

TRANSPORTATION COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

SUBJECT: ROAD WORKS ON LOCHDALE STREET AT SPERLING

RECOMMENDATIONS:

1. THAT Council direct staff to monitor traffic volumes and speeds on Lochdale Street, and consult with the residents of the 6500 and 6600 blocks Lochdale on the results, as outlined in this report.
2. THAT a copy of this report be sent to the residents of the 6500 and 6600 blocks of Lochdale Street.

REPORT

The Transportation Committee, at its meeting held on 2006 December 13, received and adopted the *attached* report advising on an approach to address the concerns expressed by the residents of the 6500/6600 blocks Lochdale Street regarding the road works on Lochdale Street at Sperling Avenue.

Respectfully submitted,

Councillor N. Volkow
Chair

Councillor S. Dhaliwal
Vice Chair

Councillor L. Rankin
Member

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| Copied to: | City Manager Director Engineering Director Planning and Building |
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TO: CHAIR AND MEMBERS
TRANSPORTATION COMMITTEE

DATE: 2006 November 29

FROM: DIRECTOR PLANNING AND BUILDING

FILE: PL 37500 – 01
Ref: Lochdale

SUBJECT: ROAD WORKS ON LOCHDALE STREET AT SPERLING

PURPOSE: To advise the Transportation Committee on an approach to address the concerns expressed by the residents of the 6500 / 6600 block Lochdale Street regarding the road works on Lochdale Street at Sperling Avenue.

RECOMMENDATIONS:

1. **THAT** the Transportation Committee recommend that Council direct staff to monitor traffic volumes and speeds on Lochdale Street and to consult with the residents of the 6500 and 6600 block Lochdale on the results as outlined in this report.
2. **THAT** the Transportation Committee recommend to Council that the residents of the 6500 and 6600 block of Lochdale Street be sent a copy of this report.

REPORT**1.0 INTRODUCTION**

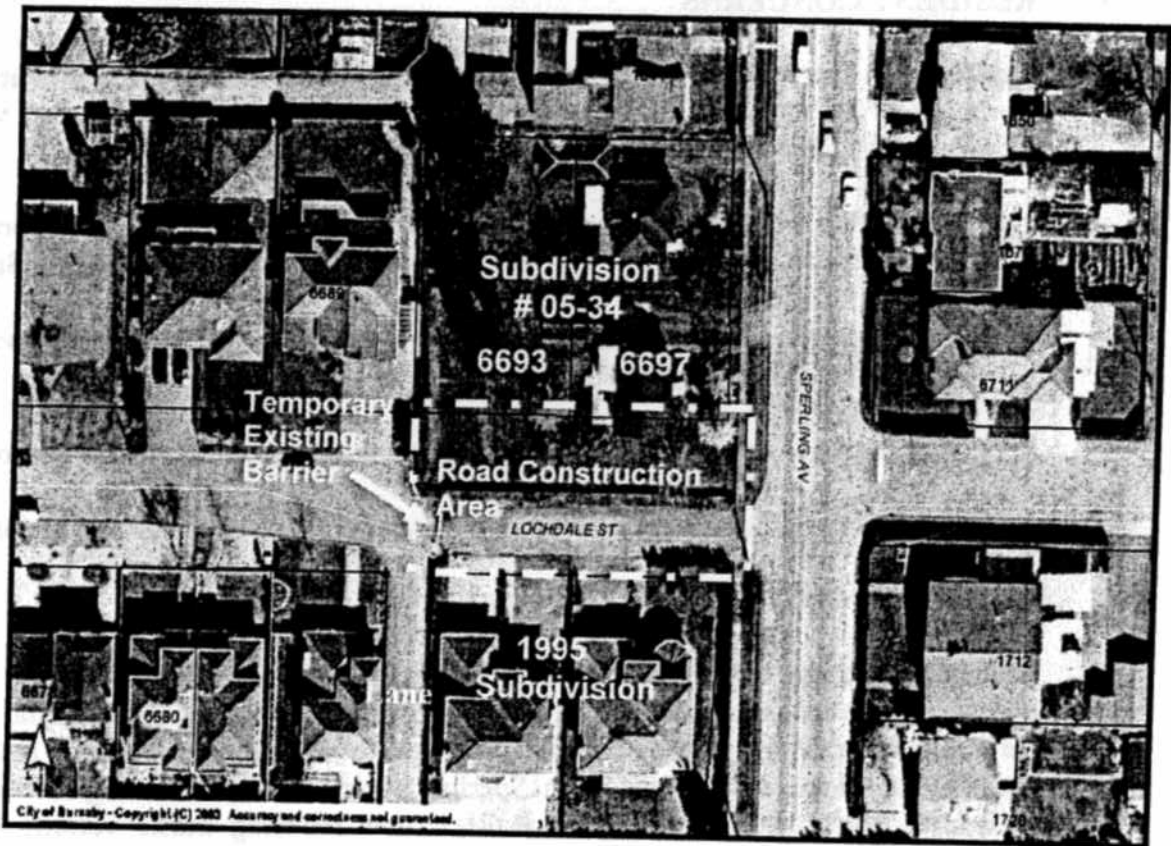
At its regular meeting of 2006 November 08, the Transportation Committee received a delegation from Mr. Allen Davison, Mr. Ron Leduc and Mr. Jas Yee, and a petition from residents of the 6500 / 6600 blocks Lochdale with regard to the road works on Lochdale Street at Sperling Avenue. The street construction is being undertaken in conjunction with the subdivision of property at 6693 / 97 Lochdale (Subdivision #05-34) as shown in *Figure 1*. A requirement of the subdivision was the construction of Lochdale Street across the frontage of the subdivision to Sperling Avenue. The delegation expressed concerns regarding this construction and the planned removal of the temporary concrete barrier which currently blocks access to Lochdale Street from Sperling Avenue. The Transportation Committee referred the delegation's concerns to staff for a report.

