

RE: LANDSCAPED BUFFER - EAST SIDE 19TH STREET
PROPOSED GREATER VANCOUVER HOUSING CORPORATION
NON-PROFIT FAMILY RENTAL HOUSING
SITE 1 - 18TH AVENUE AT 19TH STREET
(ITEM 8, REPORT NO. 19, 1983 MARCH 14)
(ITEM 12, REPORT NO. 28, 1983 APRIL 18)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

* * * * *

TO: MUNICIPAL MANAGER 1983 June 10

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: LANDSCAPED BUFFER - EAST SIDE 19TH STREET
PROPOSED GREATER VANCOUVER HOUSING CORPORATION
NON-PROFIT FAMILY RENTAL HOUSING
SITE 1 - 18th AVENUE AT 19th STREET
ITEM 12, MUNICIPAL MANAGER'S REPORT NO. 28, 1983 APRIL 18

RECOMMENDATION

1. THAT this report be received for information.

REPORT

Arising from consideration of the captioned matter on 1983 April 18 Council directed: "THAT this be referred to the Municipal Manager and the Director Planning and Building Inspection for a report which would detail the extent to which the treatment (berm and fence) is proposed and how it is proposed that it be funded."

Because the Stride Avenue neighbourhood extends from Edmonds Street on the north to 14th Avenue on the south adjacent the east side of the 19th/20th Street secondary arterial and truck route, it is proposed that the berming and fencing extend along this edge between the neighbourhood and the secondary arterial route as shown in concept on the attached Sketch 1. Appropriate openings in the berm and fencing would be provided at street ends to facilitate access for pedestrians, bus and ALRT patrons. Based upon the cost of the Boundary Road berm and fence it is estimated that the 1600± ft. of landscaped berm and fence required would cost approximately \$135,000*. This landscaped berm and fence could be implemented on a phased basis.

The sidewalk proposed to be located on the residential side of the berm and fence, rather than next to the road, will need to be developed simultaneously with the berm in order to provide pedestrian access along the western edge of the neighbourhood linking to the Byrne Creek Ravine trail through the 19th/Edmonds intersection. The estimated construction cost of the sidewalk which would normally be part of the 19th Street secondary arterial construction is approximately \$52,500*.

In order to develop an appropriate standard of berming and fencing, including a sidewalk, it will be necessary to acquire a narrow strip of land from two privately owned properties on the east side of 19th/20th Street. The attached Sketch 2 outlines the property requirements with the recommended source of funding for the acquisition. It is estimated that approximately \$45,000* would be required to acquire the widening.

* It should be noted that the estimate is preliminary only and prepared without the benefit of design details.

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It is proposed that the residential street ends, between the neighbourhood and 19th/20th Street be closed in order to protect the residential neighbourhood from "shortcutting" traffic destined to or returning from the Edmonds ALRT station 'kiss-n-ride' and bus interchange.

This concept will reflect Council's adopted policy for preserving the integrity of residential neighbourhoods by discouraging traffic from "rat-running". Burnaby staff will work closely with representatives of the area and B.C. Transit (bus route planning staff) to develop a satisfactory mobility/accessibility plan for the neighbourhood.

The construction of the Annacis System, the pending completion by 1986 of the ALRT line and Edmonds Station at 18th Ave. and the increased use of the 19th/20th Street secondary arterial route resulting from these major transportation facilities reflects the need for early construction of the berm and fence along the westerly edge of the residential neighbourhood.

Funding for the berm and fence and the appropriate year of construction will be recommended in the Burnaby C.I.P.

