



Surrey Langley SkyTrain:  
Environmental Screening Review



transportation  
investment  
corporation

November 2023

Volume 2 – Appendices



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Vancouver, BC V6E 3P3

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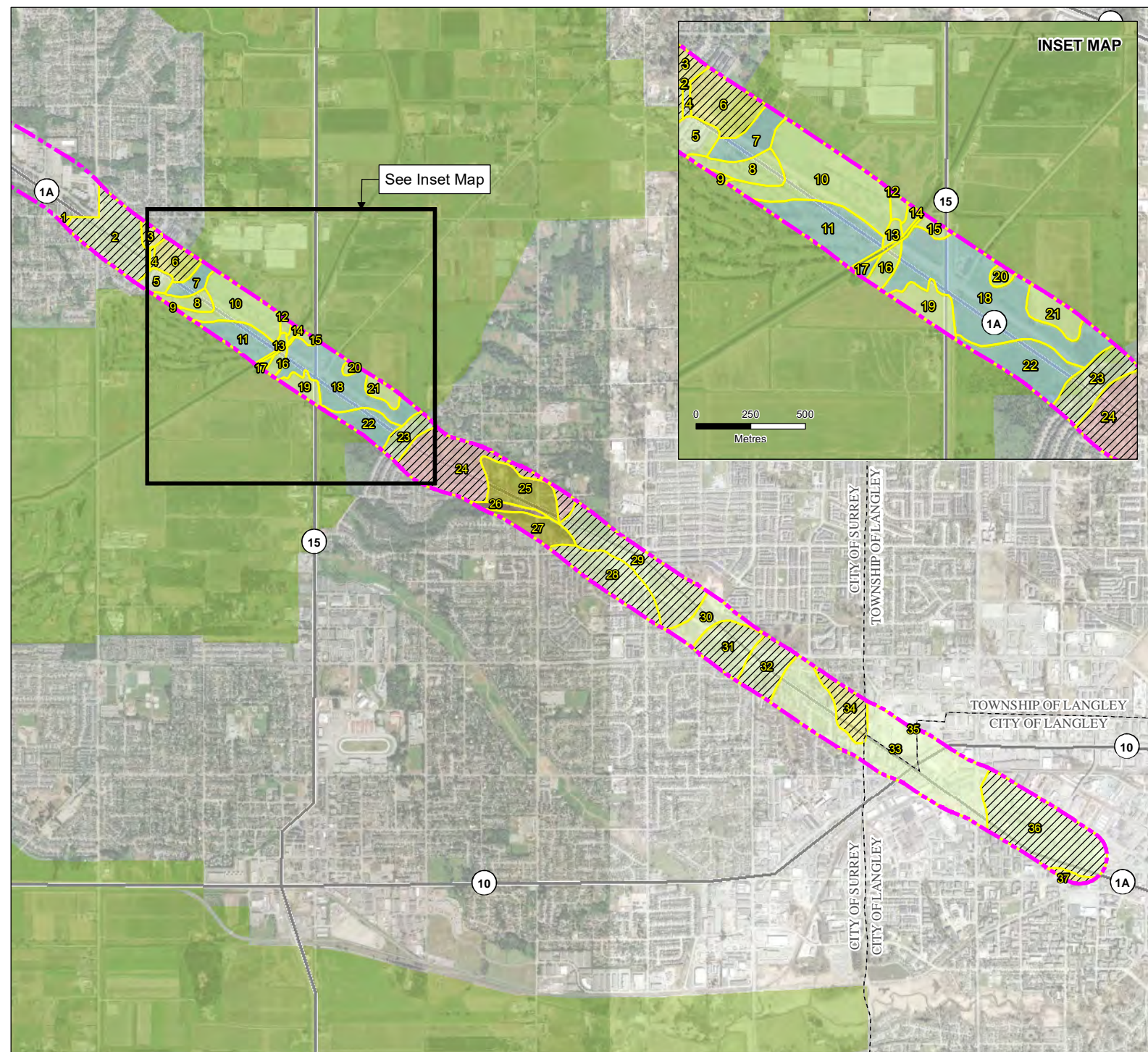
<b>Appendix A</b>	<b>Terms of Reference</b>
<b>Appendix B</b>	<b>Project Description Figures</b>
<b>Appendix C</b>	<b>Air Quality and Greenhouse Gases Figures</b>
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# **APPENDIX I**

## **Agricultural Lands Figures**

Surrey Langley SkyTrain Project  
Surrey and Langley, BC

**Agricultural Capability**



**Legend**

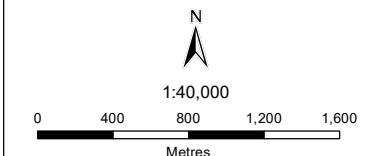
- 200 m Study Area
- Highway
- Administrative Boundary
- Agricultural Land Reserve
- Agricultural Capability (first decile) (unimproved)**
- Class 2
- Class 3
- Class 4
- Class 5
- Class 7
- Class O4
- Contains Class 1, 2, or 3
- 1** Polygon Number - See text for details

**Notes**

1. All mapped features are approximate and should be used for discussion purposes only.
2. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

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103715-04	Production Date: Jun 1, 2023	Figure I13-1
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








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Surrey Langley SkyTrain Project  
Surrey and Langley, BC

**Regional Agricultural  
Land Use Designation**

**Legend**

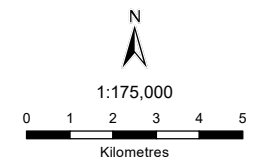
-  200 m Study Area
-  Agricultural Land Reserve (ALR)
-  Regional Growth Strategy Agriculture Designation
-  Agricultural Land Designation (City of Surrey)
-  Agricultural Land Designation (Township of Langley)
-  Agricultural Land Designation (City of Langley)
-  Highway
-  International Border
-  Administrative Boundary
-  First Nation Reserve

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- Background Image: ESRI Topographic Map



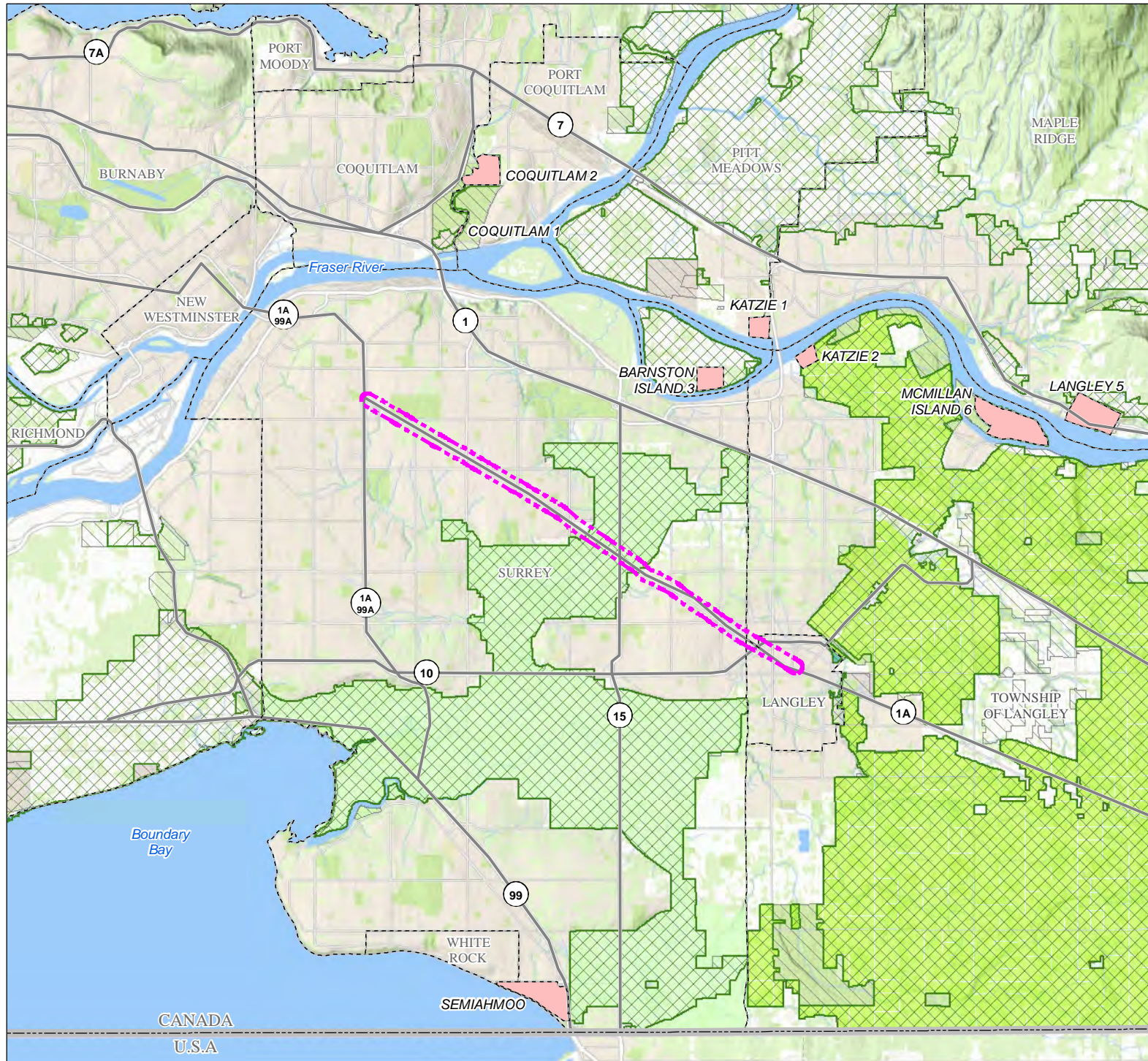
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Production Date:  
Jun 1, 2023








Figure I13-2







Surrey Langley SkyTrain Project  
Surrey and Langley, BC

**Agricultural Land Use**

**Legend**

-  200 m Study Area
-  Agricultural Land Reserve Boundary
-  Major Road
-  Road
-  Administrative Boundary
-  Watercourse
-  Waterbody

**Agricultural Land Use Inventory (2016)**

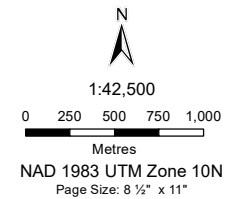
-  Forage
-  Forage & Pasture
-  Nursery & Tree Plantation
-  Greenhouse(s)
-  Vegetables
-  Livestock (sheep/lamb)
-  Anthropogenic (not farmed)
-  Natural & Semi-natural

**Notes**

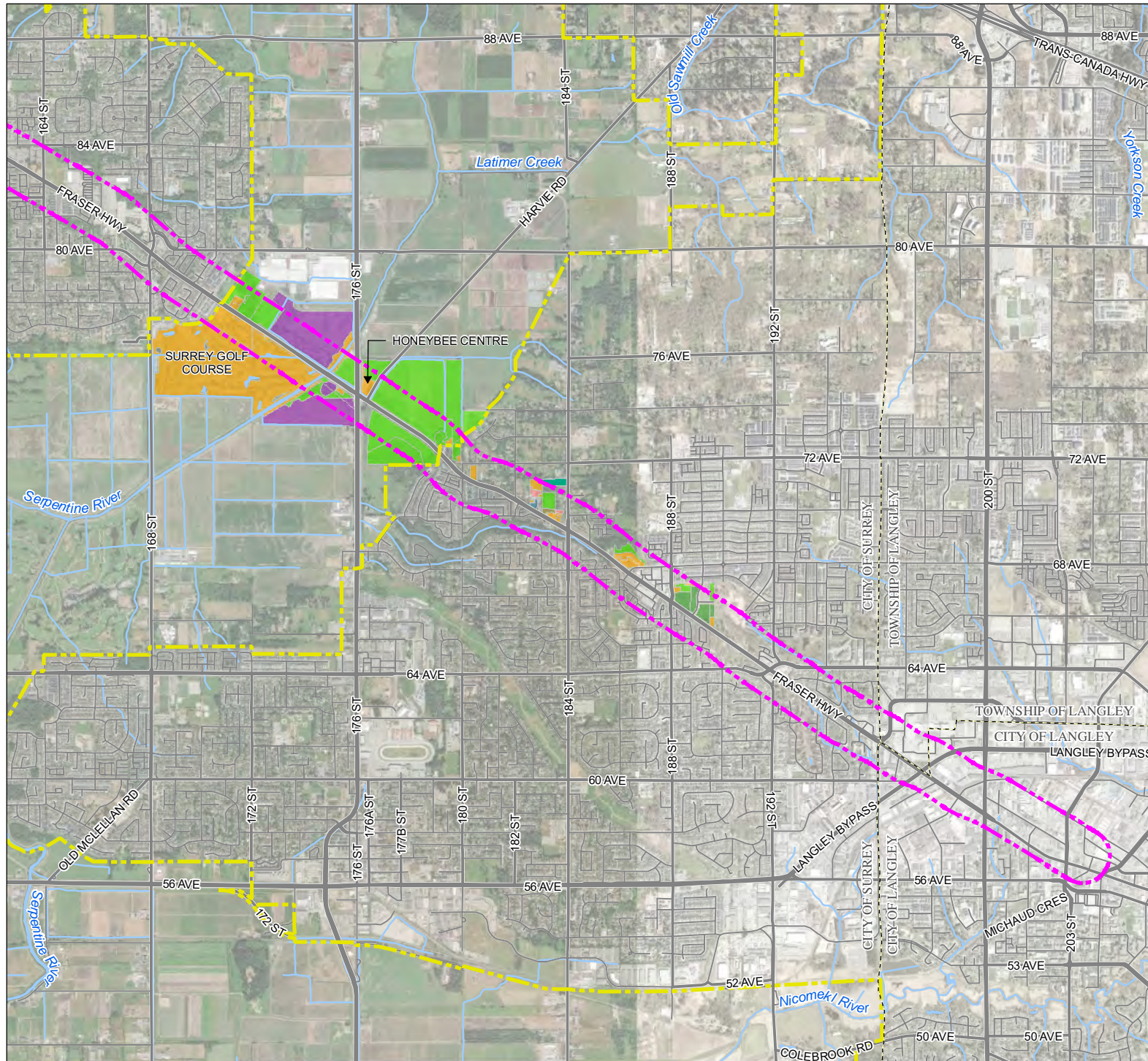
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103715-04      Production Date: Jun 1, 2023      Figure I13-3