2.0 SUBDIVISION SERVICING REQUIREMENTS

Applications for subdivision approval typically require property servicing and completion of the abutting road frontages to the applicable standard. The completion of Lochdale Street at Sperling Avenue has proceeded in two phases as part of two separate subdivision applications.

In conjunction with a previous 1995 subdivision of property on the southwest corner of the intersection at 6692 and 6698 Sperling, the applicant was required to construct the south half of the street between the lane and Sperling.

Figure 1 Lochdale Street at Sperling
Subdivision #05-34



At the time of this 1995 subdivision, some residents of Lochdale Street raised concerns regarding the opening of the street through to Sperling Avenue. Subsequently, Council, at its regular meeting of 1995 August 14, approved a recommendation in a report from the City Manager for a temporary closure of Lochdale until the street was constructed to Sperling Avenue to a full standard. The staff report indicated that the temporary closure was being recommended for safety reasons as the constructed south half of the street would be substandard in width compared to the rest of Lochdale Street.

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The applicant for the more recent subdivision (Subdivision #05-34) at 6693 / 6697 Lochdale Street, on the northwest corner of Lochdale at Sperling Avenue, is required to construct Lochdale Street to a finished 8.5m Local Residential Street standard to Sperling. This work will involve the construction of a new curb and sidewalk on the north side and new curb and gutter on the south side of Lochdale Street fronting the property from the lane to Sperling Avenue as shown in *Figure 1*.

In satisfaction of the requirements for subdivision, construction of Lochdale Street to the full standard from the lane to Sperling is expected to be completed by the end of 2006 or January 2007. On completion of the road works and in accordance with the previous direction of Council, the existing temporary concrete barrier on Lochdale, which has been removed for construction of the two dwellings, will not be reinstated.

3.0 RESIDENT CONCERNS

Residents on the 6500 / 6600 Block Lochdale Street have submitted a petition to the Transportation Committee that raises the following concerns with the road works and removal of the temporary barrier:

- Lochdale will become a corridor for additional traffic as vehicles shortcut along Lochdale to avoid the traffic signal a block to the south at Halifax and Sperling.
- the increase in traffic, truck noise and the road widening itself will reduce property values on Lochdale.
- an increased risk to pedestrians as there are currently no sidewalks on Lochdale.
- resident vehicles backing out onto the street will face a greater risk of collision.

4.0 STAFF RESPONSE

Lochdale Street, as shown in *Figure 2*, is part of a grid network of streets in North Burnaby which tends to distribute local traffic evenly over the local residential streets in the area. Completing Lochdale Street through to Sperling will allow residents of Lochdale to take access to and from Sperling Avenue without having to use parallel residential streets such as Winch or Halifax, thus reducing traffic volumes on these routes. Removal of the barrier would also improve emergency vehicle access to the residences on Lochdale which now must be taken via longer and more circuitous routes such as the existing lane between Halifax and Lochdale or from the west end of Lochdale.

The construction of Lochdale Street at Sperling is not expected to attract commuter traffic as there is little delay at the traffic signal at Halifax for southbound traffic on Sperling (*Figure 2*) that would prompt traffic on Sperling to divert via Lochdale. Moreover, as Lochdale Street is only two blocks long, it does not have the through continuity that would make it attractive for use by other than local residents of the street.

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Figure 2 Halifax, Lochdale and Winch Streets



Staff have completed baseline traffic counts and vehicle speed measurements on Lochdale Street, Winch Street and the rear lane between Halifax and Lochdale Streets. The traffic counts were taken during the week of October 9 to 16, prior to the removal of the barrier. Staff will also undertake traffic counts and speed measurements at these locations three to six months after completion of the street work and removal of the barrier. A comparison of the “before and after” traffic counts would allow for the identification of any significant changes in traffic volume and speeds arising from the opening of Lochdale Street to Sperling. Staff would propose to review the result of the traffic counts and speed measurements with residents, and to consult with residents should any significant traffic issues arise from the changes to Lochdale Street at Sperling.

5.0 CONCLUSION

In conjunction with Subdivision #05-34 on the north east corner of Lochdale and Sperling Avenue, Lochdale will be constructed to a final standard at Sperling Avenue as part of the existing street network plan in North Burnaby. With completion of the street to

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a final standard, the temporary barrier installed in 1995 would not be reinstated, thus opening Lochdale Street to Sperling.

The road works will improve resident and emergency vehicle access to Lochdale Street as vehicles will be able to enter and exit Lochdale from Sperling Avenue. The changes to Lochdale Street are not expected to result in traffic volume, speed and pedestrian safety issues, but the residents of the 6500 / 6600 blocks have raised these concerns to the Transportation Committee.

In response, staff would propose to monitor changes in traffic patterns and usage on Lochdale Street and to consult with residents of the 6500 / 6600 block Lochdale Street on the results. Staff would report back to the Transportation Committee on the results of the monitoring and consultation process by June 2007.



B. Luksun, Director
PLANNING AND BUILDING

RG:jc

Copied to: City Manager
Director Engineering

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