
Administrative Memorandum

Regular Board Meeting

Date: February 12, 2020
Topic: Bylaw #320: Re: Princess Margaret (Site 046) The Statutory Right of Way Covenant
Submitted by: D. Greg Frank, Secretary-Treasurer

Background:

The City of Surrey requires a Statutory Right of Way Covenant at Princess Margaret Secondary (Site #046) located at 12870 72 Avenue. The Statutory Right of Way Covenant: (Land Title Act S.219) grants the City access as shown on Schedule A, Plan EPP99931. The area is approximately 1185 square metres in size.

The City's request for this right-of-way pertains to a private developer's application to permit the development of a four-story mixed-use building with commercial units on the ground floor and market rental residential units above. The location of this development is 7070 – 128 Street, 7080 128 Street and 7090 128 Street. These sites are located west of Princess Margaret Secondary, fronting on 128 Street and backing onto unconstructed City road allowance (approximately 6.0m wide) which is adjacent to the drive aisle leading into the school's parking lot.

This right-of-way would avoid a situation where the City road allowance and District's drive aisle would run parallel to one another and instead combine them into a single enhanced lane providing access to both sites, that would accommodate a sidewalk and boulevard on the west side of the lane.

A raised crosswalk would be included in the design in order to provide safe pedestrian access for students when crossing the new boulevard.

At the request of the District, pedestrian safety along 128 Street would be enhanced through the installation of median fencing on 128 Street from the intersection at 70B Avenue to the lane north of 7118 128 Street, to prevent jaywalking by students when crossing 128 Street. This median fencing would be similar to the fencing in place along 160 Street adjacent to North Surrey Secondary.

The existing gate that restricts access to the school site would be relocated to the north, ensuring that school property remains inaccessible after hours to vehicle traffic.

The enhanced lane adjacent to Princess Margaret Secondary, new crosswalk, relocation of the District's gate and the median fencing on 128 Street will be completed at no cost to the District.

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It is recommended:

1. THAT Bylaw #320: Re: Princess Margaret Secondary (Site 046) – The Statutory Right of Way Covenant be given (3) readings at this meeting (vote must be unanimous).
 2. THAT Bylaw #320: Re: Princess Margaret Secondary (Site 046) – The Statutory Right of Way Covenant be approved as read as first time.
 3. THAT Bylaw #320: Re: Princess Margaret Secondary (Site 046) – The Statutory Right of Way Covenant be approved as read as second time.
 4. THAT Bylaw #320: Re: Princess Margaret Secondary (Site 046) – The Statutory Right of Way Covenant be approved as read as a third time, and finally adopted, and that the Board's signing officers execute the agreement.
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