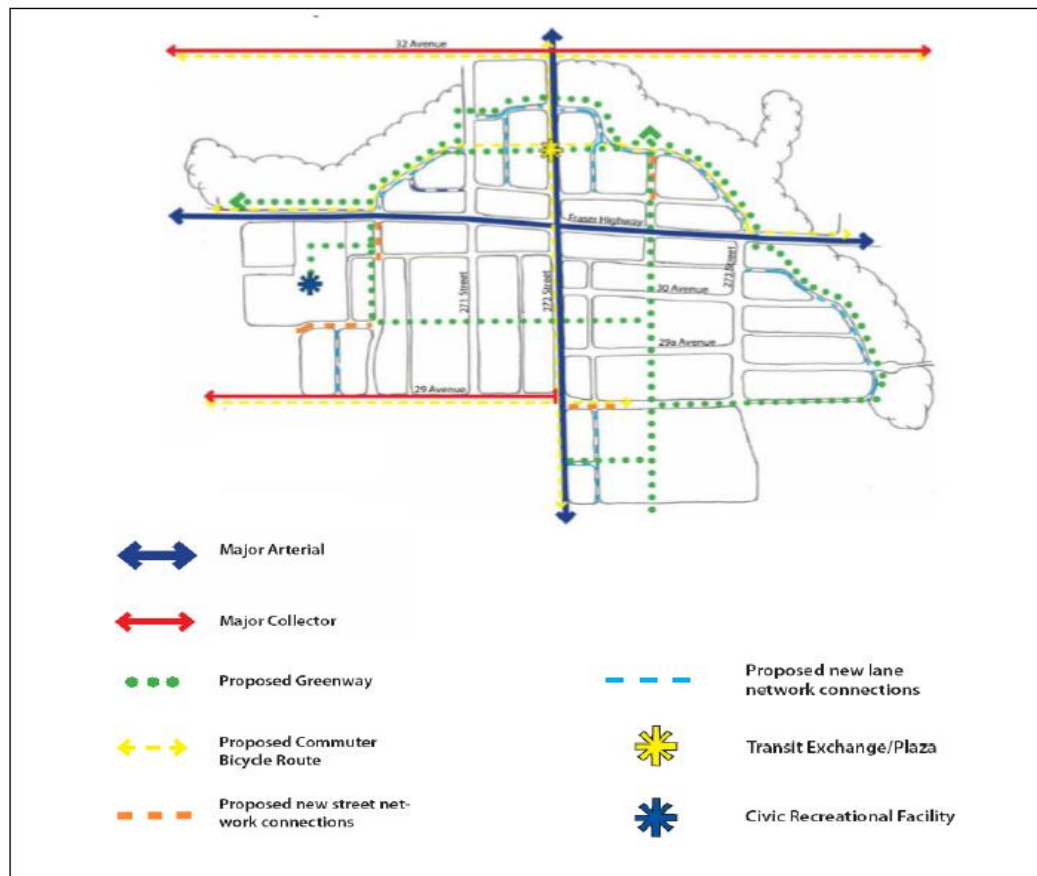
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Cycling Routes:

- Cycling Route Identified along 272 Street
- Additional Cycling Routes
 - 28 / 29 Avenue;
 - 32 Avenue; and
 - Bertrand Mews
- 272 St modified to have separated cycling facilities
- Fraser Highway, 270-273 St alternative:
 - “Betrand Mews”
 - Widen Boulevard for MUP

Current Transportation Plans

Aldergrove Community Plan Core Area Plan (2010)

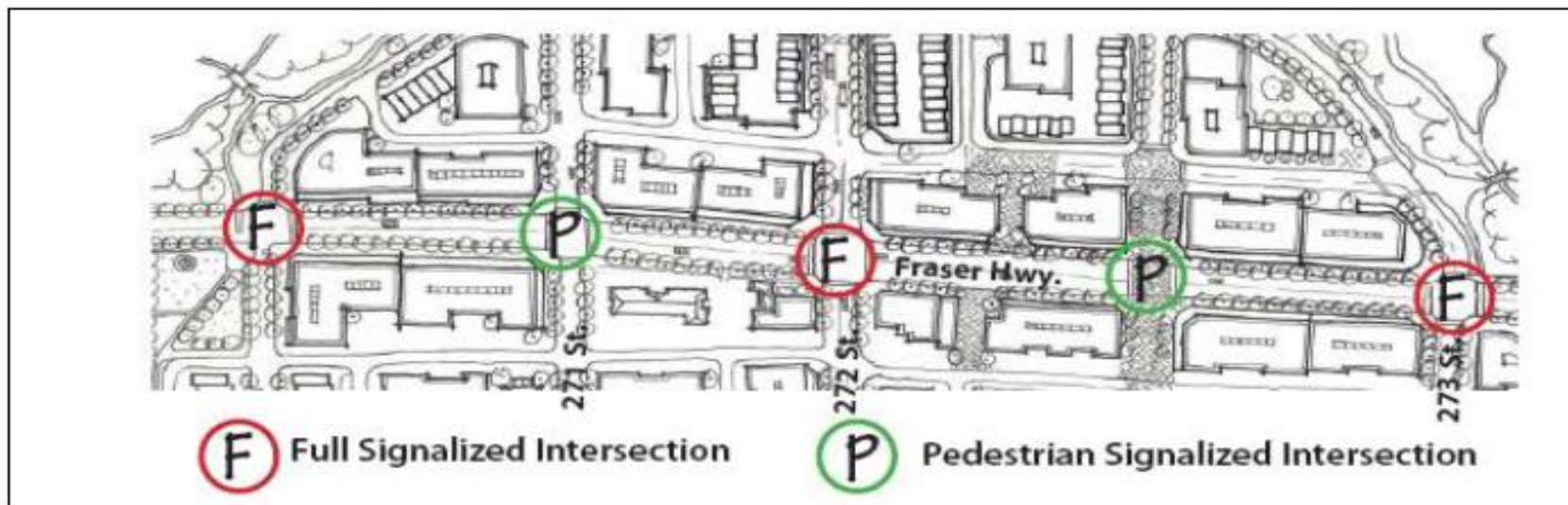




Current Community Plan

Core Area Plan – Intersection Improvements

- Full Traffic Signals + Left-Turn Lanes at:
 - 270 Street
 - 272 Street; and
 - 273 Street
- Pedestrian crossings at: 271 Street + Mid Block E. of 272 Street
- Facilitate Active Transportation (e.g. Walking & Cycling)



Proposed Fraser Highway Intersections by Type – for illustrative purposes only.