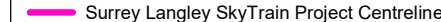
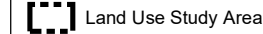
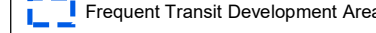
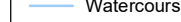
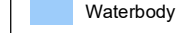


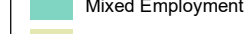
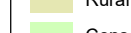



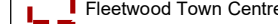
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# **APPENDIX J**

## **Land Use Figures**

**Metro Vancouver 2040 Land Use Designations**

**Legend**

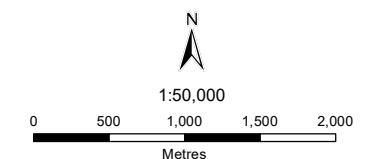
-  Surrey Langley SkyTrain Project Centreline
-  Land Use Study Area
-  Frequent Transit Development Area
-  Watercourse
-  Waterbody
- Metro Vancouver Land Use Designations<sup>3</sup>**
-  General Urban
-  Industrial
-  Mixed Employment
-  Rural
-  Conservation and Recreation
-  Agricultural
- Urban Centre Boundaries**
-  City Centre
-  Fleetwood Town Centre

**Notes**

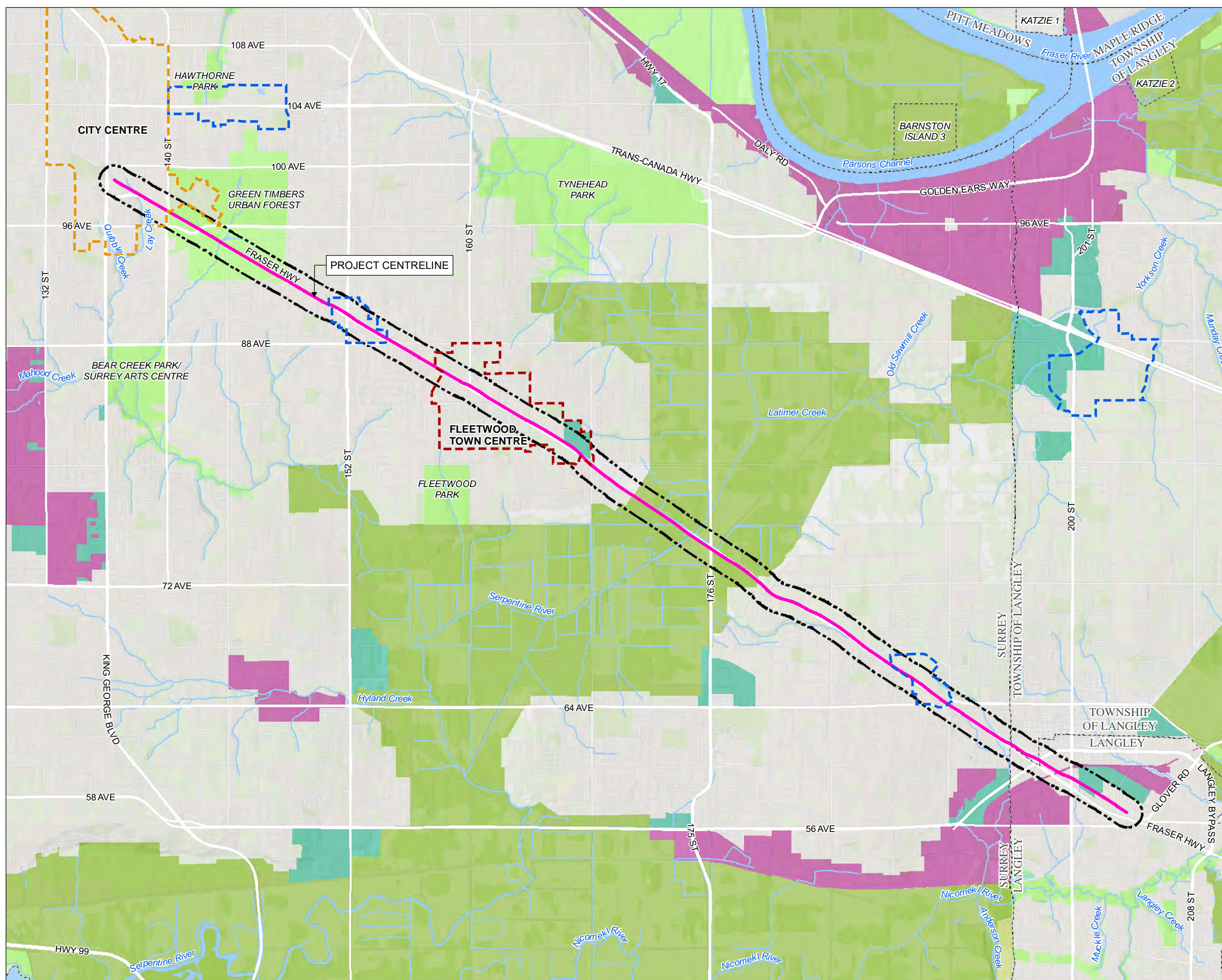
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3. Land use designations from Metro Vancouver 2040 (Updated June, 2021).

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- Basemap: ESRI World Topographic Map



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**Official Community Plan Designations**

**Legend**

- |  |  |
|--|--|
| Surrey Langley SkyTrain Project Centreline | City of Langley Official Community Plan (OCP) Land Use Designations <sup>5</sup> |
| Land Use Study Area                        | Civic Centre   |
| Frequent Transit Development Area          | Industrial   |
| Proposed Fleetwood Plan Boundary           | Mixed Employment   |
| First Nation Reserve                       | Service Commercial   |
| Watercourse                                | Transit-Oriented Core  |
| Waterbody                                  | Transit-Oriented Residential   |

**City of Surrey Official Community Plan (OCP) Land Use Designations<sup>3</sup>**

- Agricultural
- Central Business District
- Commercial
- Conservation and Recreation
- Mixed Employment
- Multiple Residential
- Suburban
- Town Centre
- Urban

**Township of Langley Official Community Plan (OCP) Land Use Designations<sup>4</sup>**

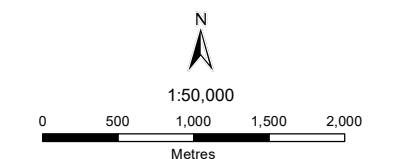
- Designated Urban Growth

**Notes**

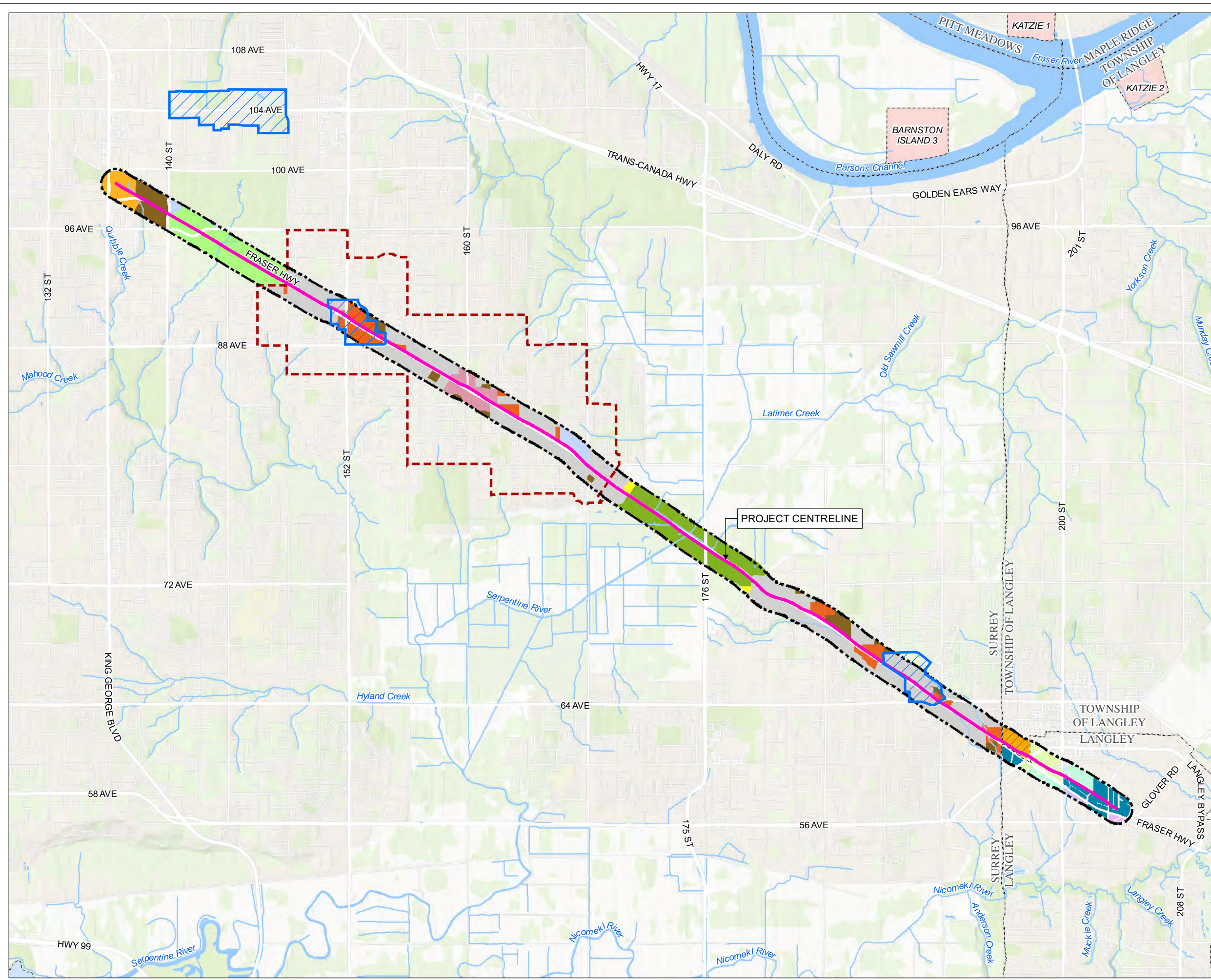
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2. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.
3. Land use designations from Surrey OCP (Adopted, 2014, updated October 1, 2018).
4. Land use designations from the Township of Langley OCP.
5. Land use designations from the City of Langley OCP.

