

ITEM	3
MANAGER'S REPORT NO.	65
COUNCIL MEETING	1983 10 31

RE: TRAFFIC IMPLICATIONS OF THE GEORGE DERBY
LONG-TERM CARE FACILITY
(ITEM 14 of ITEM 20, REPORT NO. 37, 1983 05 24)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1983 October 21

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: TRAFFIC IMPLICATIONS OF THE GEORGE DERBY LONG-TERM CARE FACILITY (RZ 25/83)

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

SUMMARY AND PURPOSE

At the 1983 June 21 Public Hearing to consider the proposed rezoning for the George Derby Long-Term Care Facility, Council requested some indication of the traffic implications from such a facility. This report concludes that the potential traffic generated and its access/egress from the proposed site will not be a problem.

TRAFFIC GENERATION

An analysis of traffic counts from the existing George Derby facility indicates that traffic generation is not a problem. The average two way traffic count over 10 consecutive days in July was only 270 vehicles per day. The maximum daily two way volume recorded was 385 vehicles and the minimum 158.

The existing facility has 200 beds and the proposed facility 300 beds. If traffic was assumed to increase proportionately, then the two way traffic generation can be expected to be approximately 360 vehicles per day. This would also not pose a problem to the neighbourhood.

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TRAFFIC CIRCULATION

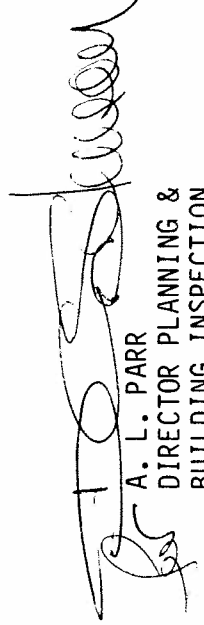
An access/egress drive to the Long-Term Care Facility from Sixteenth Avenue opposite the park or Cariboo Hill School would have the least impact on the adjacent residential areas. This location is considered the most appropriate (see Figure 1 attached). The actual location will be dependent on the site and building plan for the Long-Term Care Facility.

Sixteenth Avenue east of Cumberland is presently developed to an interim 20 foot wide pavement standard terminating at the Cariboo Hill School. It is proposed that, as part of the rezoning, Sixteenth Avenue be improved to a 36 foot curb-to-curb standard to the entrance/exit point of the new facility. To reflect the adopted Conceptual Transportation Plan, Sixteenth Avenue will not connect to Coldicutt Street or extend east of it.

According to the Facility's program prepared for the George Derby lands, the 300 bed long-term care facility will occupy the western portion of the 28.9 acre site. The eastern portion of the site may, at a later date, be utilized for housing seniors. This would be permitted under the P5 zoning. As such, it may be necessary to improve Sixteenth beyond the entrance point of the long-term care facility to where this housing would be developed. To ensure that this portion of road is constructed when required, it is proposed to register a covenant under Section 215 of the Land Titles Act to provide for this possibility. Again, Sixteenth Avenue would not connect to Coldicutt Street or extend east of it.

CONCLUSIONS

The development of the new Long-Term Care Facility with access/egress from a non-through Sixteenth Avenue opposite the park or Cariboo Hill School will not have any adverse impact on the adjacent residential areas.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

BL/jce
Attach.

cc: Director Engineering



SCALE: 1" TO 800'

NORTH

ACCESS/EGRESS TO CARE FACILITY

SENIORS' HOUSING

GEORGE DERBY LONG-TERM CARE FACILITY

GEORGE DERBY SITE

GEORGE DERBY SITE

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