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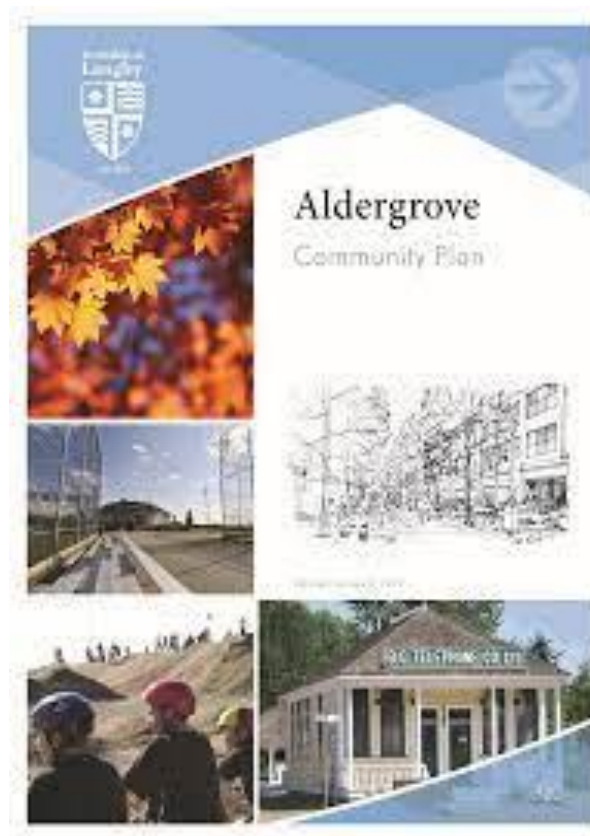
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Current Community Plan

Core Area Plan – Pedestrian Realm Policies

Aldergrove Core Area Plan: provides for the necessary improvements at the Fraser Hwy. / 272 intersection, while incorporating the following features, in support of pedestrian & cycling activity:

- Sidewalk (1.8m)
- Boulevard (2.0m) for street trees to increase pedestrian interest, comfort and safety and to increase the urban tree canopy, currently no street trees on 272 St.
- Bike lane (1.8m) to enhance cyclist realm
- Buffer with physical separation (0.6m)
- Rear (lane) access to minimize sidewalk interruption & enhance ped. safety





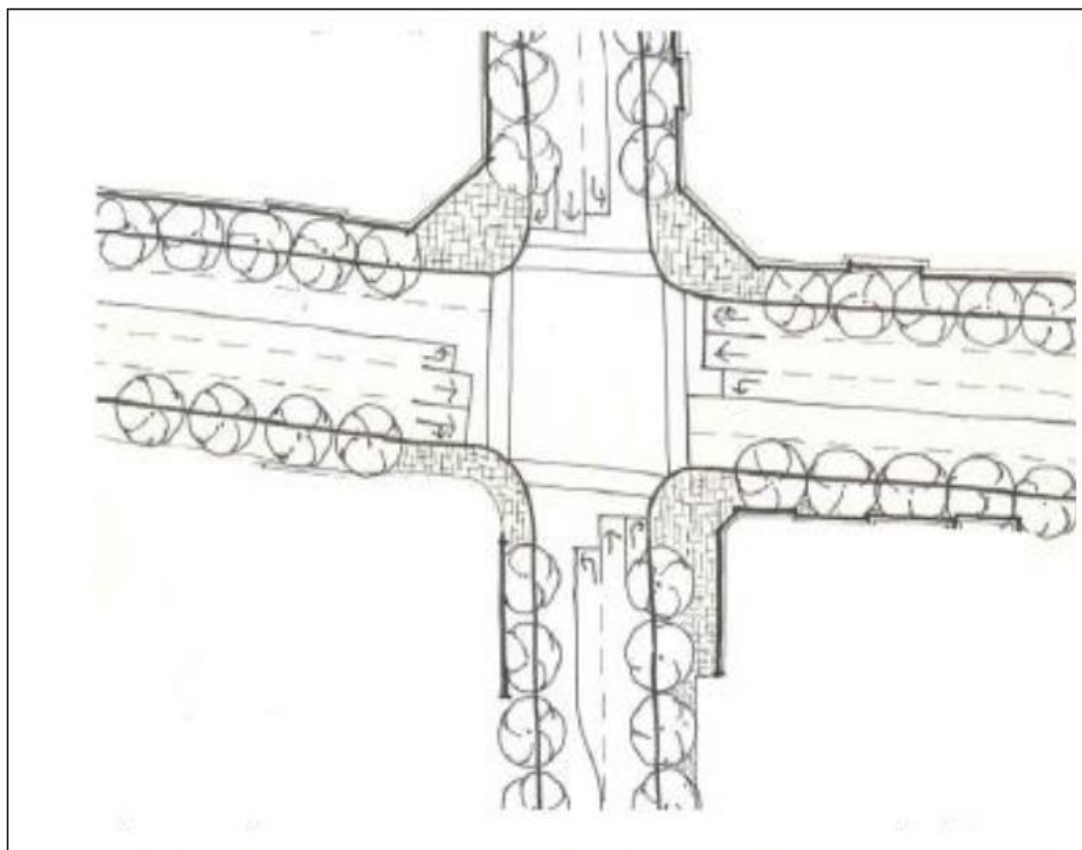
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Current Community Plan

Aldergrove Core Area Plan

Intersection Concept: Fraser Highway & 272 St.

