

CITY OF BURNABY

COMMUNITY PLANNING & HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

RE: HASTINGS STREET AREA PLAN - PROPOSED LANE IMPROVEMENTS

RECOMMENDATIONS:

1. **THAT** Council authorize staff to initiate an evaluation of potential improvements to lanes behind Hastings Street in the existing Hastings Street Plan Area as outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be sent to the Executive Director of the Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby, B.C. V5C 2J1.

REPORT

The Community Planning and Housing Committee, at its Open meeting held on 2002 April 23, received and adopted the *attached* report requesting approval for staff to pursue further implementation of the Hastings Street Area Plan regarding potential improvements to the lanes behind Hastings Street. The report noted that staff will evaluate the lane improvements in consultation with the Heights Merchants Association and adjacent property owners. A report will be forwarded to the Committee and Council outlining the findings of this evaluation and any resultant recommendations.

Respectfully submitted,

Councillor C. Redman
Chair

Councillor G. Begin
Member

Councillor D. Johnston
Member

COPY: - CITY MANAGER
- DIR. ENGINEERING
- DIR. FINANCE

TO: COMMUNITY PLANNING AND HOUSING
COMMITTEE

2002 April 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: HASTINGS STREET AREA PLAN - PROPOSED LANE IMPROVEMENTS

PURPOSE: To request approval for staff to pursue further implementation of the Hastings Street Area Plan regarding potential improvements to the lanes behind Hastings Street.

RECOMMENDATIONS:

1. **THAT** the Community Planning and Housing Committee recommend that Council authorize staff to initiate an evaluation of potential improvements to lanes behind Hastings Street in the existing Hastings Street Plan Area as outlined in Section 2.0 of this report.
2. **THAT** a copy of this report be sent to the Executive Director of the Heights Merchants Association, 102 - 4011 Hastings Street, Burnaby, B.C., V5C 2J1.

R E P O R T

1.0 INTRODUCTION

The Heights Merchants Association (HMA) appeared as a delegation at the 2001 November 27 meeting of the Community Planning and Housing Committee to request an examination of possible improvements to the lanes behind Hastings Street between Boundary Road and Willingdon Avenue. Improvement of the lanes behind Hastings Street was noted as a possible future implementation item at the time of adoption of the Hastings Street Area Plan in 1991. This report is being provided in response to the request by the HMA.

2.0 DISCUSSION

Improvements to the rear lanes behind Hastings Street in the existing Plan Area between Boundary and Willingdon for vehicle parking and pedestrian circulation were previously identified as a future objective of the Hastings Street Area Plan. This was to be considered only after other, higher priority objectives, had been achieved. Given that the streetscape improvements and a majority of the city parking lots have been constructed, it is considered appropriate to conduct a review of potential lane improvements within the existing Hastings Street Area Plan at this time.

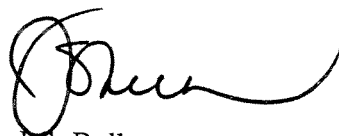
Potential physical lane improvements identified by the HMA include encouraging commercial uses to utilize the lane side of buildings as formal entrances and patios, planting, appropriate special paving given vehicle use patterns and lighting and accessibility for both pedestrians and vehicles.

A lane improvement study would be initiated by identifying a lane behind one specific block as a pilot area. The pilot lane would be most appropriate within the Core Area, between the 4000 and 4200 blocks of Hastings Street. A feasibility study to examine the various factors involved would then be initiated. This would include identifying potential physical improvements, funding, utility locations, traffic safety and the need for commercial access for deliveries and garbage collection. Upon completion of the feasibility study, possible improvements would be identified through an urban design study. Consultation with the HMA and property owners adjacent to the pilot lane area would occur throughout the process.

At the conclusion of these investigative processes a report would be forwarded to the Community Planning and Housing Committee assessing if lane improvements are feasible. If feasible, the report will outline options for lane improvements, scope, funding and potential timing of installation. It is assumed that any potential lane improvements outside of normal City responsibility would not be funded by the City. Potential sources for funding include the HMA or a Local Improvement Project approach. Further details of potential funding sources for lane upgrades would be provided to the Committee.

SUMMARY

The HMA has appeared as a delegation to the Community Planning and Housing Committee to request an examination of possible improvements to the lanes behind Hastings Street in the existing Hastings Street Area Plan. It is recommended that staff be authorized to proceed with an evaluation of lane improvements in the area, with consultation of the HMA and adjacent property owners. A report will be forwarded to the Committee outlining the findings of this evaluation and any resultant recommendations.



J.S. Belhouse
Director Planning and Building

1301

PSF:gk

cc: City Manager
Director Engineering
Director of Finance