**Sources**

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- Basemap: ESRI Topographic Map

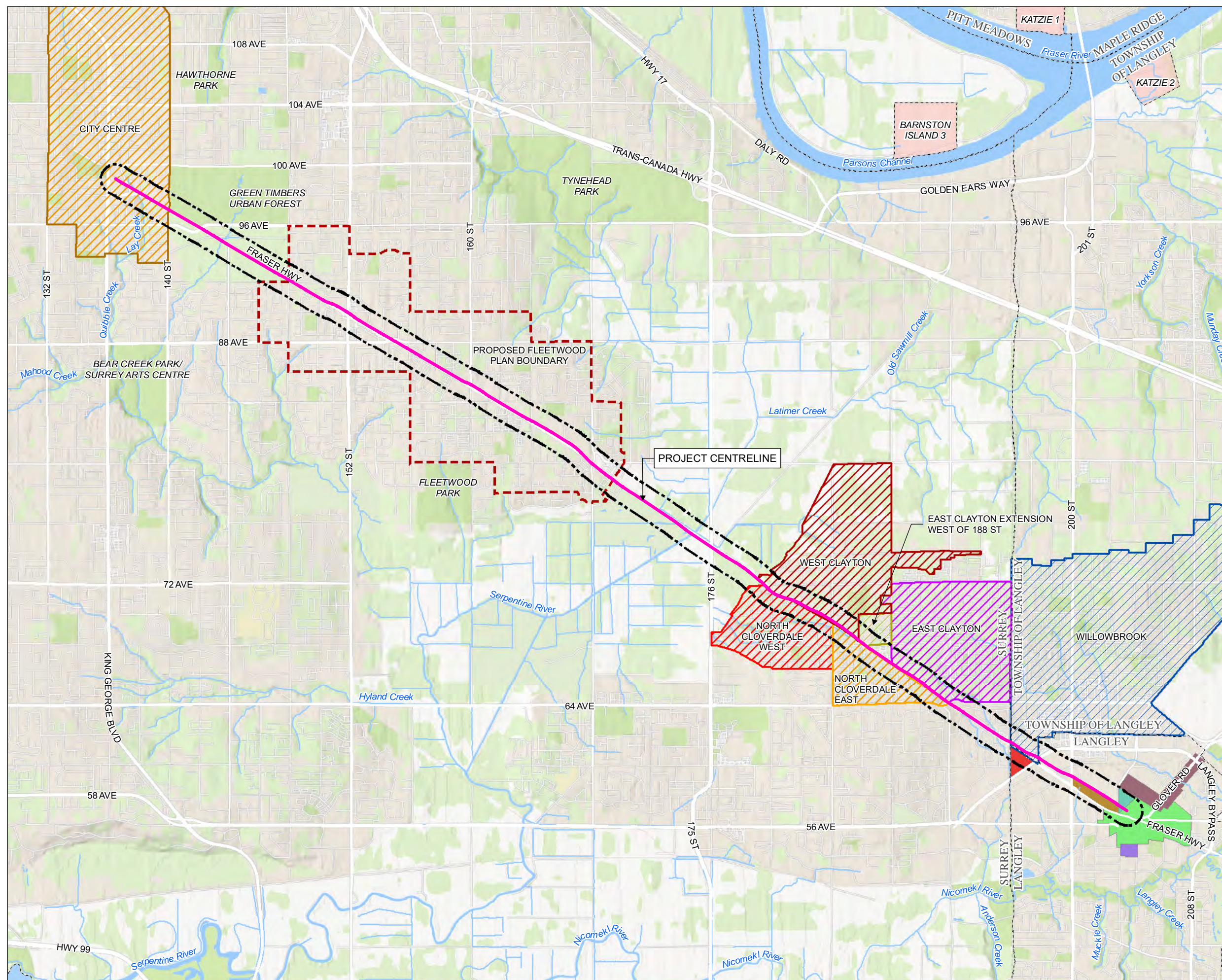


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**Neighbourhood and City Centre Plans  
& District Areas - Overview Map**



**Legend**

- Surrey Langley SkyTrain Project Centreline
- Land Use Study Area
- First Nation Reserve
- Watercourse
- Waterbody

**City of Surrey Plans**

- City Centre
- East Clayton
- East Clayton Extension West of 188 St
- North Cloverdale East
- North Cloverdale West
- West Clayton
- Proposed Fleetwood Plan Boundary

**Township of Langley Plans**

- Willowbrook

**City of Langley District Areas**

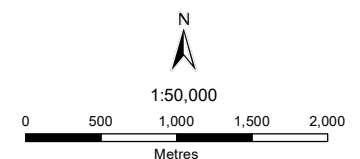
- 196 Station Ave
- 203 Station Area
- Downtown Langley
- Fraser - Industrial
- Innovation Boulevard
- Langley Lions Senior District

**Notes**

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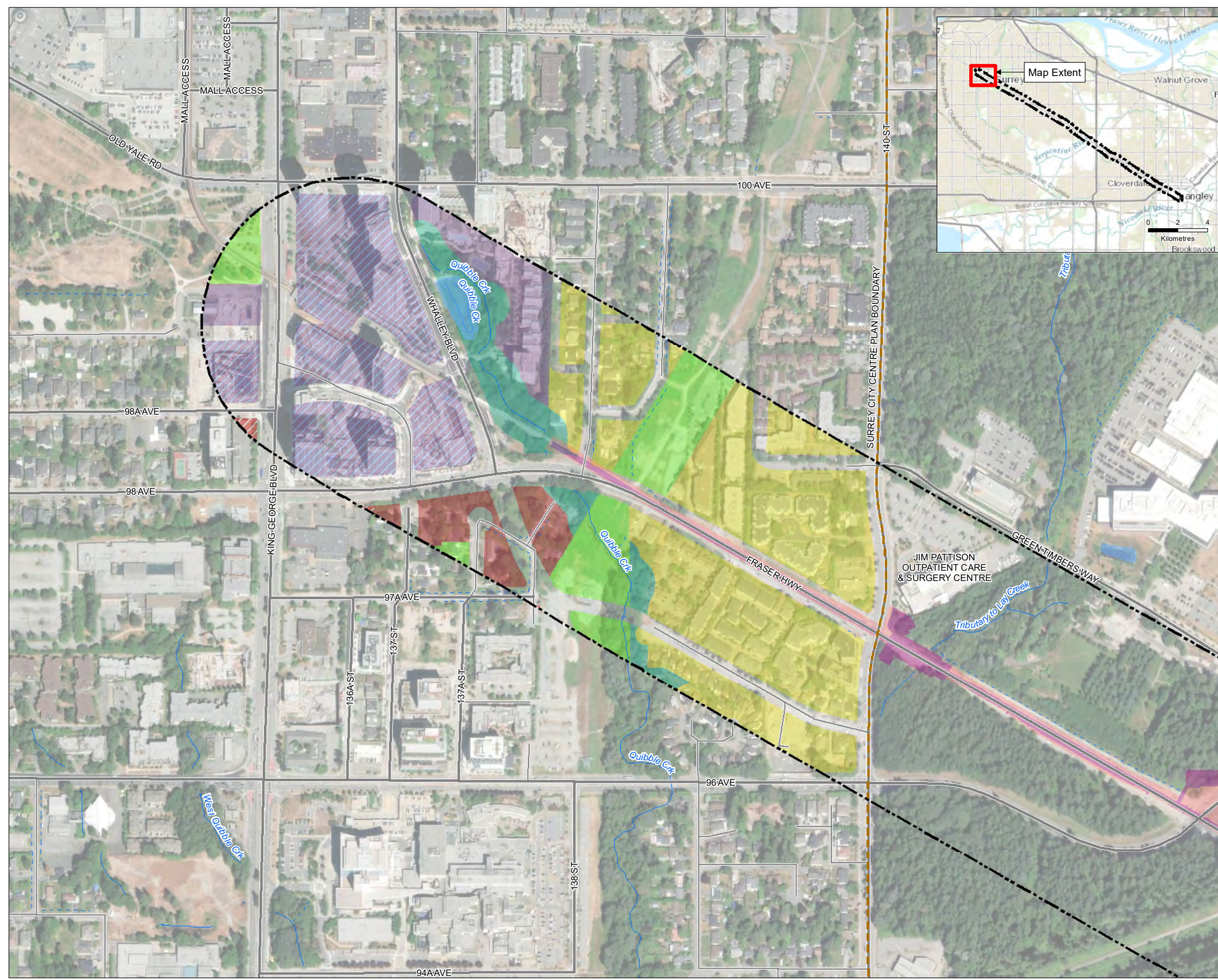


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**Surrey City Centre Plan Land Use Designations**



**Legend**

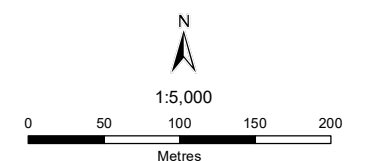
- Land Use Study Area
- Major Road
- Local Road
- Ditch
- Watercourse
- Waterbody
- Surrey Langley SkyTrain Project**
- Temporary At-grade or Aerial
- Permanent Footprint
- Surrey City Centre Plan Land Use Designations<sup>1</sup>**
- Creek Buffers
- Mixed-Use 3.5 FAR
- Mixed-Use 5.5 FAR
- Park
- Residential High Rise 5.5 FAR
- Residential Low to Mid Rise up to 2.5 FAR
- Residential Mid to High Rise 3.5 FAR
- Surrey City Centre Plan Boundary

**Notes**

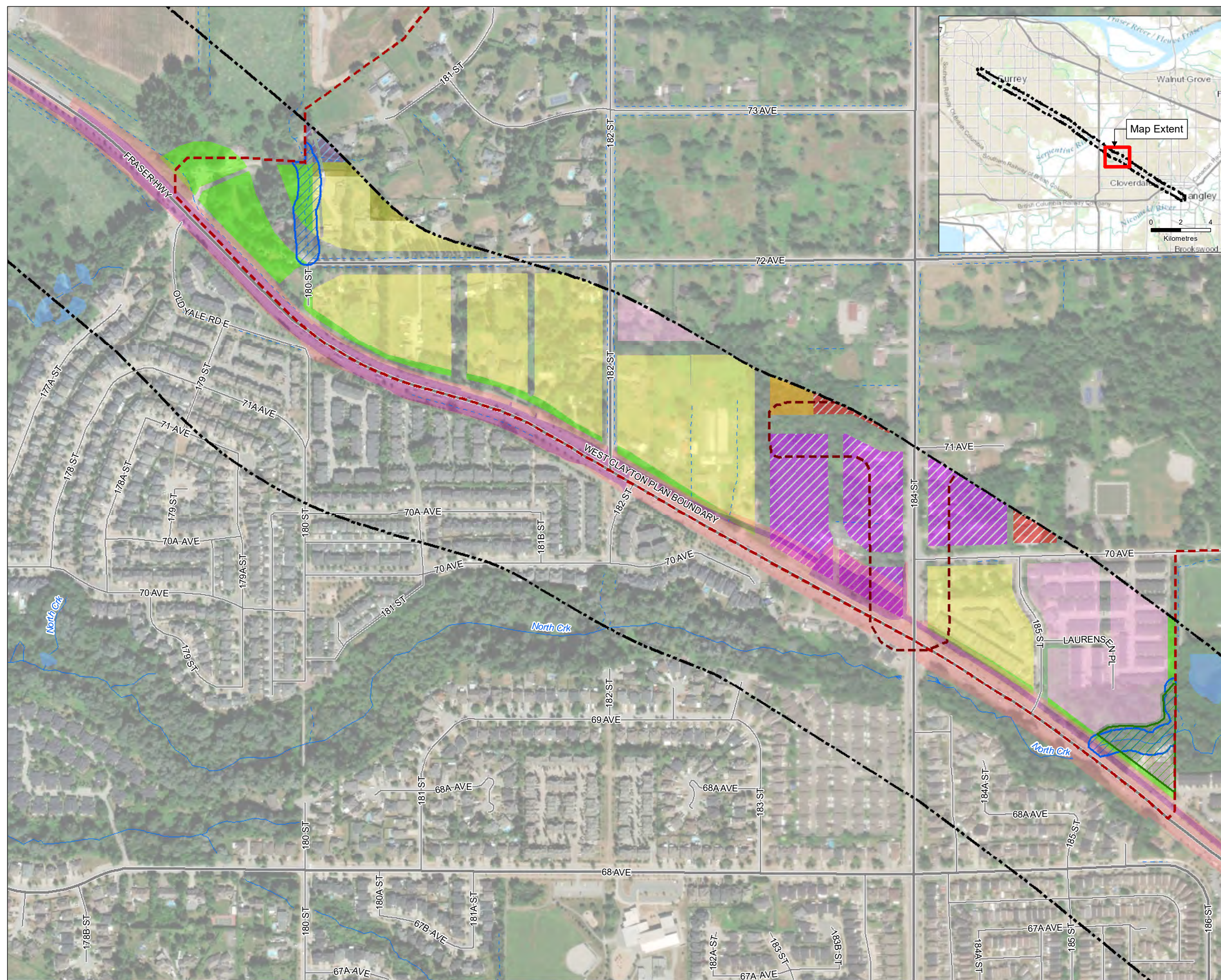
1. Surrey City Centre Plan Land Use Designations from City of Surrey, COSMOS. Last accessed 27-Jan-2022.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