- Four (4) Lanes on Fraser Highway plus Left-Turn Lane at Intersection Only
- Two (2) Lanes on 272 Street plus Left-Turn Lane at Intersection Only
- Additional Northbound and Southbound Right-Turn Lanes on 272 Street At Intersection Only



Proposed Intersection Design Concept for Fraser Highway at 270 Street, 272 Street and 273 Street.



Current Community Plan

Aldergrove Core Area Plan Pedestrians & Cyclists

- Grid Bike Route Network:
 - 272 St and 273 St
 - 29 Ave and 32 Ave
 - Fraser Highway
 - Bertrand Mews
 - Off street greenways
 - Multi-Use Paths
- Arterial Roads with separated cycling facilities or MUP's
- Collector roads on-street bike lanes or off street MUP's



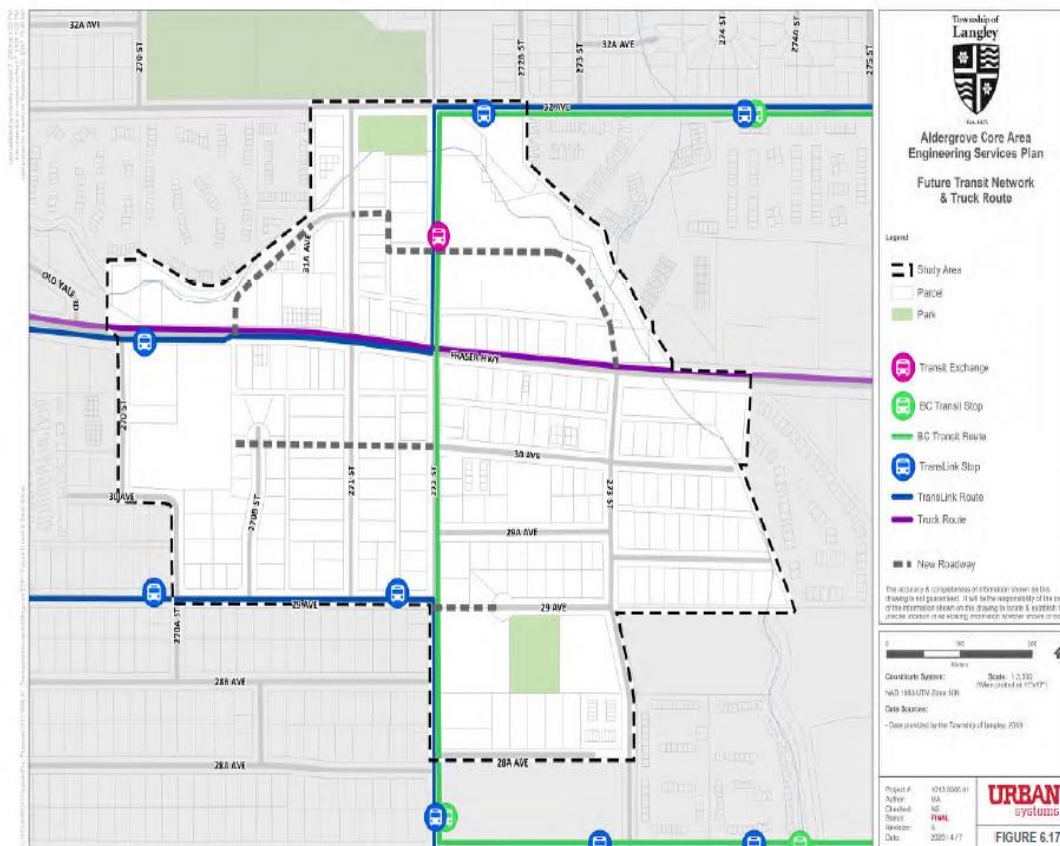


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Aldergrove Core Area Plan

Transit Routes

- Interconnection with TransLink and BC Transit
- Transit Exchange / Plaza on 272 Street
- Bike routes on 272 St, 273 St, Fraser Highway and Bertrand Mews provide connectivity
- Potential Bus Pre-emption on 272 St/Fraser Highway
- Could use NB/SB right turn lane area





