



CITY OF VANCOUVER

ADMINISTRATIVE REPORT

Report Date: April 15, 2005
Author: David Rawsthorne
Phone No.: 604.873.7343
RTS No.: 5104
CC File No.: 5757
Meeting Date: May 26, 2005

TO: Standing Committee on City Services and Budgets

FROM: General Manager of Engineering Services

SUBJECT: 2228 West Broadway Traffic Management and Traffic Calming

RECOMMENDATION

- A. THAT Council approve the Traffic Management and Traffic Calming Plan for 2228 West Broadway, as described in this report, to be funded entirely by the developer/owner.
- B. THAT the diversionary traffic calming measures proposed be installed on a trial basis for a period of no less than six months and that a follow-up survey of affected residents be done to determine whether those measures should be installed on a permanent basis.
- C. THAT commencing in 2006, the Traffic Operating Budget be increased by \$3,000, without offset and subject to 2006 Budget Review.

COUNCIL POLICY

In May 1997, Council approved the Vancouver Transportation Plan that emphasizes the need to mitigate the effects of traffic in local neighbourhood areas and to give priority to streets and neighbourhoods where traffic impacts are most serious.

It is Council policy to implement diversionary traffic calming measures on a trial basis, with a follow-up survey, before making the measures permanent.

PURPOSE

The purpose of this report is to seek Council's approval of a traffic management and traffic calming plan to mitigate the impact on the surrounding neighbourhood of the redevelopment of 2228 West Broadway.

BACKGROUND

On February 28, 2005, the Development Permit Board approved Development Application No. DE407977 for the construction of a mixed-use building comprising a drug store (London Drugs), grocery store and other retail use at grade with 133 dwelling units above, subject to a number of conditions. These conditions included the following:

Arrangements shall be made to the satisfaction of the Director of Legal Services and the General Manager of Engineering Services for street and traffic modifications as follows:

- (a) a short eastbound to northbound left turn bay on Broadway at Arbutus Street;
- (b) traffic calming measures restricting access to and from the lane south of Broadway between Yew Street and Vine Street as follows:
 - Northbound Vine Street to eastbound lane
 - Westbound lane to southbound Vine Street
 - Northbound Yew Street to westbound lane
 - Eastbound lane to southbound Yew Street
- (c) traffic calming measures to minimize impacts north of Broadway as follows:
 - A right-in/right-out diverter at the north leg of Broadway and Yew Street
 - A traffic circle at the intersection of Yew Street and 6th Avenue
 - A traffic circle at the intersection of Vine Street and 5th Avenue
- (d) restriction of access by vehicles to the north-south lane in the half block south of the site, from the east-west lane, such that vehicle usage in the lane will occur only from 10th Avenue;
- (e) additional traffic calming measures, including physical measures and signage, as may be determined in consultation with neighbouring residents and businesses, within two years following final occupancy, to a maximum additional cost of \$25,000; and
- (f) a semi-actuated traffic signal at Yew Street and Broadway;

The Developer/Owner of the site shall bear 100% of all cost of items (a) to (f) inclusive.

These conditions were developed following public consultation with area residents and business and property owners, and with input from the proponent's transportation consultant.

In September 2004, a focus group comprised of City staff and local residents met to discuss the proposed development and measures to mitigate its impact on traffic in the surrounding neighbourhood. This meeting yielded two alternate traffic calming plans.

Those two plans were presented at a public open house held at Kitsilano Community Centre in October 2004. Planning and Engineering staff were in attendance, along with proponent

representatives, to answer questions about the development proposal and the traffic calming options. Over 50 people attended the open house and 33 provided responses to a survey (see Appendix A).

When asked "to what extent if at all do these measures satisfy your concerns about traffic generated by this development proposal?", 75% said they were somewhat or very satisfied.

When asked which of the two alternative traffic calming plans they preferred, 79% chose the one which included a right-in/right-out diverter at Broadway and Yew. This preferred plan was then the subject of a broader neighbourhood survey.

