



City of Port Moody

Report/Recommendation to Council

Date: January 12, 2022
Submitted by: Engineering and Operations Department – Infrastructure Engineering Services Division
Subject: Development Authorization – Alternative Traffic Improvements Suter Brook Village

Purpose

To recommend implementation of an updated traffic calming plan for Suter Brook Village in collaboration with Onni, and to present for approval a Development Authorization to facilitate implementation of the plan.

Recommended Resolution(s)

THAT the updated traffic calming plan for Suter Brook Village be implemented in collaboration with Onni in lieu of a traffic signal at Ioco Road and Capilano Road as recommended in the report dated January 12, 2022 from the Engineering and Operations Department – Infrastructure Engineering Services Division regarding Development Authorization – Alternative Traffic Improvements Suter Brook Village;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of Development Authorization DP000034.

Background

Suter Brook Village has been under development by Onni for several years under a Land Use Contract (LUC) and Bylaw which governs land uses and related requirements for this area.

On October 9, 2018, Council adopted the most recent change to the LUC Bylaw, setting the stage for the last phase of the development, which is currently under construction and nearing completion. Through the Public Hearing process for this LUC, Council received several resident safety concerns about traffic and parking issues. In response, late in the application review process as a mitigating measure, a provision for a left-turn lane and traffic signal installation on Ioco Road (northbound) providing access to Capilano Road to help reduce increases to traffic on Suter Brook Way was added to the LUC.

Following the Public Hearing for the LUC amendment on March 27, 2018, also in response to residents' concerns about traffic and public space issues, Council directed staff to undertake a separate Suter Brook Village Traffic and Public Space Consultation Plan. After completing

consultation, reviewing the results, and working with the Transportation Committee on an improvement plan, on November 26, 2019, the Suter Brook Village Traffic and Public Space Implementation Plan was approved with funding provided for a trial traffic pattern change. A copy of the report summarizing this plan is included as **Attachment 1**.

Implementation began, but due to other COVID-19 related priorities, many elements of the implementation plan were delayed. The additional loading zones along Morrissey Road have been implemented. The one-way traffic pilot along Brew Street is in process. As work is required on privately-owned property (Brew Street is controlled by Onni), additional consultation to ensure adequate stakeholder input and acceptance was required. Constraints on material availability and weather have also impacted implementation.

City staff have been working closely with Onni to implement the Council-approved traffic pilot and have reached an agreement on a modification to the off-site servicing works required for the LUC to implement a more robust, permanent installation of a traffic calming plan in Suter Brook Village following the one-way pilot.

Discussion

As part of its development application for an additional 26-storey tower and mid-rise six-storey building for 300 Morrissey Road Parcel D, representing a net increase of 221 units over previously approved applications, Onni submitted a Transportation Impact Assessment (TIA) in February 2018. The TIA reviewed existing and future expected traffic conditions for the approved and proposed developments to 2025 and 2030, accounting for estimated traffic from the following additional nearby developments as they were understood at the time:

- Appia Site (220 dwelling units and 5,000ft² of supporting commercial);
- City Lands (north side of Murray Street at Morrissey Road); and
- Coronation Park (2,225 dwelling units).

To complete the TIA, the consultant assumed the Appia Site to be completely occupied by 2025, and the City Lands and Coronation Park to be 50% occupied by 2025 and 100% occupied by 2030. These assumptions have proven to be aggressive, as the Appia Site has not yet been approved, Coronation Park is currently in an Official Community Plan amendment process, and there is no active development proposal on City Lands at this time.

To address the traffic concerns raised at Public Hearing, the initial TIA was revised to identify an additional traffic signal at the loco Road and Capilano Road intersection. The signal would help reduce residential trips through the commercial area and, based on the estimated future traffic, would not affect the operation or capacity along loco Road. As a result, the requirement for the left-turn lane and traffic signal was included as a provision within the LUC amendment to improve traffic safety in Suter Brook Village.

Subsequently, further study identified operational safety concerns associated to the proposed signal due to Capilano Road's steep grade and horizontal "S" bend. These concerns were not identified in the earlier conceptual work on the intersection design. Upon extensive review, which included efforts to find alternative ways to safely install the left-turn lane and traffic signal, staff have agreed that the signal is not recommended due to the potential safety issues and design constraints.

Alternative Traffic Calming Measures

As an alternative to the traffic signal, to improve traffic safety within Suter Brook Village and mitigate the effects of any increased traffic volumes, staff have worked with Onni's engineering consultants to develop a package of traffic calming measures to be applied to the streets in the Village. Through their comprehensive nature, these measures are expected to reduce traffic speeds, provide increased pedestrian priority and visibility, and improve pedestrian safety and comfort. The measures and their locations are shown on the map in **Attachment 2** and further described below in Table 1.

These works would enhance the Suter Brook Village Traffic Improvements Plan approved by Council in 2019 and allow for the temporary pilot features to be constructed in permanent form at the developers' cost.

Onni has proposed to complete the works outlined in Table 1 between March and September 2022.

