

ITEM 18
MANAGER'S REPORT NO. 74
COUNCIL MEETING Nov. 12/74

Re: Letter dated November 1, 1974 from Mr. and Mrs. F.W. Ferris
#305 - 3901 Carrigan Court, Burnaby
Traffic Conditions on Streets adjacent to Lougheed Estates - Phase II

Appearing on the Agenda for the November 12, 1974 meeting of Council is a letter from Mr. and Mrs. F.W. Ferris regarding traffic conditions on streets adjacent to Lougheed Estates - Phase II. Following is a report from the Director of Planning and the Municipal Engineer on this matter.

With reference to the correspondents' statements regarding traffic congestion, we would advise that there are presently three major multiple housing projects in various stages of construction in the area in question. We expect that the congestion will be alleviated to an appreciable degree when the projects are completed in approximately six to eight months.

RECOMMENDATION:

THAT a copy of this report be sent to Mr. and Mrs. Ferris.

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NOVEMBER 7, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
MUNICIPAL ENGINEER
SUBJECT: LOUGHEED ESTATES - PHASE II
HORNE STREET/CARRIGAN COURT
COMMUNITY PLAN AREA "H"
R.Z. #46/68

Mr. and Mrs. F. W. Ferris of #305 - 3901 Carrigan Court have submitted a letter to Council dated November 1, 1974. The following report is a joint submission of the Engineering and Planning Departments in reply to a number of points raised in Mr. and Mrs. Ferris's letter.

Parking and Traffic on Public Streets

Mr. and Mrs. Ferris have complained of construction vehicles creating traffic obstructions on Horne Street. In response, the Engineering Department would outline the following information.

Carrigan Court has had the parking banned on both sides at the request of the Fire Department. The reason for this ban was that Carrigan Court is only 28' between curbs and vehicles parked on the street interfere with fire calls.

Keswick Avenue which is constructed to a 20' asphalt interim standard in a 66' right-of-way has had the parking banned on both sides from Government Road to Horne Street. Horne Street from Keswick Avenue east to the cul-de-sac at the rear of the complainant's property has been constructed to a 36' finished standard and has no parking restrictions posted, as such a width allows parking adjacent each curb and still permits the street to operate as a two way facility. The 36' width is the width normally used in apartment areas because of its parking potential.

On a visit to the area on Wednesday November 6, 1974 we found vehicles parked on both sides of Horne Street. At the same time we noted that the street was functioning as a two way facility in spite of being

covered in mud from the extensive construction of apartments and condominiums still in progress.

The extension of the pavement (26' in width) on the Horne Street alignment from the cul-de-sac to the complainant's apartment is the private access to the facilities and the parking noted on this access will have to be controlled by the owners.


Lougheed Estates - Phase II (See Sketch #1)

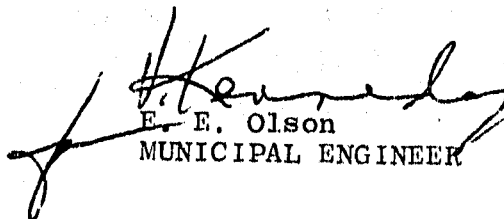
Mr. and Mrs. F. W. Ferris note that their building at 3901 Carrigan Court has no parking provided off Carrigan Court.

The project in question, Lougheed Estates - Phase II, is a 102 unit 3-storey apartment project composed of two L-shaped buildings surrounding a central open court with an underground parking garage which extends under both buildings and the central court. A parking ratio of 1.45 spaces per unit is provided for this condominium project. This apartment project is so designed to provide access to the underground parking garage and some on-surface visitor parking spaces off Horne Street. The connection of this project to Carrigan Court is essentially a 39 foot wide landscaped pedestrian corridor including a public pedestrian easement which connects Carrigan Court to Horne Street. In order to facilitate emergency fire truck access to the project in the most efficient manner, the postal address for the eastern L-shaped building in the project was designated off Carrigan Court. For information, a site inspection indicated that some of the underground parking spaces were at present being utilized for construction material storage.

In the adopted Community Plan Area "H", Keswick Street is to be eventually closed and Horne Street will be extended through in a westerly direction to the Government Street loop road (See Sketch # 2).

This is for the information of Council.