In January 2005, a survey was sent to nearly two thousand residents and property owners in the neighbourhood surrounding the development site (see Appendix B). The proposed traffic calming plan was described and neighbours were asked whether they supported the plan. 72% of the 360 respondents supported the plan.

DISCUSSION

The proposed traffic management and traffic calming plan is intended to focus site traffic on West Broadway and other nearby arterial streets and to discourage the use of local residential streets by this same traffic. It includes the following elements:

1. A new traffic signal at Broadway and Yew to make it easier for drivers to get to and from Broadway to the proposed parking garage entrance on the lane, via Yew Street.
2. A new short left-turn bay for eastbound traffic (with no left turn arrow) on Broadway at Arbutus to improve traffic flow at this intersection and encourage drivers to use West Broadway and Arbutus Street to reach the site rather than cut through the neighbourhood.
3. New traffic calming measures on Yew, north of Broadway, to prevent traffic from the project from using Yew Street. These measures will include (i) a right-in, right-out diverter at Broadway to prevent north-south traffic from crossing Broadway, and (ii) a new traffic circle at the intersection of Yew Street and West 6th Avenue.
4. An additional traffic circle on Vine to discourage drivers from using Vine Street as a route between Broadway and 4th Avenue. The existing pedestrian signal at Broadway and Vine will not be changed.
5. New traffic calming measures to discourage traffic from using Vine Street as a route between Broadway and the neighbourhood to the south. At the lane, diverters will (i) impede north-south access, (ii) prohibit access to the underground parking on the lane from the south, (iii) prohibit southbound left-turns from the lane, and (iv) discourage east-west traffic across Vine. The lane west of Vine will become one-way, eastbound.
6. Closure at the north end of the north-south lane east of Vine and north of 10th Avenue to ensure vehicles do not use this lane to access the site.

7. New traffic calming measures to discourage drivers from using Yew Street as a convenient route between Broadway and the neighbourhood to the south. A traffic diverter at the lane will encourage drivers to use Broadway by impeding north-south through traffic and prohibit access to the underground parking from the south.



Some of these traffic calming measures are diversionary. Specifically, these are the right-in/right-out diverter at Broadway and Yew, the two diverters on the lane south of the development site, and the one-way regulation in the lane west of the site. These will be implemented on a trial basis for a period of no less than six months and at the end of that period, affected residents will be polled to determine support for these measures. If the diversionary measures are supported, they will be made permanent.

Traffic and parking on streets surrounding the development site will be monitored after installation of the traffic management and traffic calming measures and after occupancy of the new building. The developer/owner has committed to provide up to \$25,000 for additional measures which may be warranted.

In addition to the benefits to the community once the development is occupied, some of the measures may provide benefits during construction. These include the traffic circles as well as the signal and diverter at Yew Street. These measures will be installed as soon as practical.

FINANCIAL IMPLICATIONS

The Developer/Owner of the site will bear 100% of all costs of implementing the traffic management and traffic calming measures described herein.

Maintenance of the proposed measures will require an increase in the Traffic Operating Budget of \$3,000 per annum, without offset, subject to review in the 2006 budget process.

CONCLUSION

The traffic management and traffic calming measures described in this report are designed to mitigate the impact on the surrounding neighbourhood of the redevelopment of 2228 West Broadway. They were developed in consultation with local residents and the plan has received strong support from the surrounding community. Staff recommend implementing the plan as described, with diversionary measures to be installed on a trial basis for a period of no less than six months, followed by a survey to determine support for these measures. If the diversionary measures are supported, they will be made permanent.