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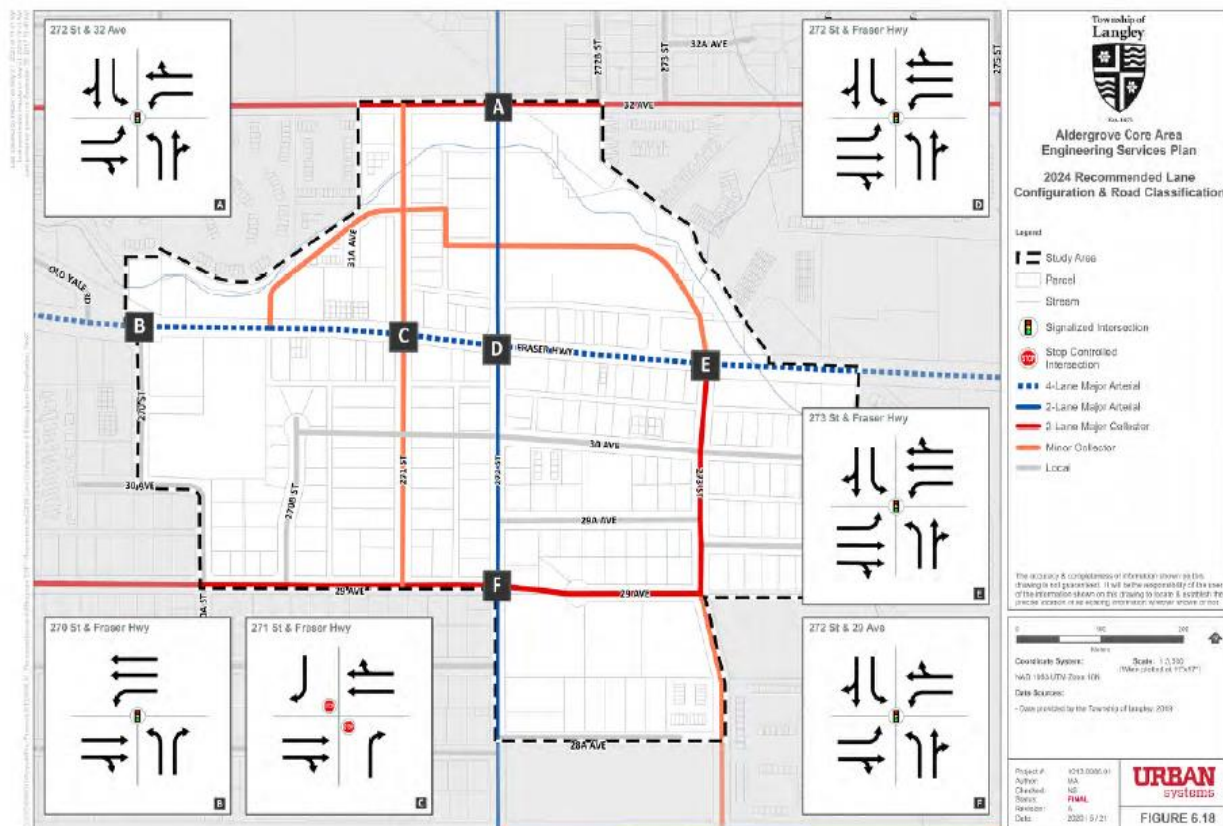
Current Community Plan

Aldergrove Core Area Plan

Engineering Servicing Plan (May 25, 2020)

Fraser Highway at 272 Street Intersection Configuration:

- Consistent with Historic Plans
- Four (4) Lanes on Fraser Highway plus Left-Turn Lane
- Two (2) Lanes on 272 Street; Left- Turn Lanes, plus NB/SB Right-Turn Lanes



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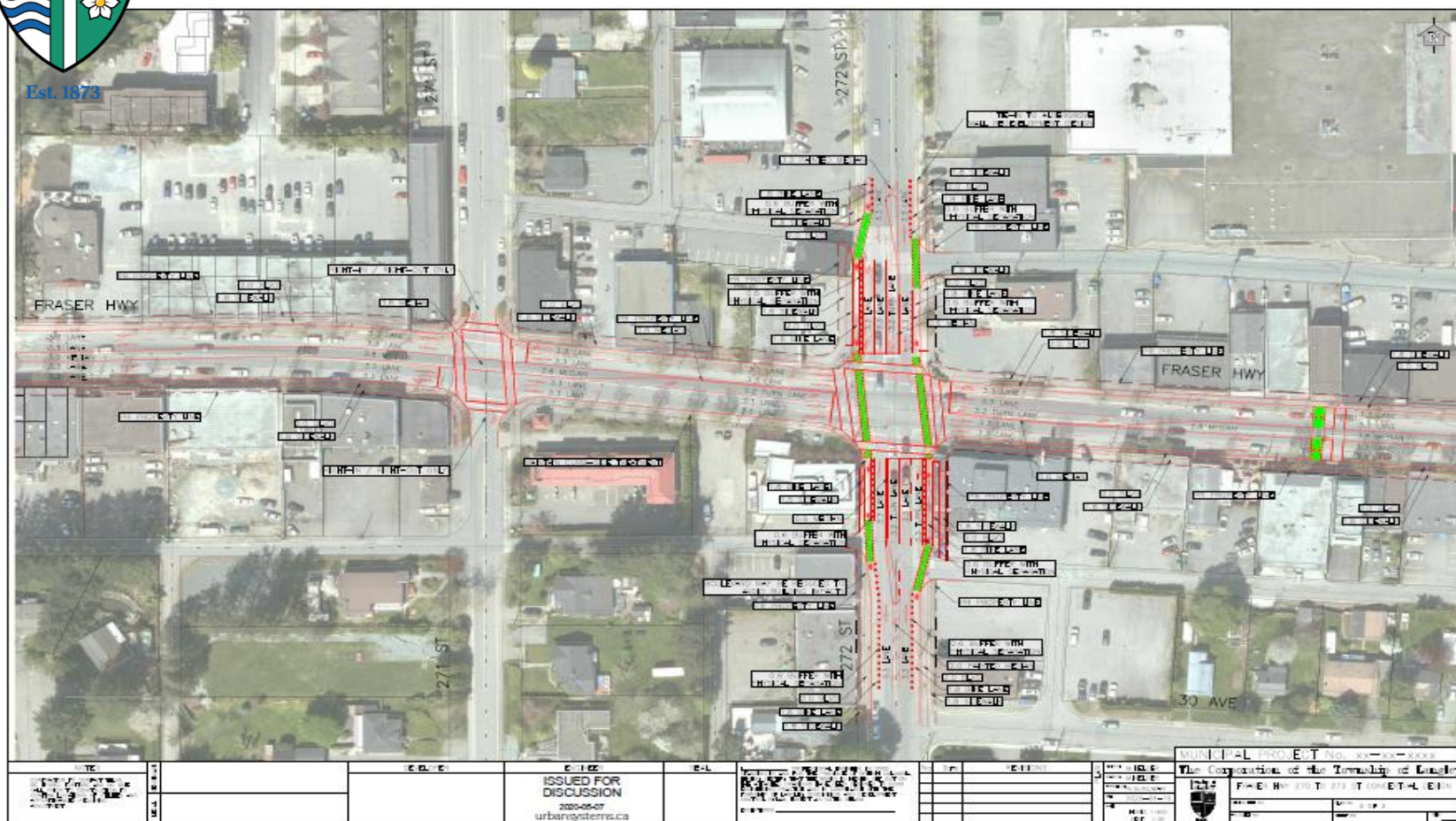