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**West Clayton Neighbourhood Concept Plan  
Land Use Designations**



**Legend**

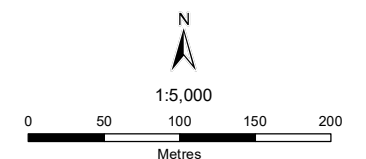
- Land Use Study Area
- Major Road
- Local Road
- Ditch
- Watercourse
- Waterbody
- Surrey Langley SkyTrain Project**
- Temporary At-grade or Aerial Footprint
- Permanent Footprint
- West Clayton Neighbourhood Concept Plan**
- Landscape Buffer
- Mixed Use Commercial / Residential
- Proposed Park
- Stacked Townhouse / Apartment
- Suburban Residential (2 UPA)
- Townhouse Residential (22+5 UPA Bonus)
- Townhouse Residential (22+5 UPA Bonus) Transition
- Townhouse / Apartment Flex
- Creek Buffer Class B
- Special Urban Design Area
- Wildlife Corridor
- West Clayton Plan Boundary

**Notes**

1. West Clayton Neighbourhood Concept Plan Land Use Designations from City of Surrey, COSMOS. Last accessed 27-Jan-2022.
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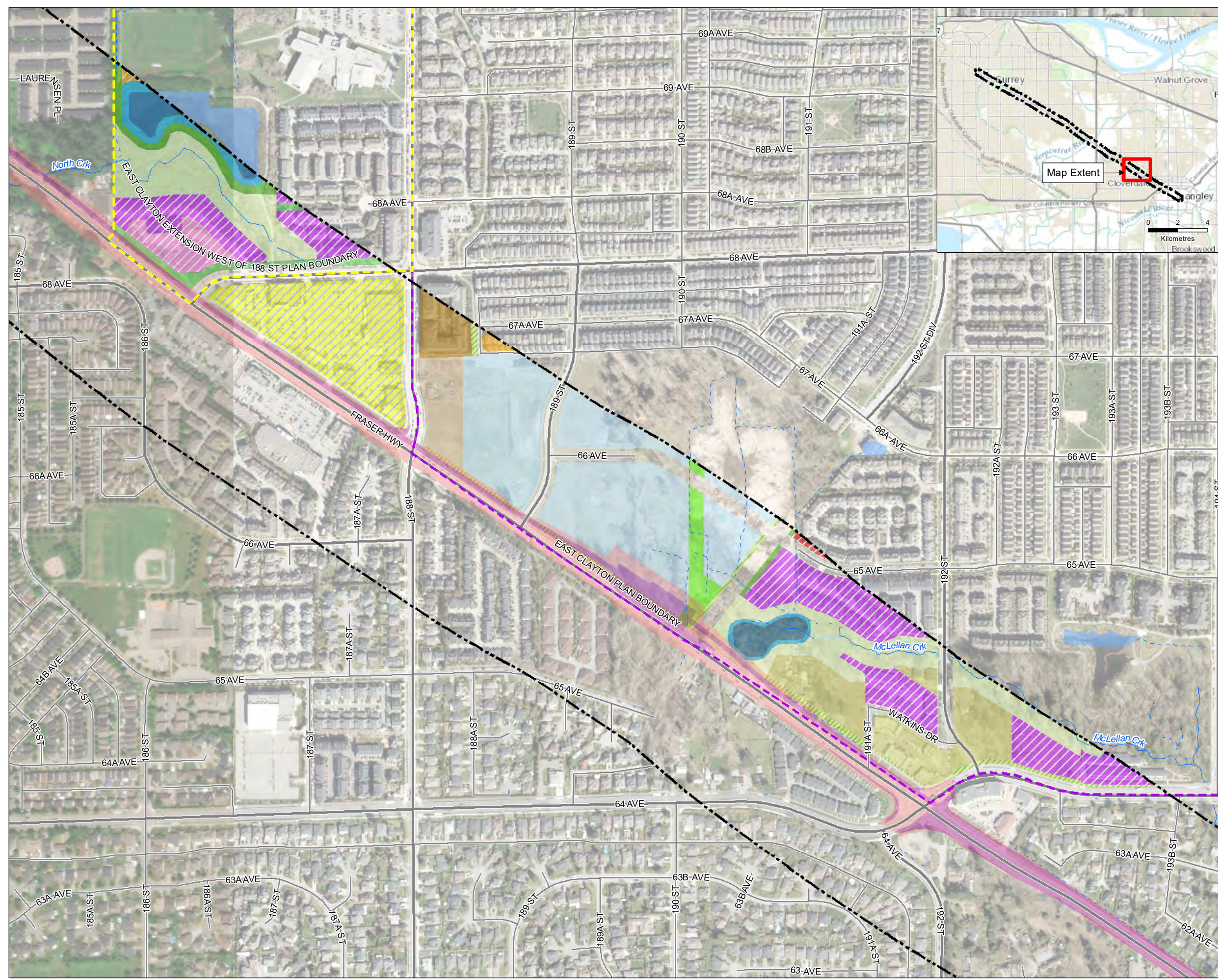
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**East Clayton Neighbourhood Concept Plan  
Land Use Designations**



**Legend**

Land Use Study Area	Waterbody
Major Road	<b>Surrey Langley SkyTrain Project</b>
Local Road	Temporary At-grade or Aerial Footprint
Ditch	Permanent Footprint
Watercourse	

**East Clayton & East Clayton Extension (W 188 St) Neighbourhood Concept Plan<sup>1</sup>**

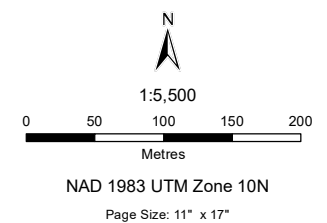
10-15 u.p.a. Special Residential	Riparian Protection Area
15-25 u.p.a. (Medium-High Density)	Special Setback and Landscaping Buffers
22-45 u.p.a. (High Density)	Specialty Community-Oriented Commercial
Business Park	Storm Water Ponds
Commercial / Residential	Storm Water Ponds (100 year flood event)
Existing School	Multi Family Residential / Townhouses or Apartments (from Clayton Neighbourhood Concept Plan)
Institutional	East Clayton Plan Boundary
Neighbourhood Commercial	East Clayton Extension West of 188 St
Open Space / Park in Private Property	
Public Open Space / Park	

**Notes**

1. East Clayton and East Clayton Extension Neighbourhood Concept Plans Land Use Designations from City of Surrey, COSMOS. Last accessed 27-Jan-2022.
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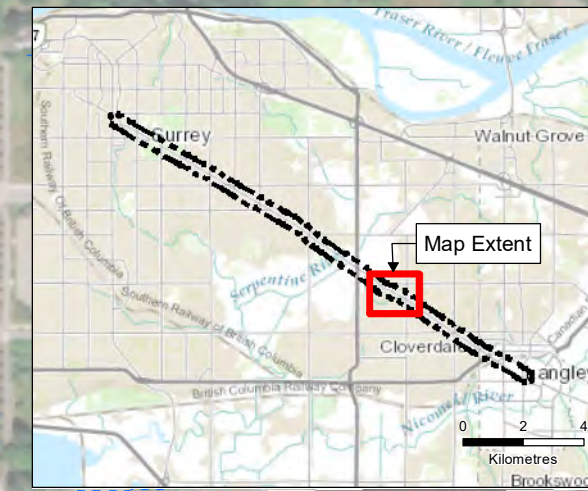
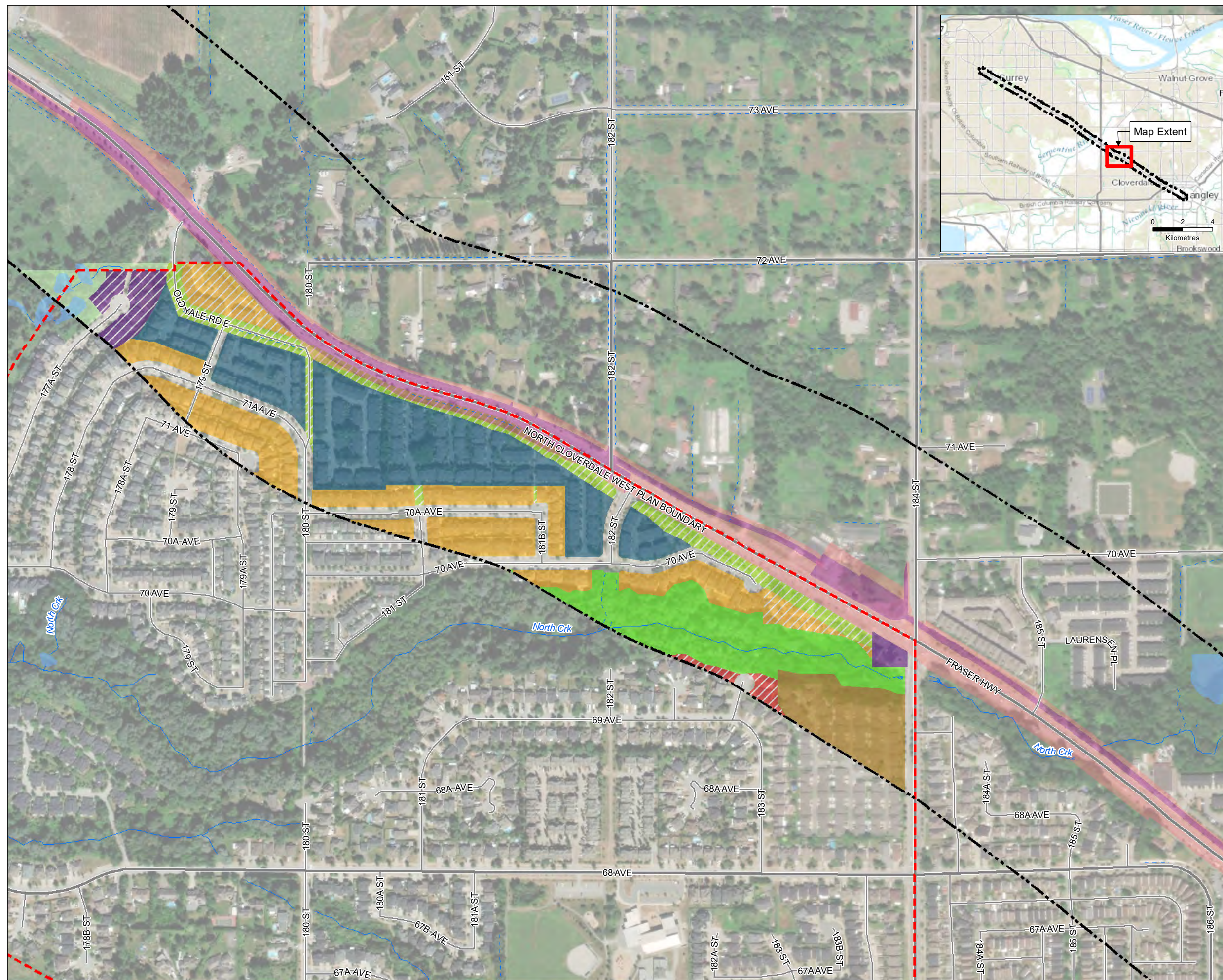
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**North Cloverdale West Neighbourhood  
Concept Plan Land Use Designations**



**Legend**

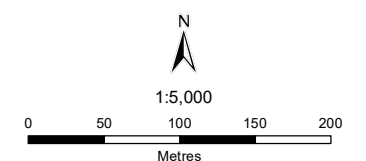
- Land Use Study Area
- Major Road
- Local Road
- Ditch
- Watercourse
- Waterbody
- Surrey Langley SkyTrain Project**
  - Temporary At-grade or Aerial Footprint
  - Permanent Footprint
- North Cloverdale West Neighbourhood Concept Plan**
  - Commercial
  - Creek Area
  - Half Acre Cluster (2 u.p.a.)
  - Open Space / Linear Park / Buffer
  - Park
  - Single Family Residential
  - Small Lots
  - Townhouse (15 u.p.a.)
  - Townhouse (9 u.p.a.)
  - Townhouse Cluster (10-12 u.p.a.)
  - North Cloverdale West Plan Boundary