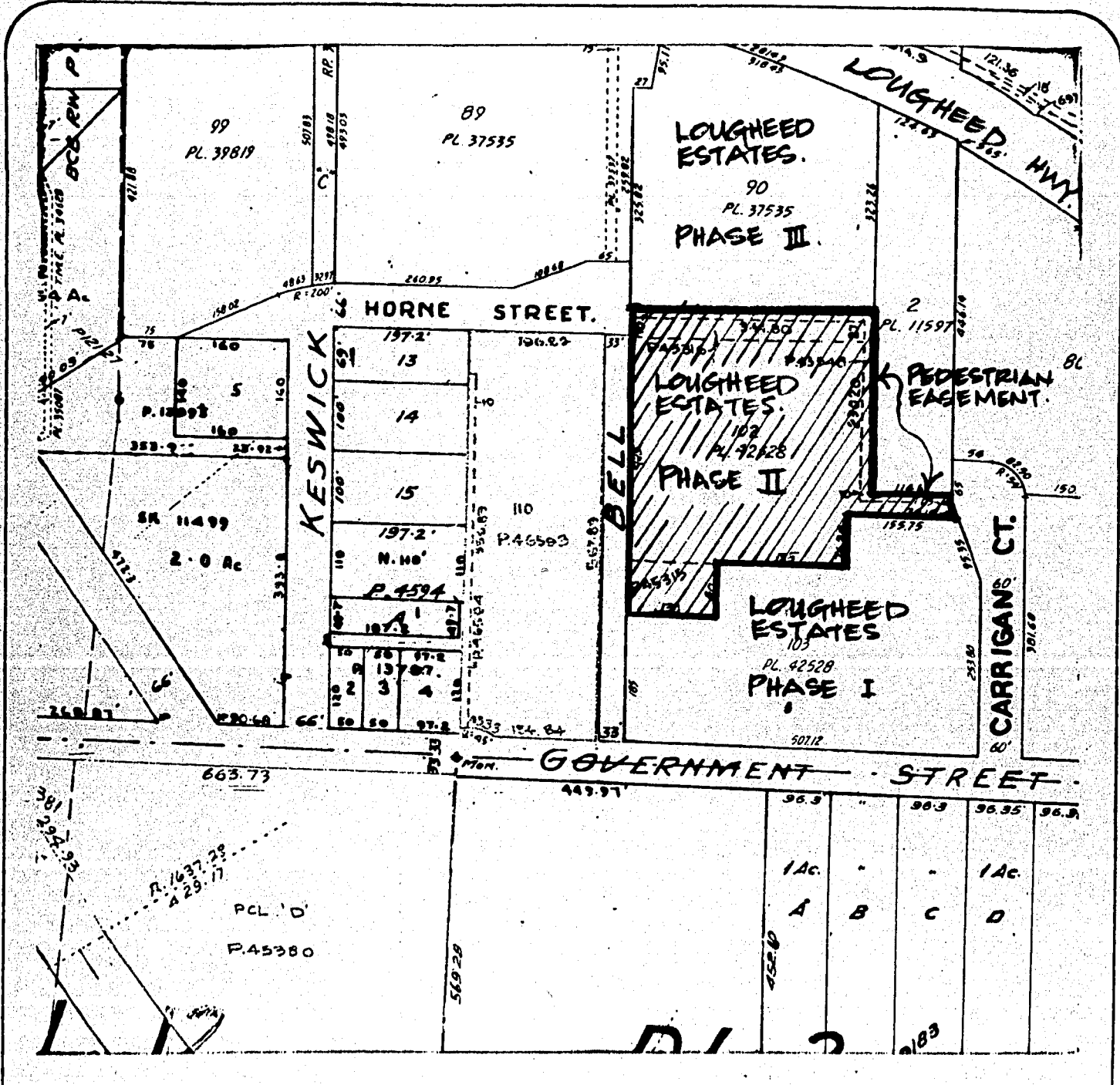

A. L. Parr,
DIRECTOR OF PLANNING.


E. E. Olson
MUNICIPAL ENGINEER

HB/KI/cm
Attached Location Sketches

c.c. Engineering Department

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Date
 NOV/74.

Scale
 1" = 200.