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Current Community Plan

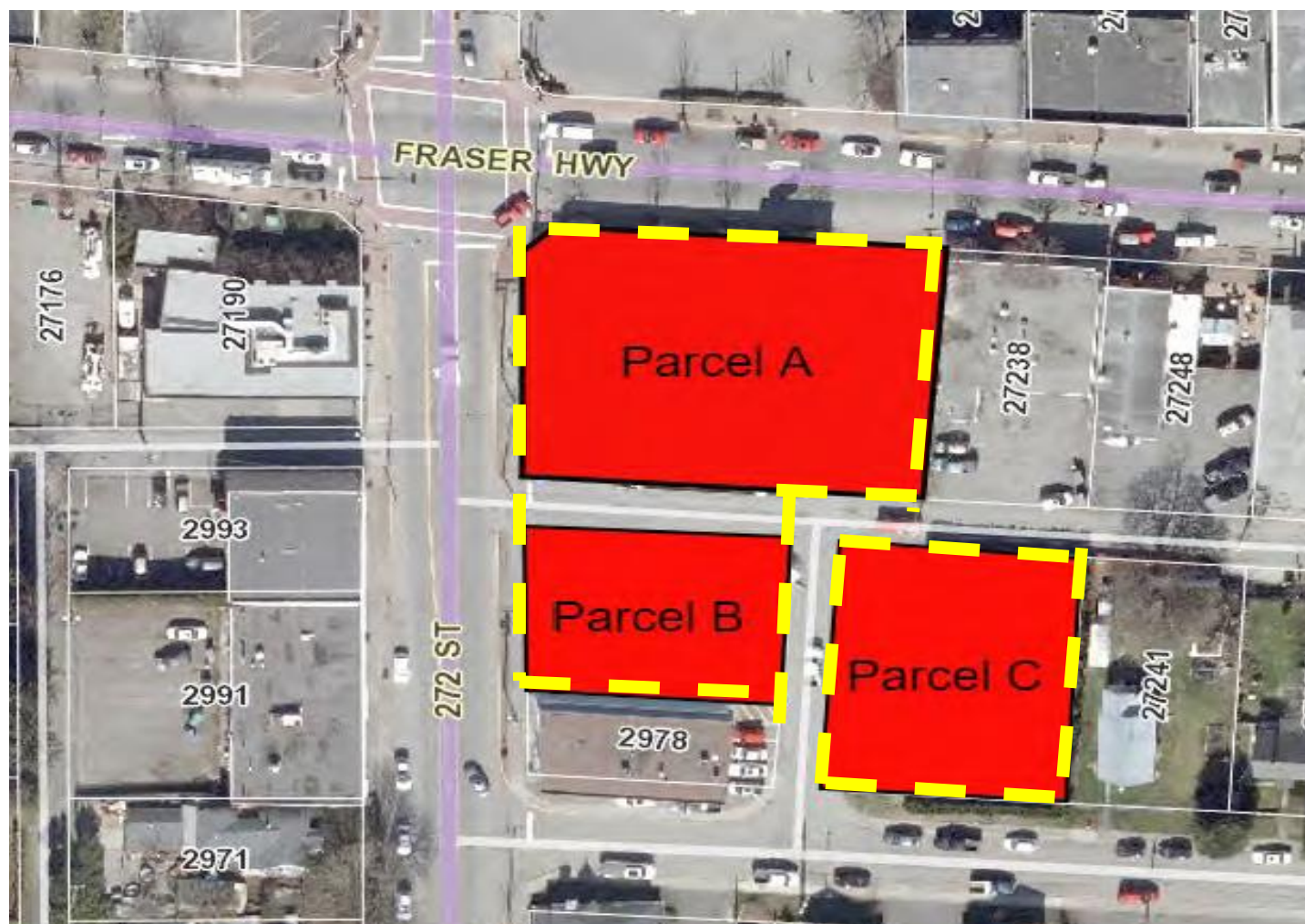
Aldergrove Core Area Plan

Consistent Application Along Corridors





Development Option 3

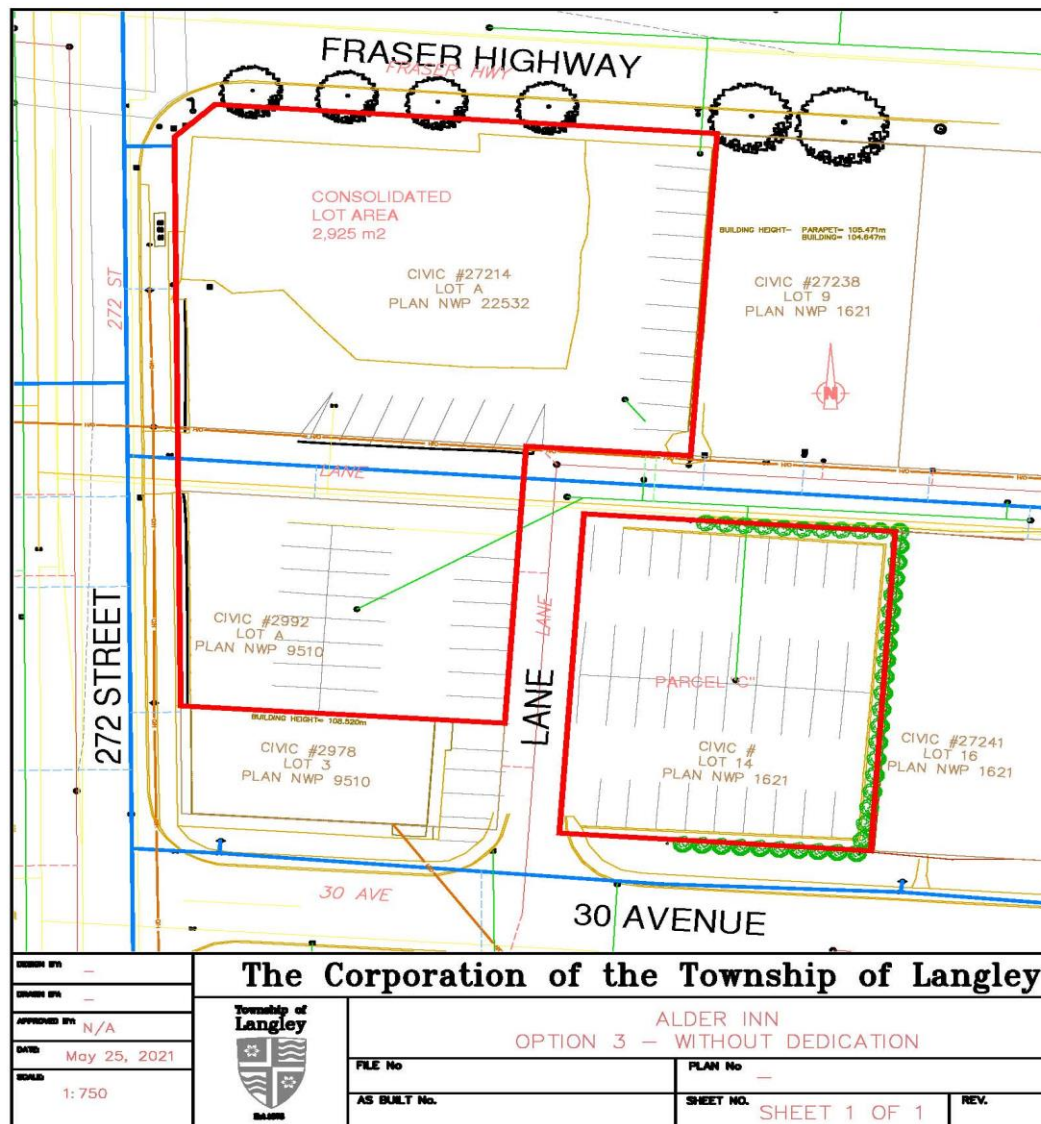