**Notes**

1. North Cloverdale West Neighbourhood Concept Plan Land Use Designations from City of Surrey, COSMOS. Last accessed 27-Jan-2022.
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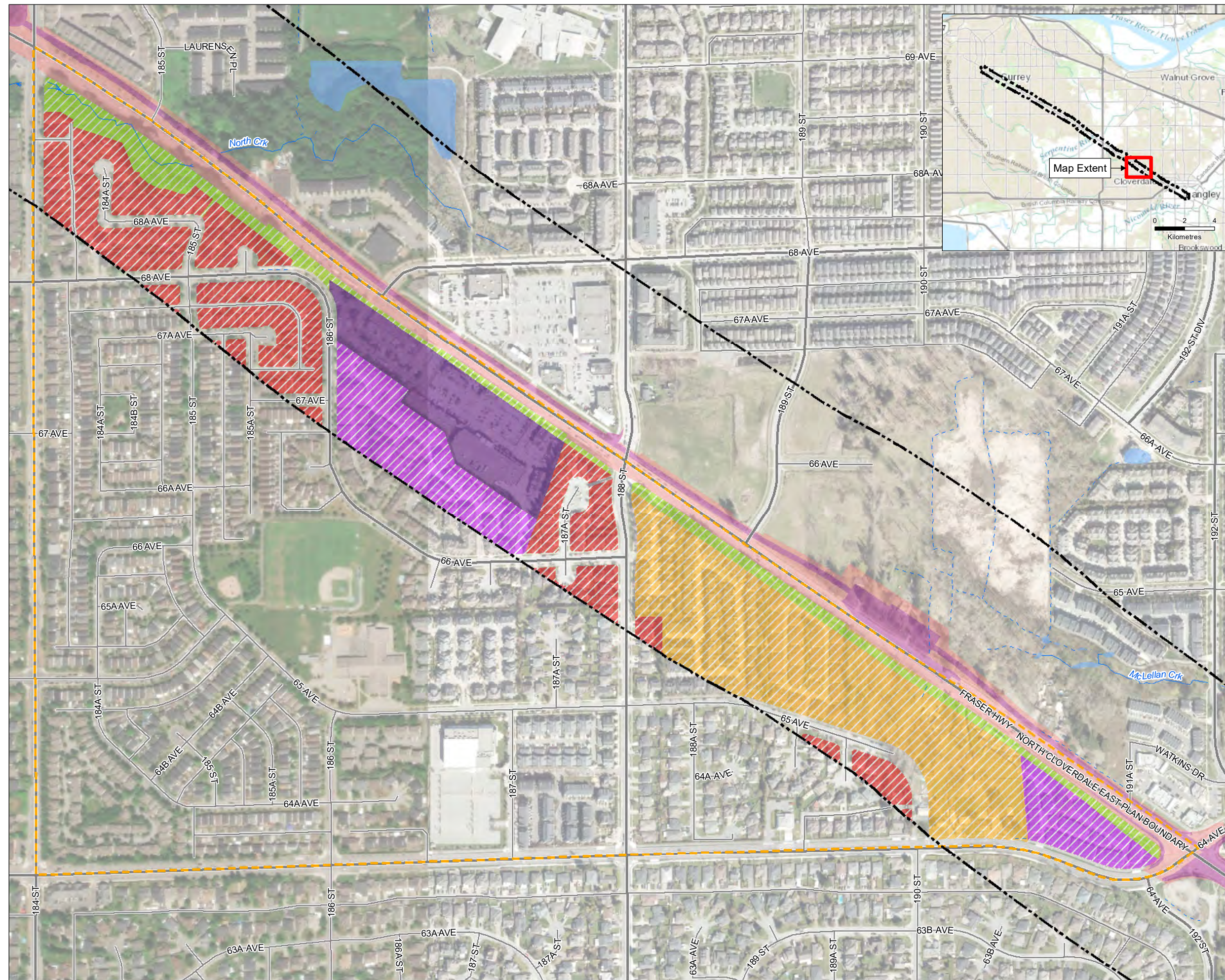
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**North Cloverdale East Neighbourhood  
Concept Plan Land Use Designations**



**Legend**

- Land Use Study Area
- Major Road
- Local Road
- Ditch
- Watercourse
- Waterbody

**Surrey Langley SkyTrain Project**

- Temporary At-grade or Aerial Footprint
- Permanent Footprint

**North Cloverdale East Neighbourhood Concept Plan**

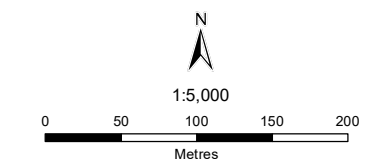
- Commercial
- Open Space
- Single Family Residential
- Townhouse/Cluster (30 u.p.a.)
- Townhouse/Cluster (8-15 u.p.a.)
- North Cloverdale East Plan Boundary

**Notes**

1. North Cloverdale East Neighbourhood Concept Plan Land Use Designations from City of Surrey, COSMOS. Last accessed 27-Jan-2022.
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- Aerial Image: ESRI World Imagery
- Inset Map: ESRI World Topographic Map

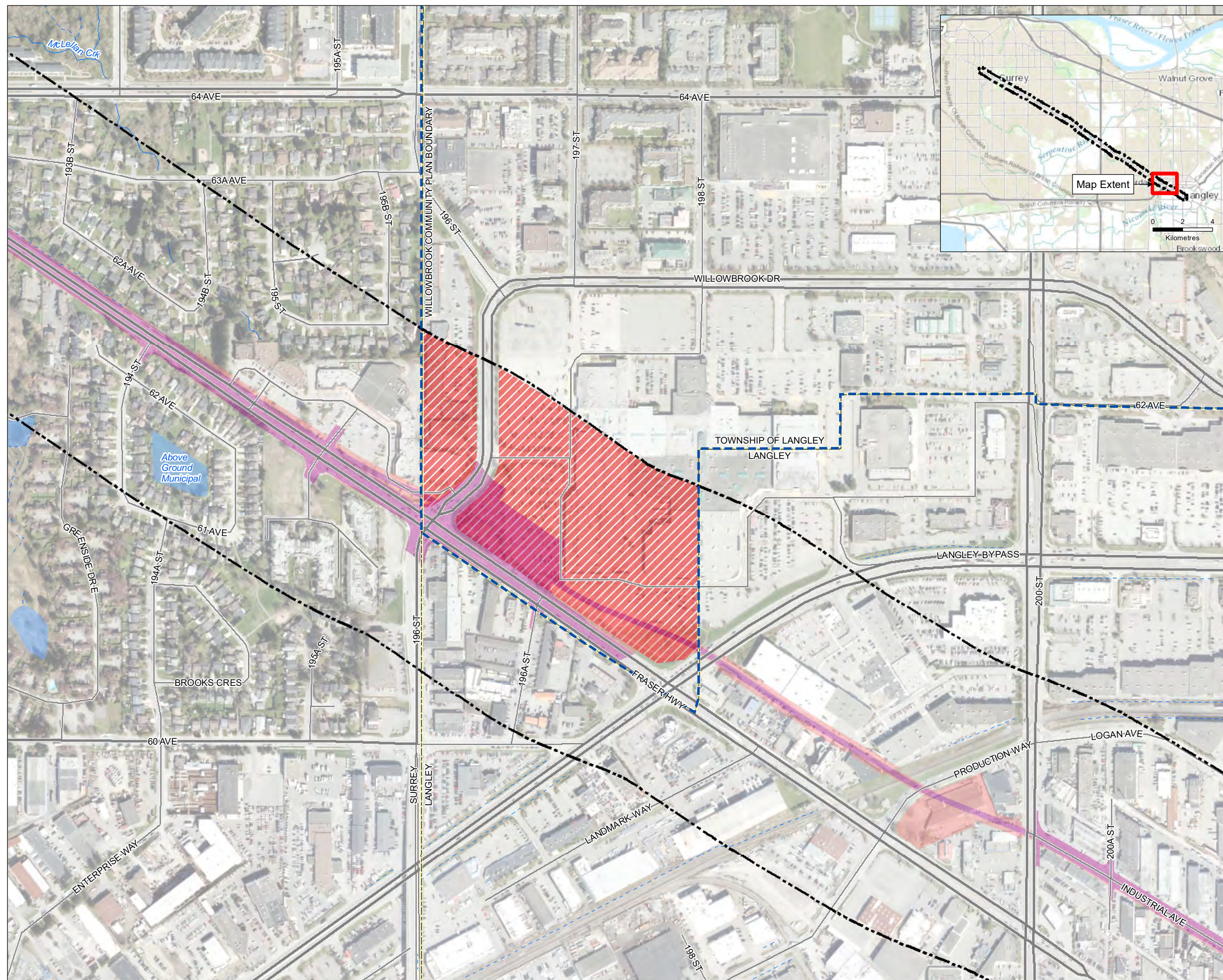


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**Willowbrook Community Plan  
Land Use Designations**



**Legend**

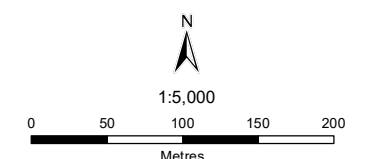
- Land Use Study Area
- Administrative Boundary
- Major Road
- Local Road
- Ditch
- Watercourse
- Waterbody
- Surrey Langley SkyTrain Project**
- Temporary At-grade or Aerial Footprint
- Permanent Footprint
- Willow Brook Community Plan<sup>1</sup>**
- Regional Commercial
- Willowbrook Community Plan Boundary

**Notes**

1. Willowbrook Community Plan Land Use Designations from Township of Langley, Willowbrook Community Plan. Adopted October 7, 1991. Last accessed 31-Jan-2022.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Aerial Image: ESRI World Imagery
- Inset Map: ESRI World Topographic Map





















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**Green Infrastructure, Parks and Trails**

**Legend**

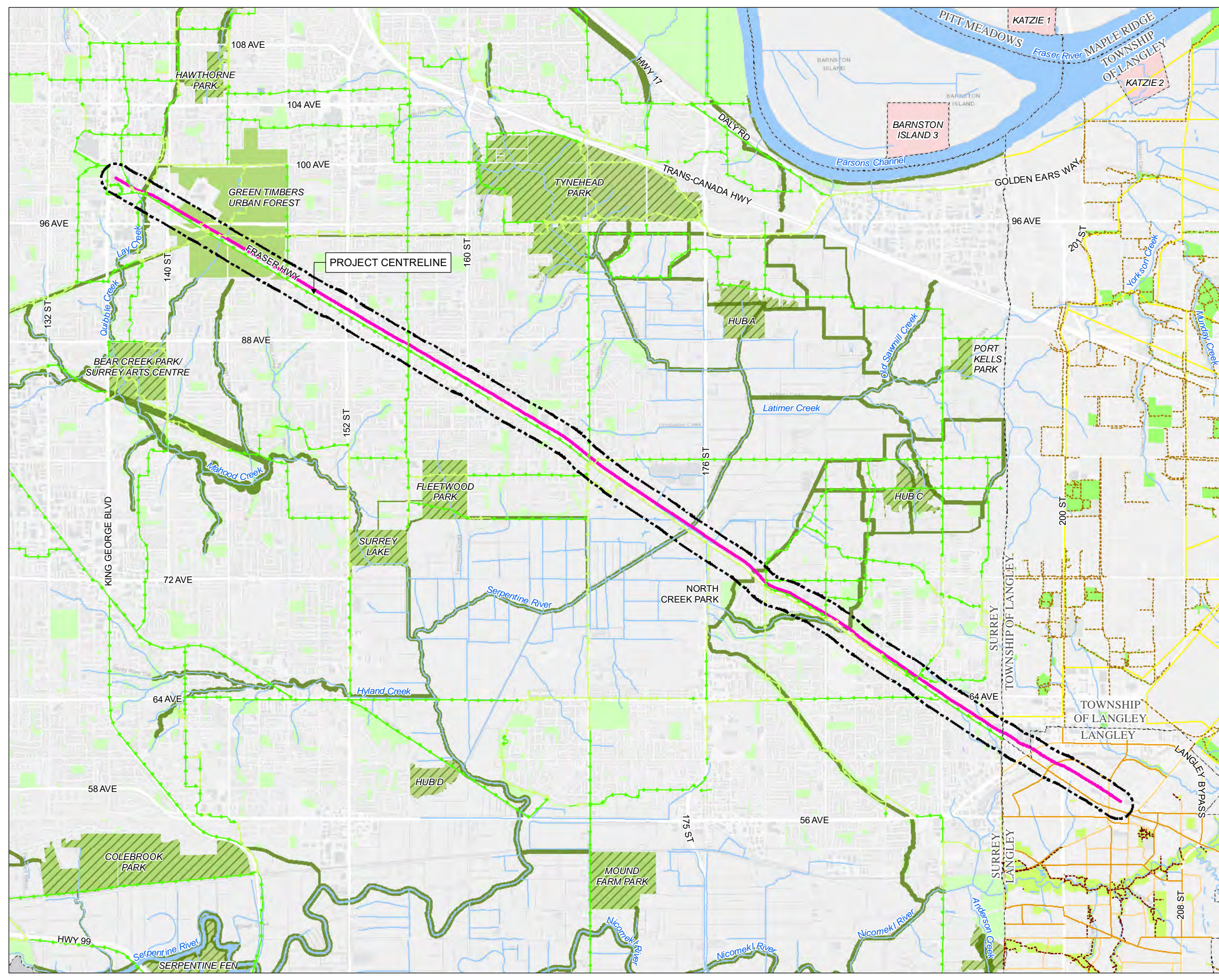
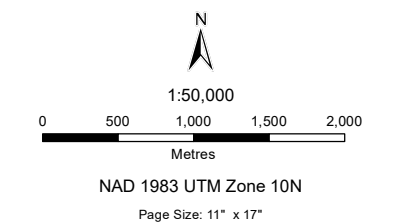
-  Surrey Langley SkyTrain Project Centreline<sup>1</sup>
-  Land Use Study Area
-  First Nation Reserve
-  Watercourse
-  Waterbody
- City of Surrey Green Infrastructure and Greenways**
-  Existing Greenway
-  Proposed Greenway
-  Green Infrastructure Network Corridor
-  Green Infrastructure Network Hub
-  City Forest
-  Park
- City of Langley Trails and Parks**
-  Existing Trail
-  Existing Cycling Trail
-  Proposed Cycling Trail
-  Park or Open Space
- Township of Langley Trails and Parks**
-  Existing Trail
-  Recreational Greenway
-  Park