Table 1 – Proposed Traffic Calming Measures in Suter Brook Village

Location	Measures	Expected Benefit
Murray Street and Morrissey Road intersection	<ul style="list-style-type: none">• extension of Murray Street median across intersection, with provisions to allow emergency vehicles to cross the median; and• removal of right-turn “channels” and reduction in turning radius.	<ul style="list-style-type: none">• Extending the median will eliminate left turns and U-turns.• Removing right-turn “channels” will require right-turning traffic to slow down when entering and exiting the village.
Brew Street (Morrissey Road to Capilano Road)	<ul style="list-style-type: none">• permanent implementation of one-way street (completing City-led pilot project currently in implementation).	<ul style="list-style-type: none">• Changing Brew Street to one-way operation will reduce pedestrian conflicts and reduce circulation for on-street parking.
Morrissey Road and Brew Street intersection	<ul style="list-style-type: none">• raised intersection; and• curb extension on northeast corner.	<ul style="list-style-type: none">• Raising the intersection will slow down all vehicles travelling through the intersection.• Extending the curb will help enforce the one-way operation of Brew Street and reduce the crossing distance for pedestrians.
Morrissey Road and Suter Brook Way intersection	<ul style="list-style-type: none">• raised intersection.	<ul style="list-style-type: none">• Raising the intersection will slow down all vehicles travelling through the intersection.
Morrissey Road and Capilano Road intersection	<ul style="list-style-type: none">• raised crosswalks.	<ul style="list-style-type: none">• Raised crosswalks will improve pedestrian comfort and slow down vehicles crossing the crosswalks.

Location	Measures	Expected Benefit
Suter Brook Way and Brew Street intersection	<ul style="list-style-type: none"> raised intersection; curb extension on the southeast corner; and smaller curb radius on the northeast corner. 	<ul style="list-style-type: none"> Raising the intersection will slow down all vehicles travelling through the intersection. Extending the southeast curb will help enforce the one-way operation of Brew Street and reduce the crossing distance for pedestrians. Reducing the curb radius on the northeast corner will improve pedestrian comfort while continuing to accommodate emergency response vehicles.
Capilano Road and Brew Street intersection	<ul style="list-style-type: none"> curb extension on the northeast corner. 	<ul style="list-style-type: none"> Extending the northeast curb will help enforce the one-way operation of Brew Street and reduce the crossing distance for pedestrians.
Capilano Road (west of Morrissey Road)	<ul style="list-style-type: none"> raised crosswalk. 	<ul style="list-style-type: none"> Raising the crosswalk will slow down vehicles entering the village and improve pedestrian comfort connecting the nature trail on both sides of Capilano Road.

As the loco Road and Capilano Road traffic signal was included in the Land Use Contract, Council consideration of a change through a Development Authorization is needed to enable this change in requirements. The recommended Development Authorization agreement is included as **Attachment 3**.

Other Option(s)

Should Council wish to explore an alternative traffic calming package, the following alternative may be considered:

THAT staff work with Onni to develop an alternative traffic calming package including the following feedback:

- [List feedback]

Staff note that if the recommended Development Authorization is not approved, the requirement for a new traffic signal at Capilano Road and loco Road would stay in place in the Land Use Contract. However, given that this traffic signal cannot be safely constructed, this requirement would likely remain outstanding, and staff would still need to consider other options to address this matter in the context of the Servicing Agreement and securities provided for the works.

Financial Implications

If approved, Onni would be required to pay for and provide the traffic measures in a timely manner, secured through a Servicing Agreement with the City.

Communications and Civic Engagement Initiatives

As this is a technical matter related to servicing requirements for a new development and consultation had already been undertaken in the development of the Suter Brook Village Traffic and Public Space Implementation Plan, staff are not proposing community consultation on this proposed change.

The City or Onni (as appropriate) will prepare notices to inform the residents and business owners of the changes once nearer to the date of construction of these works.

Council Strategic Plan Objectives

The proposal is consistent with the 2019-2022 Council Strategic Plan priority of Community Evolution as it relates to the objective of providing people with a variety of options to move through and around Port Moody safely and efficiently.

Attachment(s)

1. Report considered at the December 3, 2019 Council meeting – Suter Brook Village Traffic and Public Space Implementation Plan.
2. Map of Suter Brook Traffic Calming Measures.
3. Draft Development Authorization DP000034.

Report Author

Geoffrey Keyworth
Transportation Engineer

Report Approval Details

Document Title:	Development Authorization – Alternative Traffic Improvements Suter Brook Village.docx
Attachments:	- Attachment 1 - Report considered at Dec. 3, 2019 Council meeting - Suter Brook Traffic and Public Space Implementation Plan.pdf - Attachment 2 - Map of Suter Brook Traffic Calming Measures.pdf - Attachment 3 - Draft Development Authorization DP000034.pdf
Final Approval Date:	Feb 7, 2022

This report and all of its attachments were approved and signed as outlined below:

Jeff Moi, General Manager of Engineering and Operations - Jan 28, 2022 - 5:29 PM

André Boel, City Planner - Jan 28, 2022 - 5:30 PM

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Feb 1, 2022 - 9:35 PM

Rosemary Lodge, Manager of Communications and Engagement - Feb 4, 2022 - 12:13 PM

Paul Rockwood, General Manager of Finance and Technology - Feb 4, 2022 - 12:40 PM

Tim Savoie, City Manager - Feb 7, 2022 - 10:50 AM