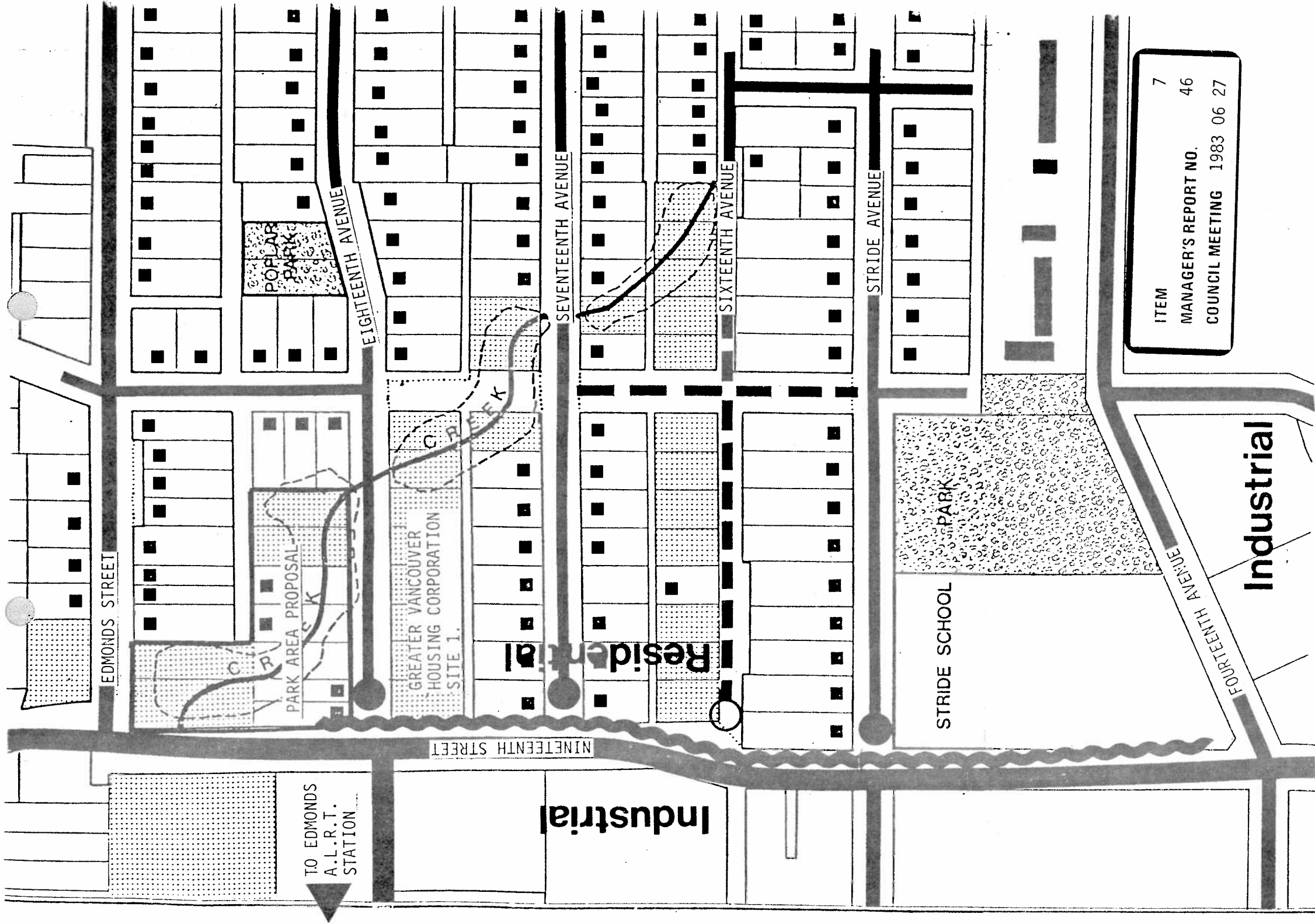


WSS/mcb

Attachs:



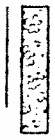
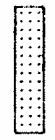