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Option 3A: No Intersection Improvements



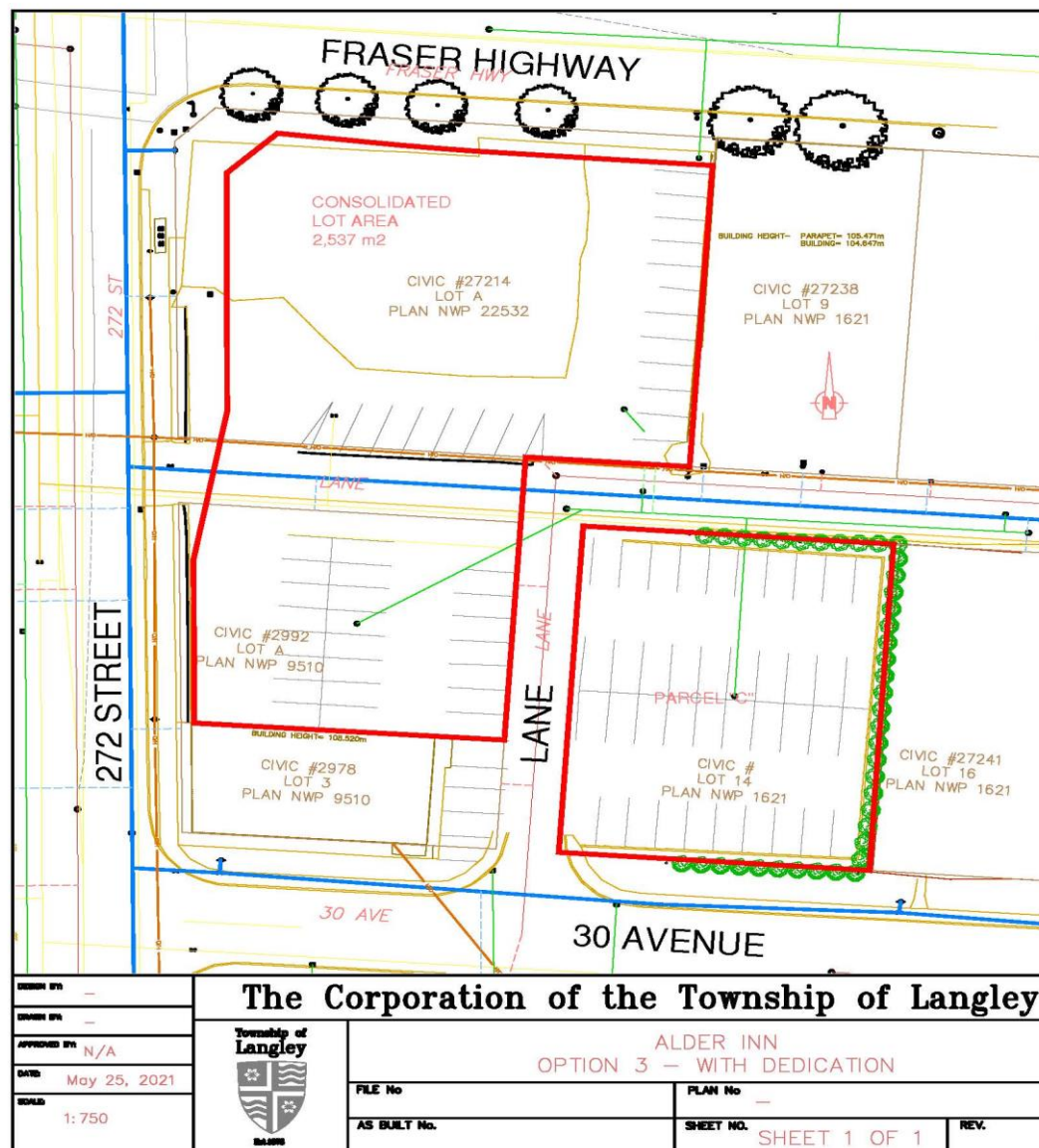
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Option 3B: With Intersection Improvements

