

ITEM	9
MANAGER'S REPORT NO.	22
COUNCIL MEETING	93/02/22

TO: CITY MANAGER 1993 FEBRUARY 17

FROM: ACTING DIRECTOR PLANNING AND BUILDING

SUBJECT: RECONFIGURATION OF 400 BLOCK MACDONALD AVENUE
(PENDER STREET TO HASTING STREET)
HASTINGS STREET AREA PLAN
X-REF. REZONING REFERENCE #18/92

PURPOSE: To inform Council about developing MacDonald Avenue between Hastings Street and Pender Street for two-way traffic.

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RECOMMENDATION:

1. THAT staff be authorized to redesign MacDonald Avenue between Hastings Street and Pender Street to allow for two-way traffic while still maximizing the amount of on-street parking.

R E P O R T

At the 1993 January 25 Council meeting, Council authorized the forwarding of rezoning application #18/92 to Public Hearing on 1993 February 23 (see attached Sketch #1) for a site which fronts on the west side of MacDonald Avenue between Pender Street and Hastings Street. A significant portion of this project is a covered city parking garage with vehicular access off MacDonald Avenue. In the course of the Council discussion, an additional report was requested concerning developing MacDonald Avenue as a two-way street.

At present, MacDonald Avenue is one-way north-bound between Hastings Street and Pender Street, the only one-way street in the area. There are 22 ninety degree parking stalls accommodated, north of the lane, on the west side by Hastings and, south of the lane, on the east side of the street in front of the old post office site. The one-way pattern was intended to facilitate traffic around these parking stalls with the post office as a frequent public destination.

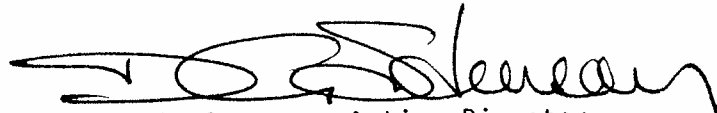
However, it now seems appropriate for several reasons to allow a two-way traffic flow. To begin with, the post office is now open only to commercial customers, not the general public. Also, a similar on-street parking arrangement but with two-way traffic has recently been developed on Carlton Avenue between Hastings and Albert Street as part of Rezoning

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Reference #52/88 and is working well. Most importantly, reasonable, identifiable access to and egress from the proposed public parking facility, in particular, off and onto Hastings Street, requires that MacDonald Avenue be a two-way access route.

To develop MacDonald Avenue for two-way traffic, it would be most effective to reconfigure the street to have all the on-street ninety degree parking along the east side. Although this would result in a net loss of about two parking stalls the reconfiguration would provide clear and easy access to the parking facility across the street especially off Hastings Street, resulting in a simplified circulation pattern without traffic weaving as at present, and would assure consistency with the proposed configuration for additional side street parking as part of the mitigation measures for the proposed rush hour removal of parking on Hastings Street, as is being contemplated by the Ministry of Transportation and Highways. The option of angled parking was also considered, but owing to the further significant loss of parking spaces, not recommended. A layout of sixty degree angle parking would produce a maximum of about 16 spaces compared with the 22 existing spaces and the 20 spaces achieved through the reconfiguration being recommended.

The costs for this reconfiguration would be relatively low, involving the reconstruction of some curbs and sidewalks and some additional boulevard planting. Since the reconfiguration serves to bring this block of MacDonald Avenue into the normal street circulation pattern and improves access to the public parking, it appears advisable that the costs be borne by the City rather than the developer of the non-market housing located above the public parking. The actual costs will be the subject of a further report to Council and, unless otherwise directed, staff will pursue obtaining the necessary estimates.