**Notes**

1. The project centreline has been offset from its proposed alignment. Please see Figure J14-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Aerial Image: ESRI World Imagery
- Inset Map: ESRI World Topographic Map



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# **APPENDIX K**

## **Transportation and Access Figures**

**Spatial Boundary of the Review Area**

**Legend**

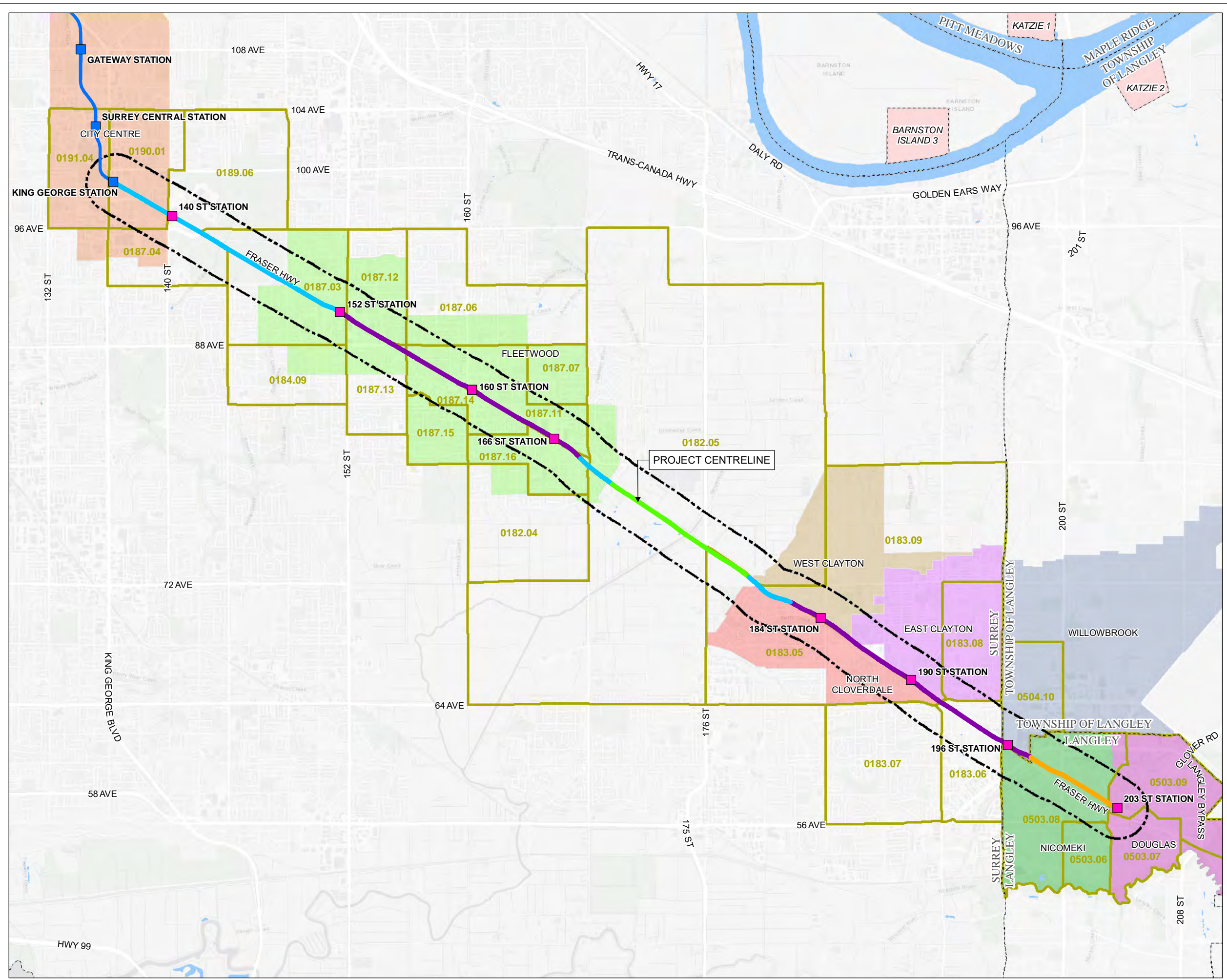
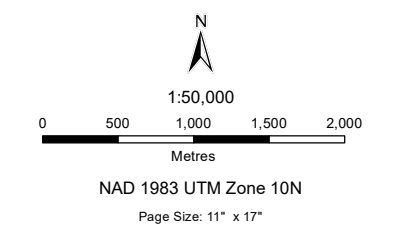
- Proposed Surrey-Langley SkyTrain Project Station
  - Existing SkyTrain Station
  - Existing SkyTrain Line
  - Transportation Review Area
- Proposed Surrey Langley SkyTrain Project Guideway Alignment**
- Alignment in Centre
  - Alignment on North Side
  - Alignment on South Side
  - Alignment on South Side of Industrial Ave
- City of Surrey Communities**
- City Centre
  - East Clayton
  - North Cloverdale
  - West Clayton
  - Fleetwood
- Township of Langley Communities**
- Willowbrook
- City of Langley Communities**
- Douglas
  - Nicomekl
- Basemap Features**
- First Nation Reserve
  - Census Tract Boundary (Statistics Canada 2016)
  - Waterbody

**Notes**

1. All mapped features are approximate and should be used for discussion purposes only.
2. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Basemap: ESRI Topographic Map



Path: S:\GIS\emissions\Project\103715\04\mof\transportation\fig\K15-1\_103715\_04\_SpatialBoundary\_ReviewArea\_ah\_20031.mxd

Road Network

Legend

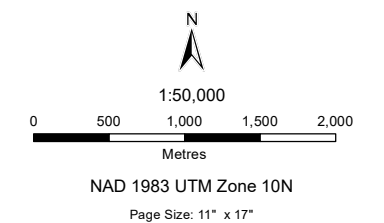
- Proposed Surrey Langley SkyTrain Project Station
  - Existing SkyTrain Station
  - Surrey Langley SkyTrain Project Centreline<sup>1</sup>
  - Existing SkyTrain Line
  - Railway
  - Transportation Review Area
  - First Nation Reserve
  - Waterbody
  - City of Surrey Communities
  - Township of Langley Communities
  - City of Langley Communities
- Road Classification**
- Arterial Road
  - Collector Road
  - Local Road
  - Provincial Highway or Provincial Road
  - Provincial Highway and Arterial Road
  - Provincial Highway and Collector Road
  - Translink Major Road Network and Arterial Road
  - Translink Major Road Network and Collector Road
  - TransLink Major Road Network

Notes

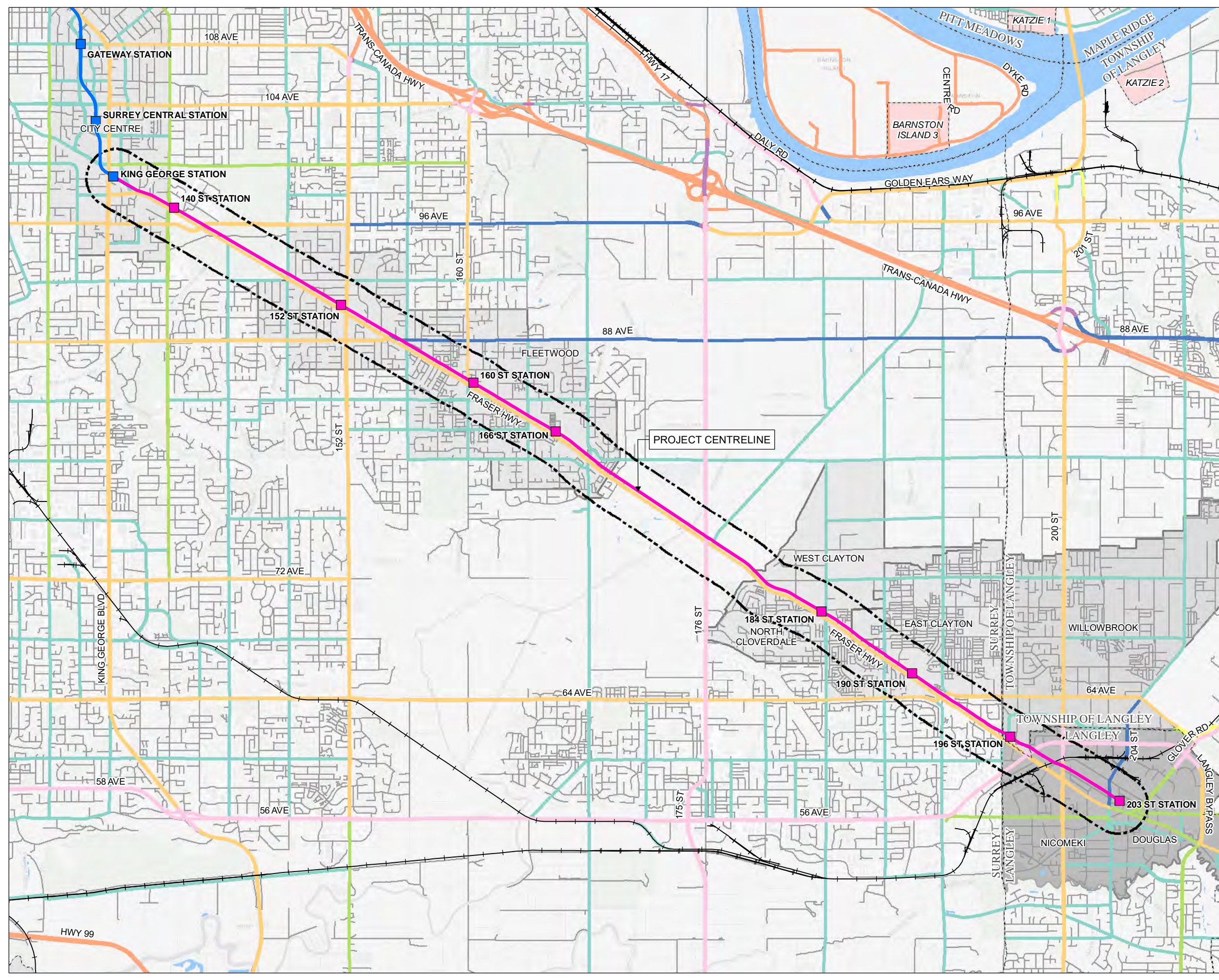
1. The project centreline has been offset from its proposed alignment. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

Sources

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- Basemap: ESRI Topographic Map