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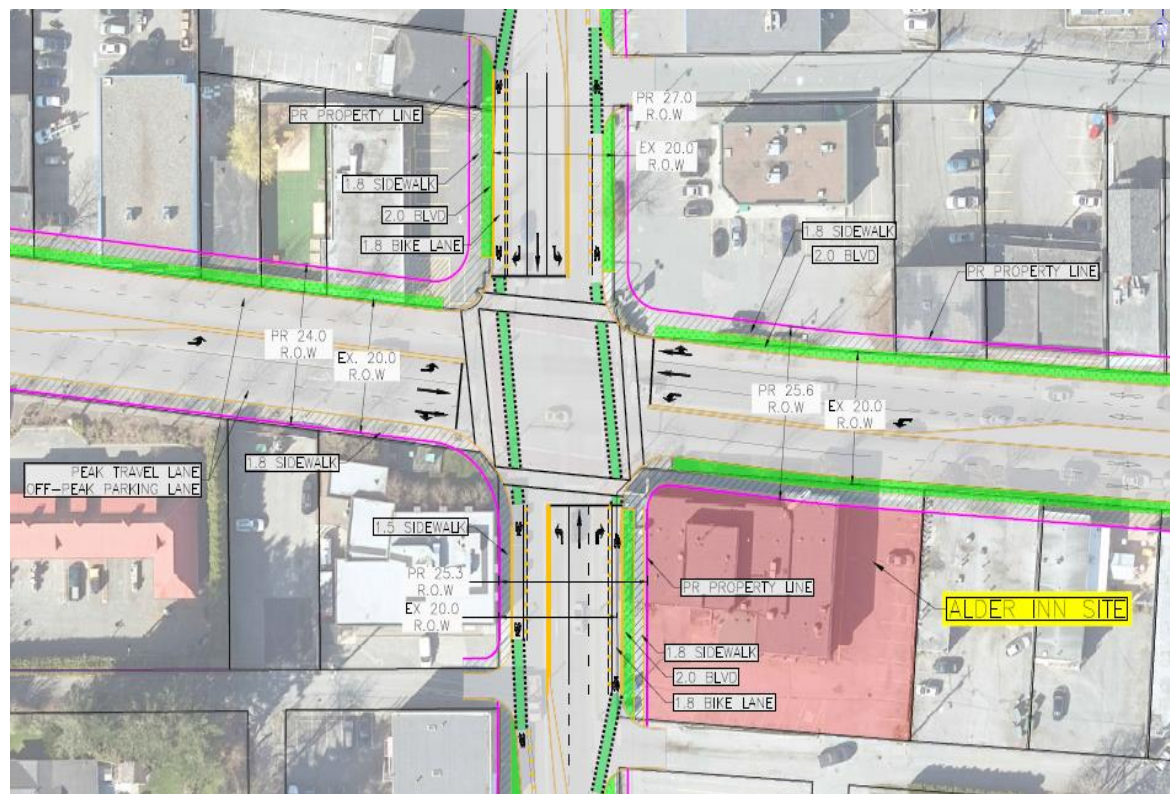




Intersection Design

Aldergrove Core Area Plan - Fraser at 272 Street Option 3B1 – Balanced Intersection Improvements (Recommended)

- Fraser Hwy: Four (4) Travel Lanes + Left-Turns Peak hours. On-Street Parking Off Peak
- Pedestrian and Cycling Facilities
- Separated Bike Lanes on 272 St
- 272 St Maintain Two (2) Existing Lanes plus Left-Turn Lane, Sidewalk and Bike Lane
- NB and SB Right-Turn Lanes at Intersection



Township of
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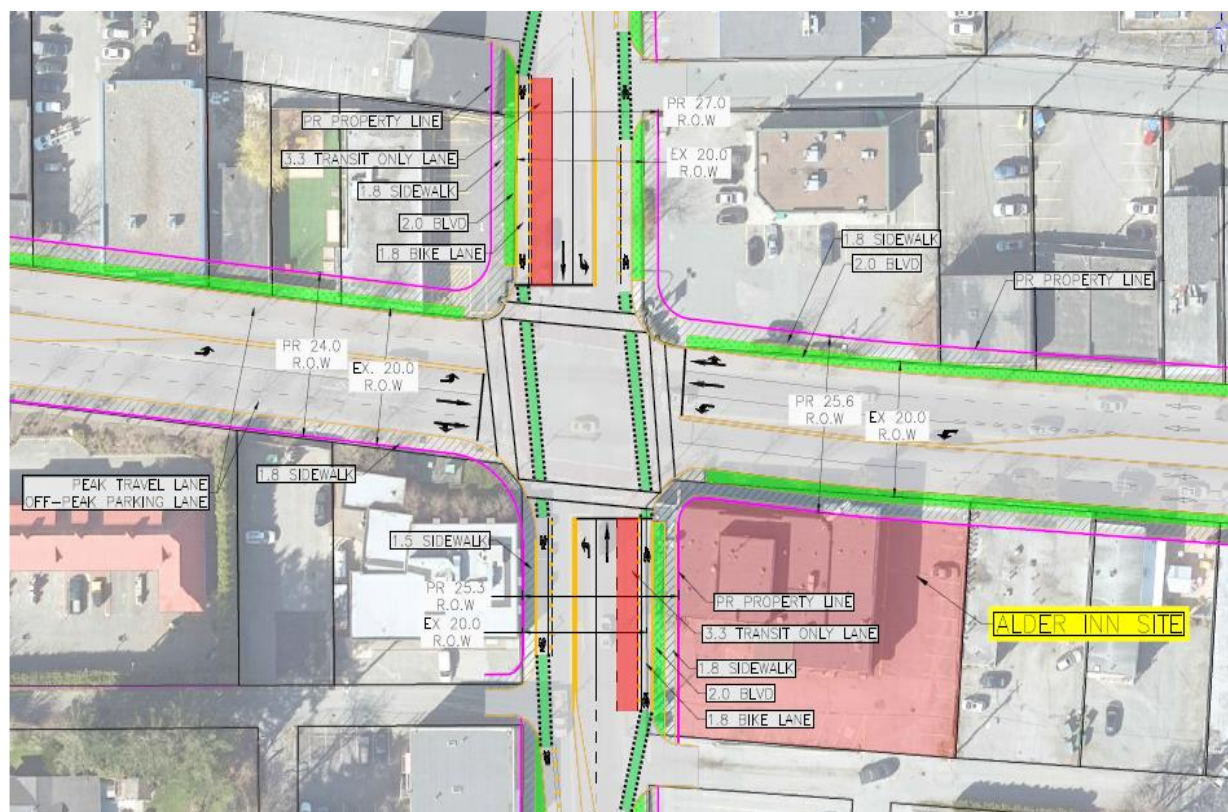
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Optional Intersection Design