* * * * *



City of Vancouver

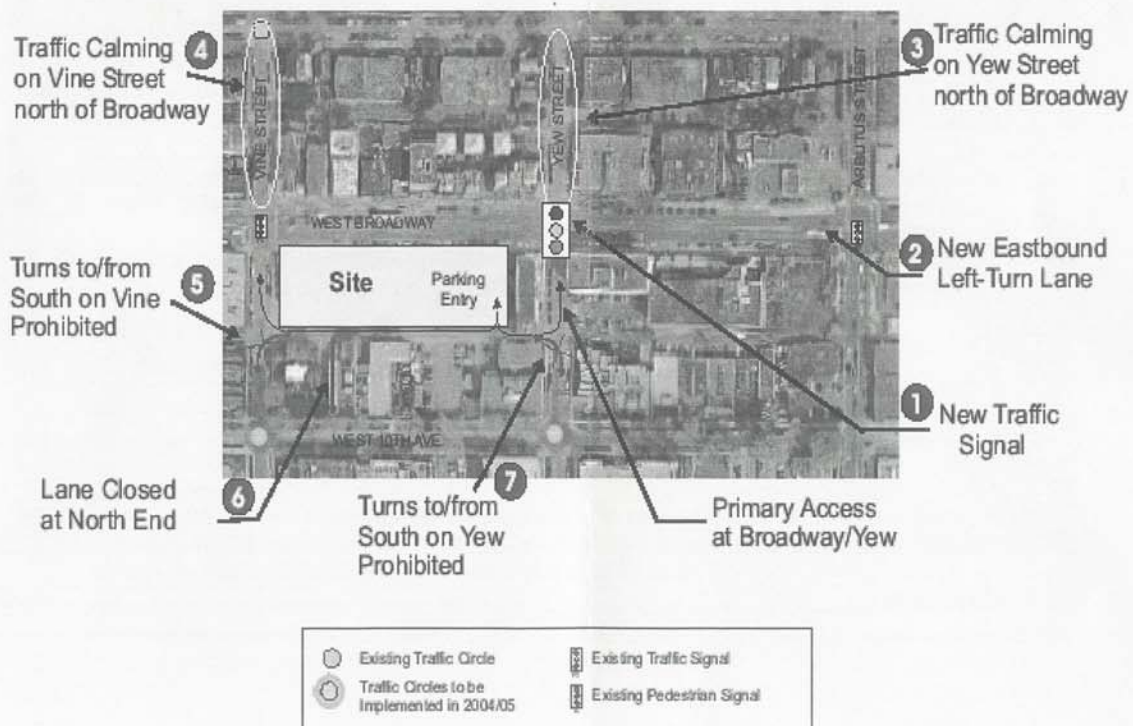
October 2004

Proposed Redevelopment of 2228 W. Broadway Traffic Comment Form

The City of Vancouver has received a preliminary application for redevelopment of 2228 West Broadway (former ICBC site). The proposal includes a London Drugs, grocery store and residential units. At a Development Permit Board meeting held in July 2004, City staff were directed to carry out a public consultation process to address traffic issues with respect to the proposed development. Following this public consultation, the Development Permit Board will consider a complete development application early in 2005.

Studies conducted by traffic consultants (Bunt and Associates) forecast a net increase in vehicle traffic near the site of between 7% to 11% at peak times. The map below illustrates several measures being considered by the City Engineering Department to direct this new traffic on the major arterials and focus parking in the new underground facility.

ICBC Site Development - ADDITIONAL TRAFFIC MEASURES



Your input is valuable. Please comment on the following pages.

TO PROTECT THE RESIDENTIAL NEIGHBOURHOOD SOUTH OF BROADWAY:

5. A traffic diverter is proposed at the lane south of Broadway on Yew Street to discourage circulation by non-local traffic through the neighbourhood, and to prevent short-cutting traffic accessing the underground parking from the south.

Comment: _____

6. Closure of the north-south lane located 150 ft. east of Vine Street to prevent access from 10th Avenue directly to the development's underground parking.

Comment: _____

7. A traffic diverter is proposed, at the lane south of Broadway on Vine Street to discourage circulation by non-local traffic through the neighbourhood, and to prevent short-cutting traffic accessing the underground parking from the south.