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**Truck Route Network**

**Legend**

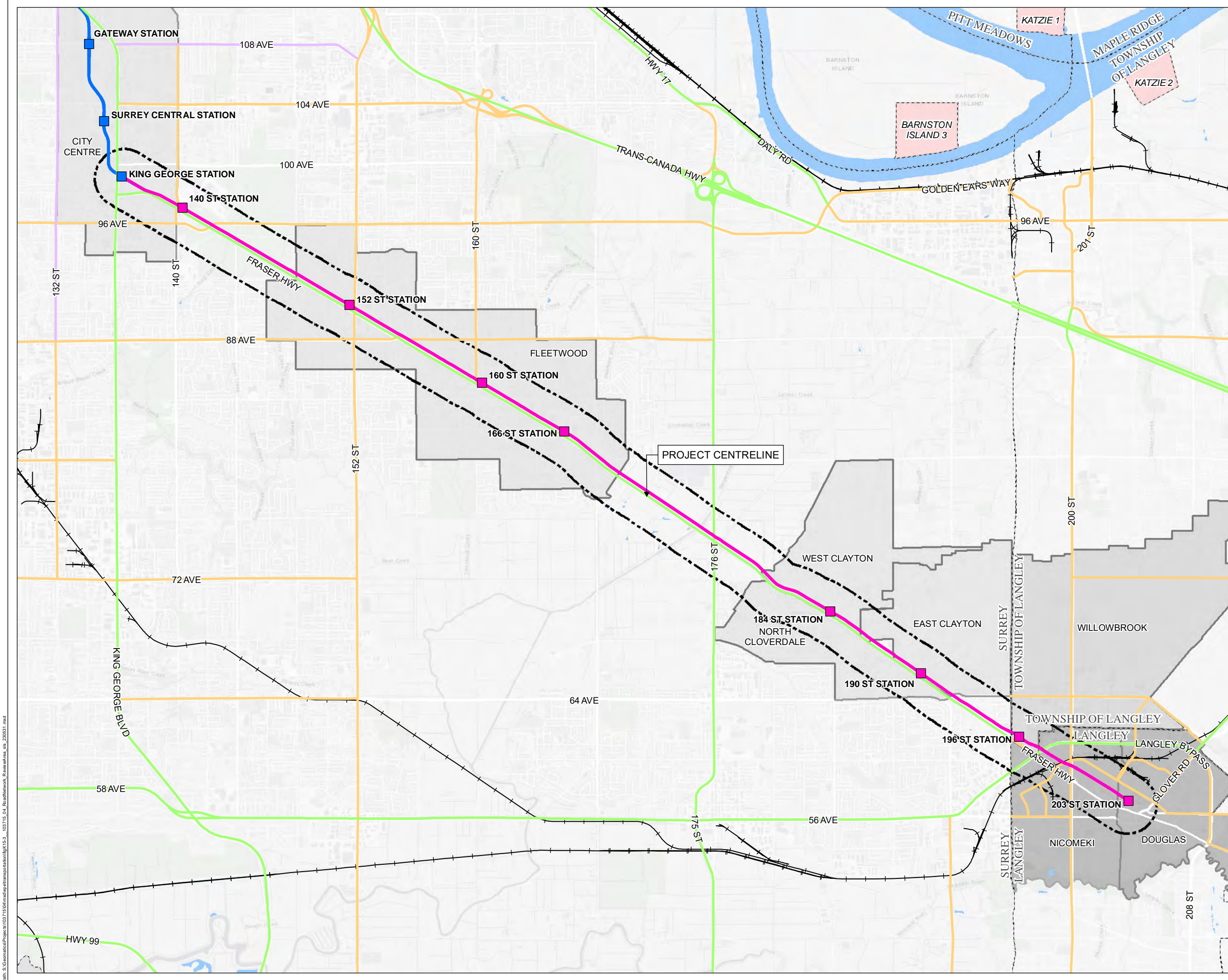
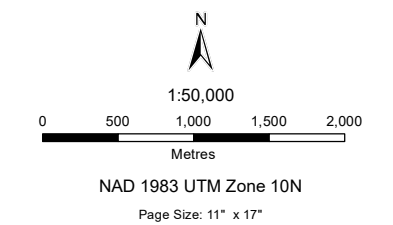
- Proposed Surrey Langley SkyTrain Project Station
- Existing SkyTrain Station
- Surrey Langley SkyTrain Project Centreline<sup>1</sup>
- Existing SkyTrain Line
- Railway
- Transportation Review Area
- First Nation Reserve
- Waterbody
- City of Surrey Communities
- Township of Langley Communities
- City of Langley Communities
- Truck Routes**
- Dangerous Goods Route
- Truck Route
- Truck Route with Restriction

**Notes**

1. The project centreline has been offset from its proposed alignment. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Basemap: ESRI Topographic Map



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Transit Network in the Review Area

Legend

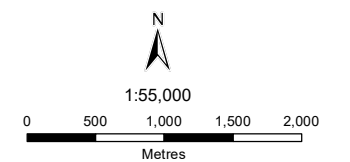
- Proposed Surrey Langley SkyTrain Project Station
- Surrey Langley SkyTrain Project Centreline<sup>1</sup>
- Transportation Review Area

Notes

1. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

Sources

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- Basemap: Translink.ca Metro Vancouver Transit Map

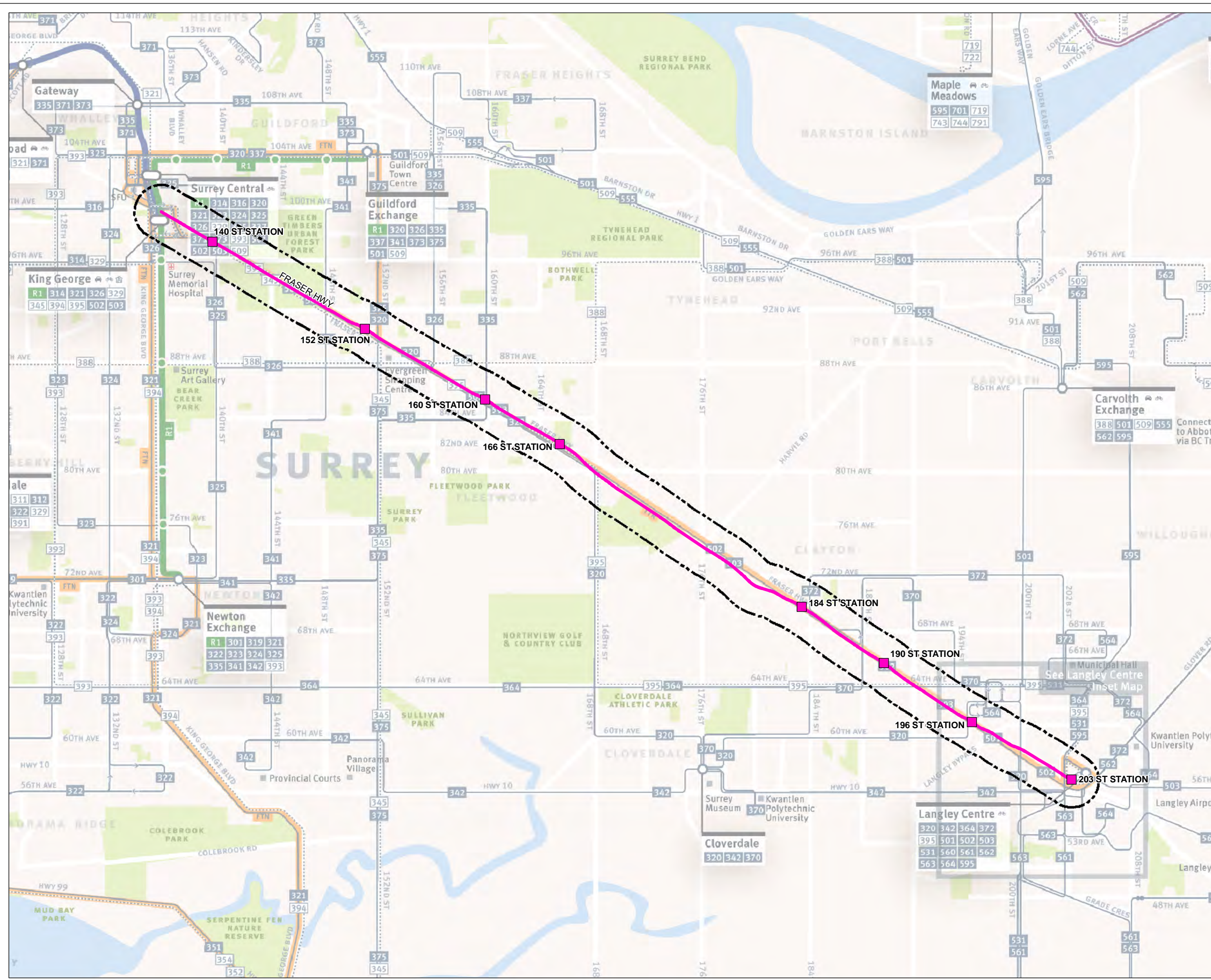


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Figure K15-4



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**Bikeways and Greenways in the Review Area**

**Legend**

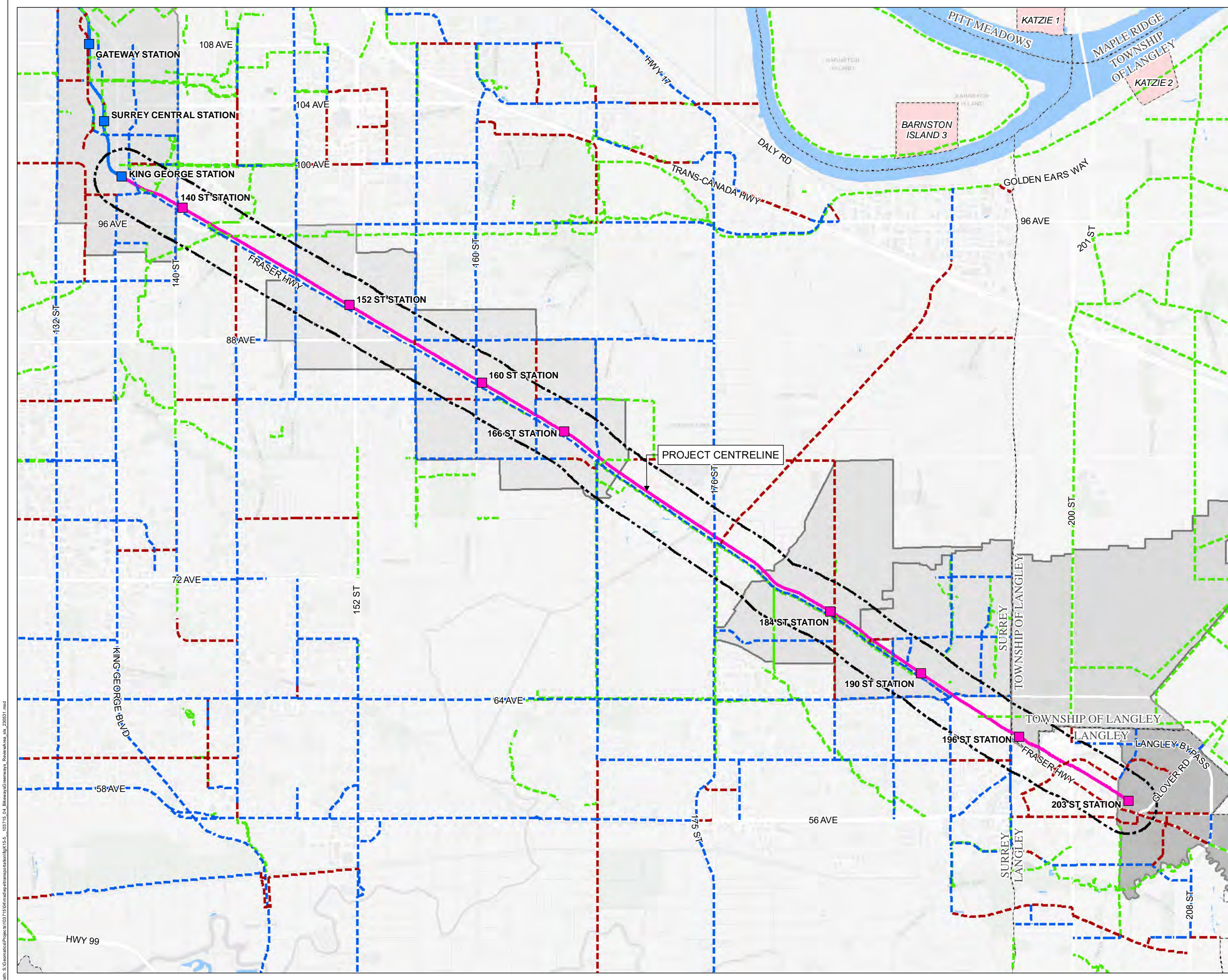
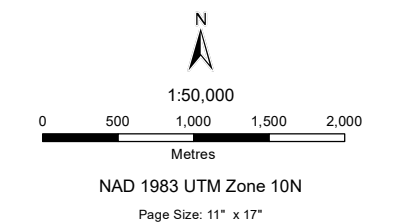
- Proposed Surrey Langley SkyTrain Project Station
  - Existing SkyTrain Station
  - Surrey Langley SkyTrain Project Centreline<sup>1</sup>
  - Existing SkyTrain Line
  - Transportation Review Area
  - First Nation Reserve
  - Waterbody
  - City of Surrey Communities
  - Township of Langley Communities
  - City of Langley Communities
- Cycling Route by Comfort Level**
- Comfortable for Most
  - Comfortable for Some
  - Comfortable for Few