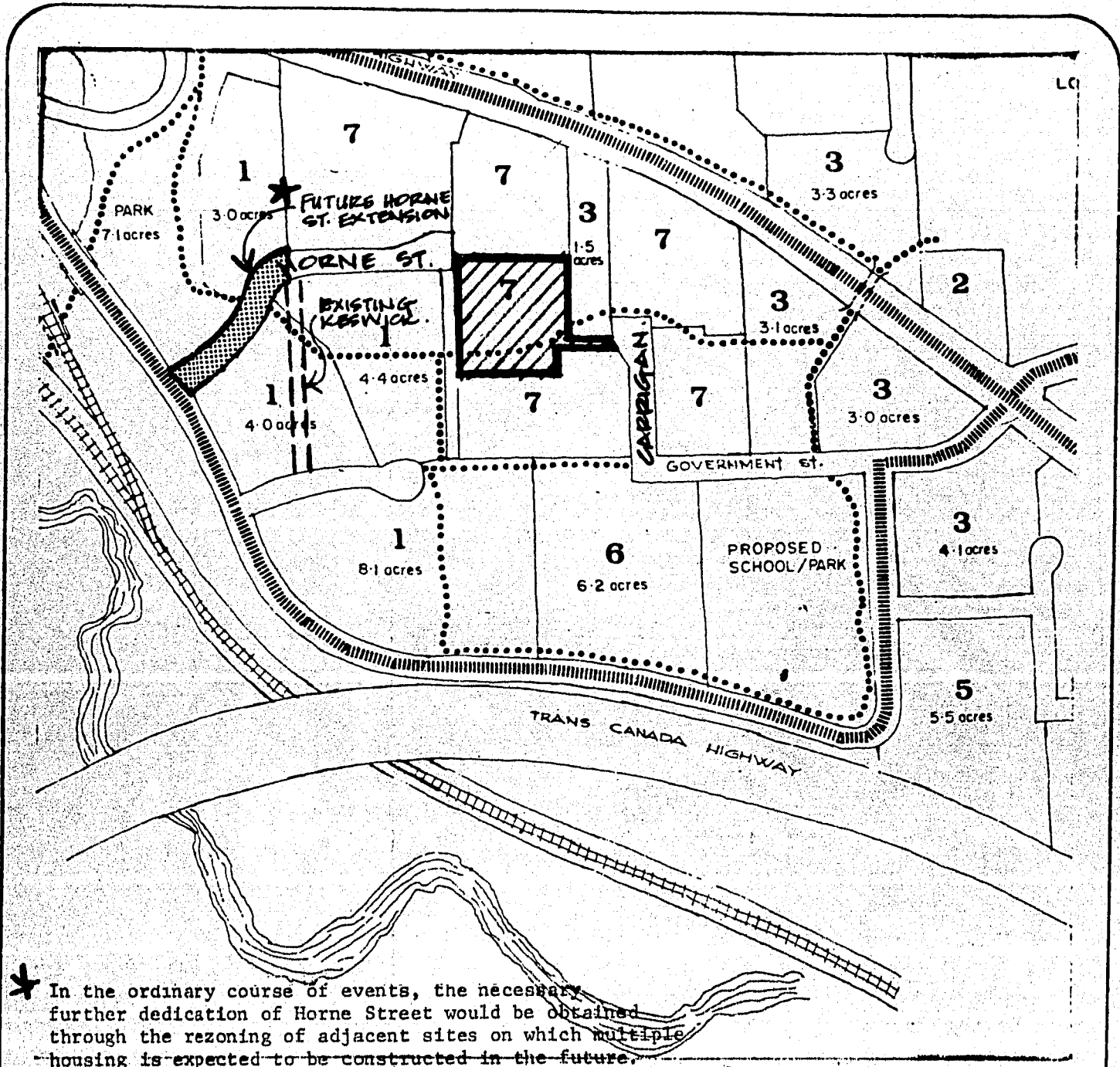
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Burnaby Planning Department

LOCATION SKETCH
 LOUGHEED ESTATES - PHASE II.
 RZ # 46/6B.

SKETCH # 1.

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Date
 NOV/74.
 Scale
 1" = 400'
 Drawn By

Burnaby Planning Department

CONDOMINIUM APT. AT CARRIGAN CT. & HORNE ST.
 LOUGHEED ESTATES - PHASE II
 COMMUNITY PLAN AREA 'H'

SKETCH # 2.