Fraser at 272 Street

Option 3B2 – Transit Improvements

- Same Widening - Option 3B1
- Add E/W left turn lane
- Improved sidewalks
- Add ROW for Bus Lane
- Separated Cycling facilities on 272 St
- Future works Require Council approval and could change
- Land is needed now at time of development



Township of
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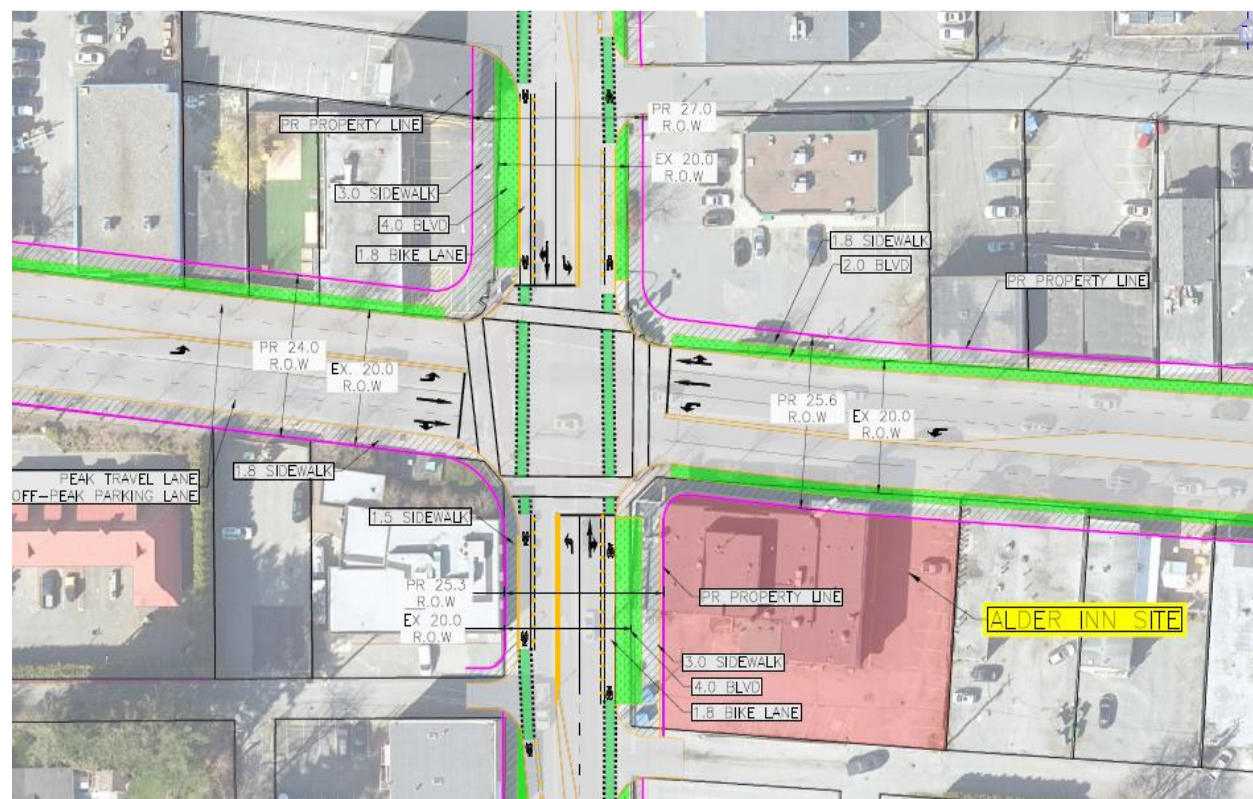
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Optional Intersection Design

Fraser at 272 Street

Option 3B3 – Walking and Cycling Boulevard Improvements

- Same Widening - Option 3B1 & 3B2
- Add E/W left turn lane
- Improved sidewalks
- Add ROW to Boulevard for Walking/Cycling
- Separated Cycling facilities on 272 St
- Future works Require Council approval and could change
- Land is needed now at time of development





Development Option Comparison^{N.1} (Mixed Use Building)

	Option 3A (No Road Dedication)	Option 3B (W/ Road Dedication)	Option 3C (W/ Road Dedication) FSDR adjusted to Option 3A yield – gross vs. net)
Consol. Area (ft2) (inc. lane)	31,184	27,308	27,308
Commercial A (ft2)	13,153	11,571	11,571
Residential A (ft2)	48,915	43,045	51,397
~ No. of Apt. Units	45	37	47
Parking Required	130	113	125
Parking Provided	125	125	125
FSR	2.0	2.0	2.3

QUESTIONS?