**Notes**

1. The project centreline has been offset from its proposed alignment. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

- Contains information licensed under the Open Government Licences - British Columbia, City of Surrey, Township of Langley, City of Langley
- Basemap: ESRI Topographic Map



Path: S:\GIS\emissions\Project\103715\04\map\map\transportation\fig\K15-5\_103715\_04\_BikewayGreenways\_ReviewArea\_abb\_230631.mxd

**Key Areas for Trip Generation and Attraction  
in the Review Area**

**Legend**

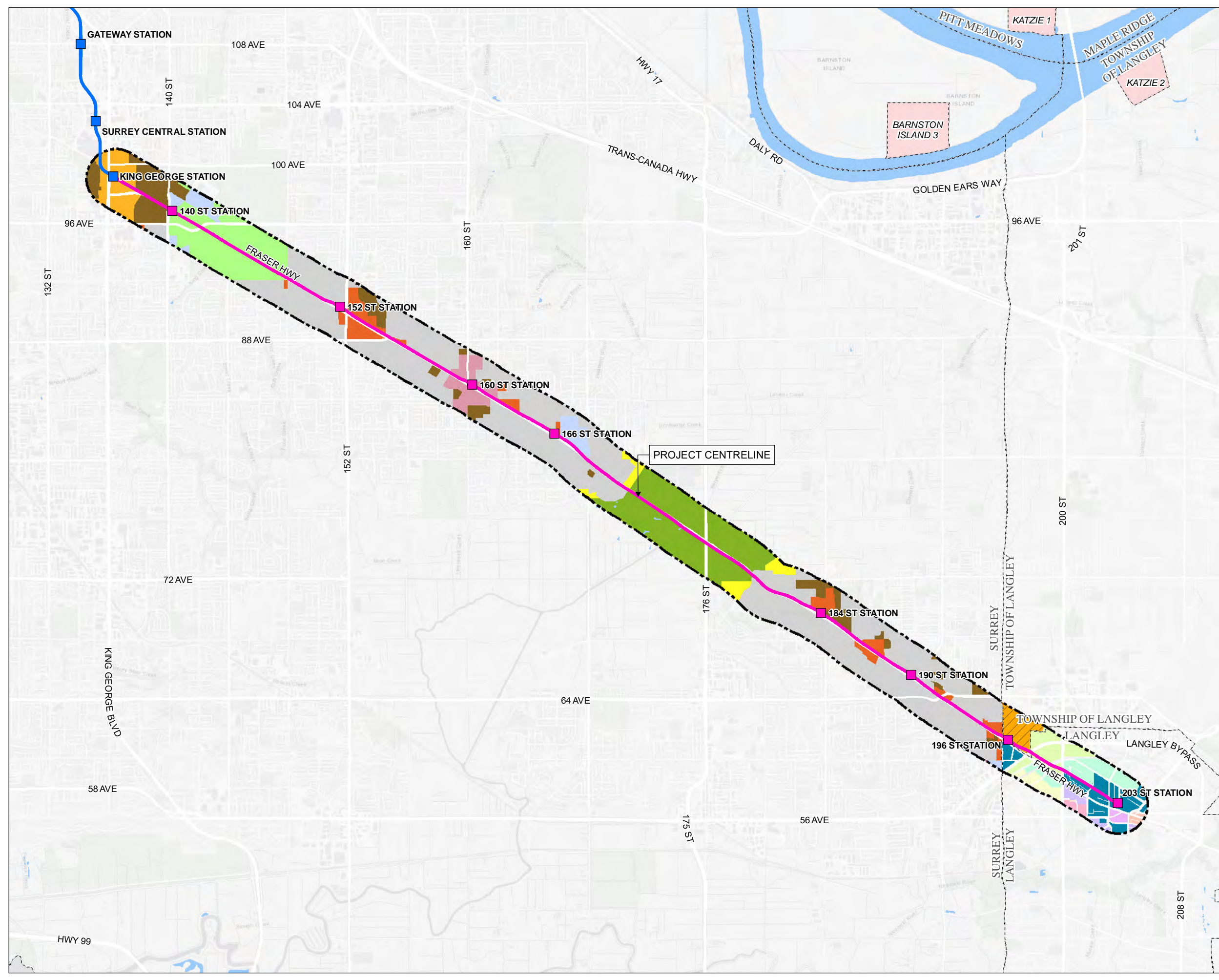
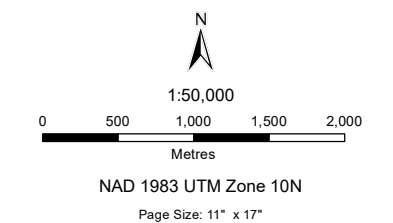
Proposed Surrey Langley SkyTrain Project Station	City of Langley Official OCP Land Use Designation - Civic Centre
Existing SkyTrain Station	Historic Downtown Core
Surrey Langley SkyTrain Project Centreline <sup>1</sup>	Industrial
Existing SkyTrain Line	Mid Rise Residential
Transportation Review Area	Mixed Employment
First Nation Reserve	Parks and Open Space
Waterbody	Service Commercial
<b>City of Surrey OCP Land Use Designation</b>	Transit-Oriented Core
Agricultural	Transit-Oriented Residential
Central Business District	<b>Township of Langley Official OCP Land Use Designation</b>
Commercial	Designated Urban Growth
Conservation and Recreation	
Industrial	
Mixed Employment	
Multiple Residential	
Suburban	
Town Centre	
Urban	

**Notes**

1. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Basemap: ESRI Topographic Map



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**Emergency Services, Routes and Infrastructure**

**Legend**

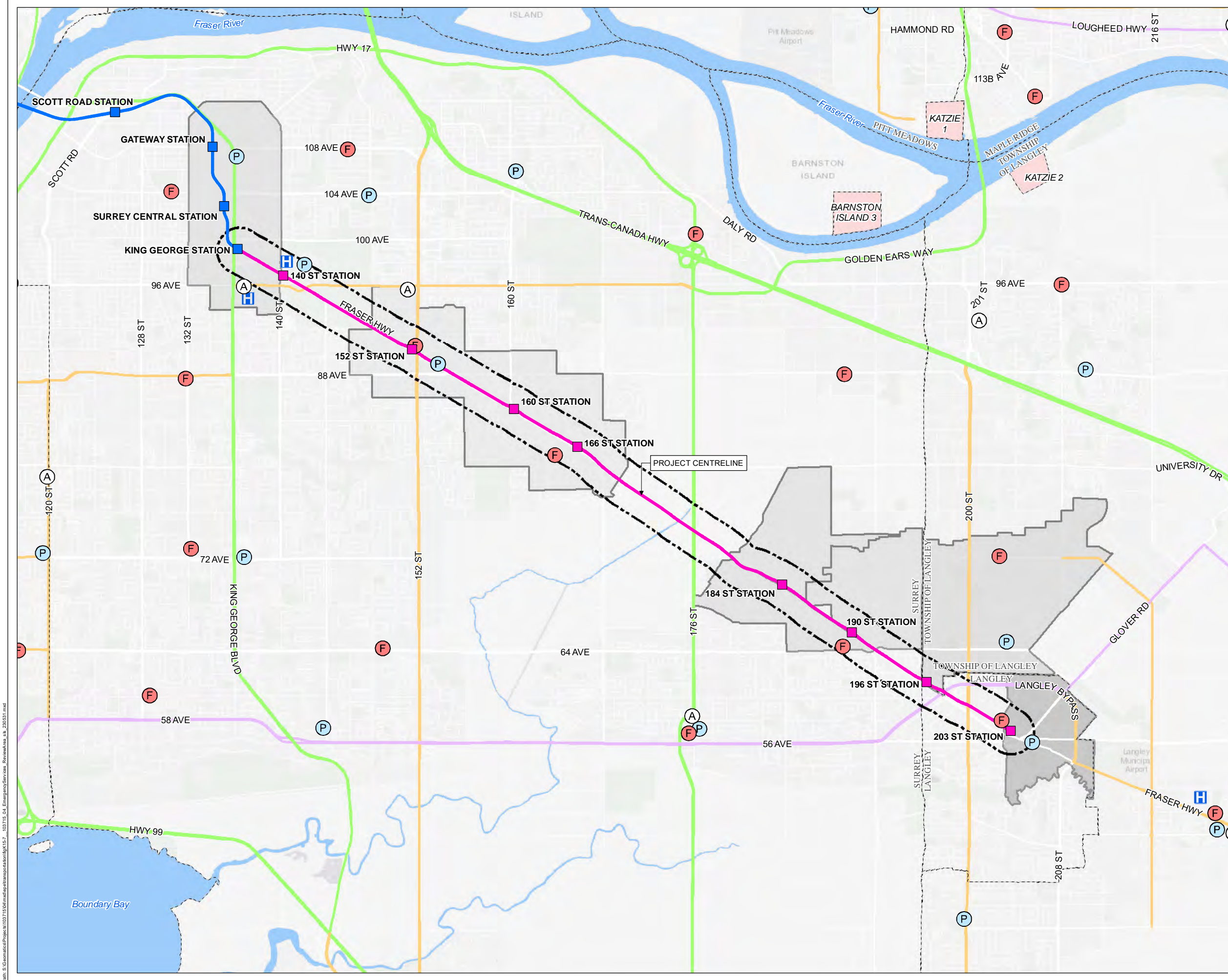
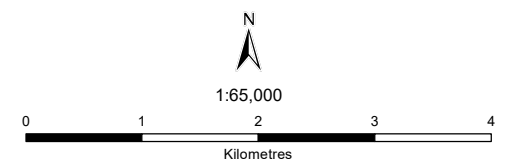
- Proposed Surrey Langley SkyTrain Project Station
- Existing SkyTrain Station
- Surrey Langley SkyTrain Project Centreline<sup>1</sup>
- Existing SkyTrain Line
- Transportation Review Area
- First Nation Reserve
- City of Surrey Communities
- Township of Langley Communities
- City of Langley Communities
- Major Healthcare Facility
- First Responder Location**
- P Police Detachment
- F Fire Hall
- A Ambulance Station
- Disaster and Emergency Response Route**
- Critical Regional Route
- Municipal Disaster Response Route
- Provincial Disaster Response Route and Critical Response Route

**Notes**

1. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

**Sources**

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- Basemap: ESRI Topographic Map



**Parks, Schools and Recreation Infrastructure  
and Services in the Review Area**

**Legend**

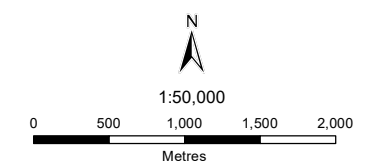
- Proposed Surrey Langley SkyTrain Project Station
  - Existing SkyTrain Station
  - Surrey Langley SkyTrain Project Centreline<sup>1</sup>
  - Existing SkyTrain Line
  - Transportation Review Area
  - First Nation Reserve
  - Waterbody
  - Park
  - City of Surrey Communities
  - Township of Langley Communities
  - City of Langley Communities
- Schools by Education Level**
- Elementary School
  - Middle School
  - High School
  - Post-secondary School

**Notes**

1. Please see Figure K15-1 for the proposed Surrey Langley SkyTrain Project guideway alignments along the Fraser Highway and Industrial Ave.
2. All mapped features are approximate and should be used for discussion purposes only.
3. This map is not intended to be a "stand-alone" document, but a visual aid of the information contained within the referenced Report. It is intended to be used in conjunction with the scope of services and limitations described therein.

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- Basemap: ESRI Topographic Map



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Figure K15-8



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