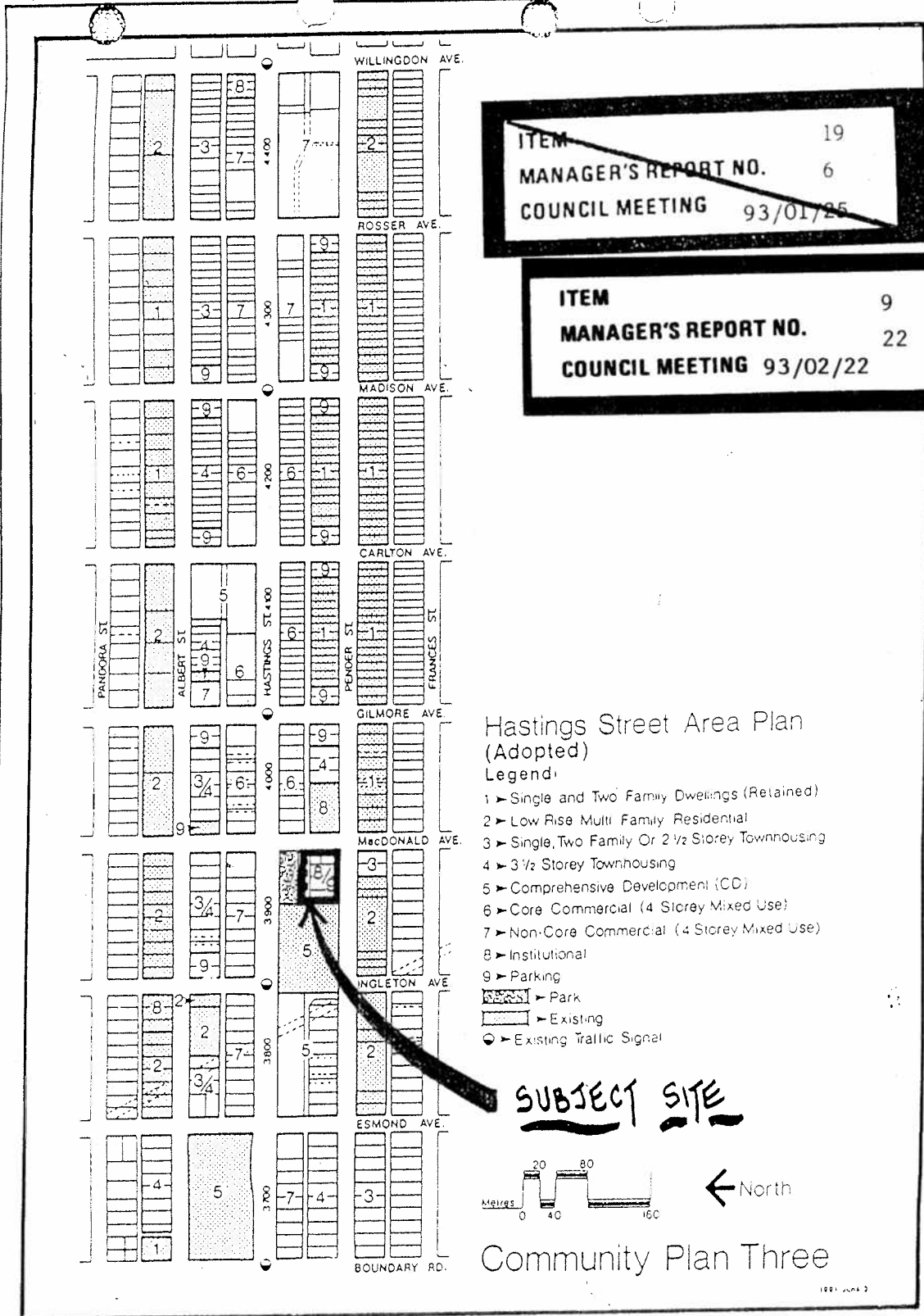


D.G. Stenson, Acting Director
Planning and Building

FA:yg

Attach.

- cc: City Clerk
City Solicitor
Director Engineering
Director Finance
Manager, Transportation Planning



ITEM 19
 MANAGER'S REPORT NO. 6
 COUNCIL MEETING 93/01/25

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Date:
 MARCH 1992

Scale:
 N.T.S.

Drawn By:
 J.P.C.

BURNABY
 Planning &
 Building Inspection
 Department

REZONING REFERENCE # 18/92

~~421~~
 131
~~106~~

SKETCH #1