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



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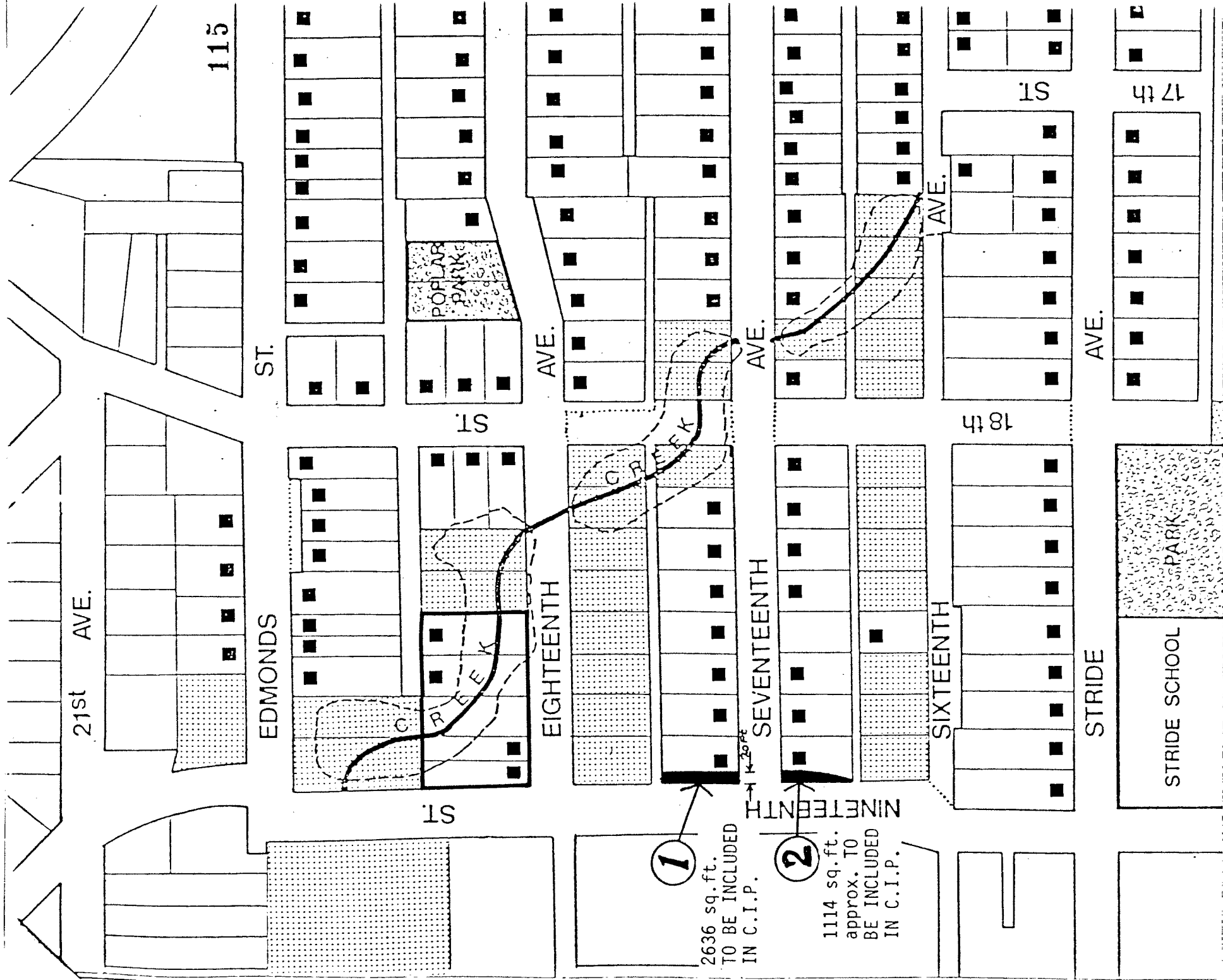
EASTBURN N.I.P. Stride Ave. Ravine / Byrne Creek

LEGEND

-  EXISTING PARK
-  LOTS UNDER MUNICIPAL OWNERSHIP
-  RAVINE PARK PROPOSAL
-  RESIDENTIAL BUILDING
-  LANDSCAPED BERM WITH FENCE

SCALE 1" = 200'

Sketch 1



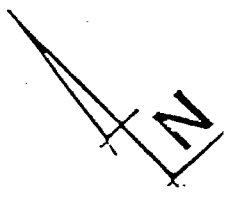
1
 2636 sq. ft.
 TO BE INCLUDED
 IN C.I.P.

2
 1114 sq. ft.
 approx. TO
 BE INCLUDED
 IN C.I.P.


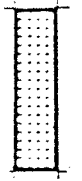


PLAN No.1

EASTBURN N.I.P.
 STRIDE AVENUE RAVINE /
 BYRNE CREEK

SCALE = 1" : 200'



LEGEND:

-  EXISTING PARK
-  LOTS UNDER MUNICIPAL OWNERSHIP
-  FUTURE PARK ACQUISITION
-  RESIDENTIAL BUILDING

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