Comment: _____

8. Overall, to what extent if at all do these measures satisfy your concerns about traffic generated by this development proposal?

- Very satisfied
- Somewhat satisfied
- Not very satisfied
- Not at all satisfied
- undecided

9. For our information, what is the closest street intersection to where you live? (for example the intersection of "8th Avenue and Yew St.")

Street Intersection: _____

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Comment: _____

8. Overall, to what extent if at all do these measures satisfy your concerns about traffic generated by this development proposal?

- Very satisfied
- Somewhat satisfied
- Not very satisfied
- Not at all satisfied
- undecided

9. For our information, what is the closest street intersection to where you live? (for example the intersection of "8th Avenue and Yew St.")

Street Intersection: _____

Any Other Comments:

Please place completed comment forms in the box provided. Or you may submit your response by Friday, October 15, 2004 to:

**David Rawsthorne, P.Eng.
Neighbourhood Transportation Engineer
City of Vancouver
453 West 12th Avenue, Vancouver B.C., V5Y 1V4**

If you have any questions regarding the traffic measures, call David Rawsthorne at 604-873-7343 or e-mail david_rawsthorne@city.vancouver.bc.ca

If you have any questions about the proposed development application, call Michael Mortensen at 604-871-6194 or e-mail m_mortensen@city.vancouver.bc.ca

If you wish to be notified when this proposal goes forward to the Development Permit Board, please provide your contact information.

_____	_____
Name	Phone
_____	_____
Street Address	Postal Code
_____	_____
	E-mail

The Freedom of Information and Protection of Privacy Act deems your comments on this proposal to be public information, however, the legislation protects your privacy by prohibiting the disclosure of your personal information. Any information that may be used to identify you will not be disclosed, except to members of City Council, who may review it prior to making their decision on this proposal.

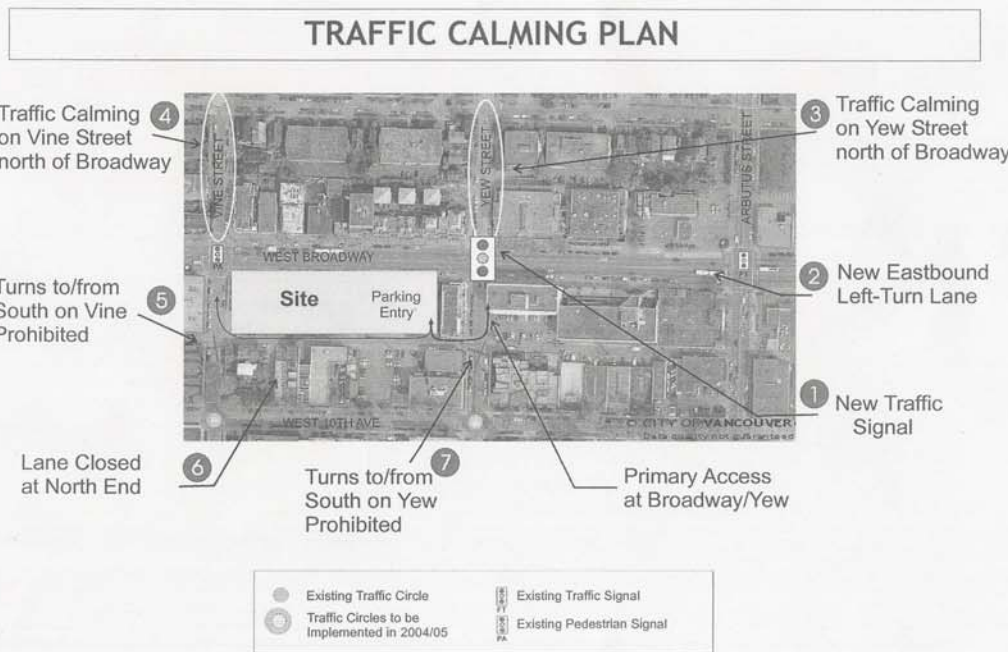


City of Vancouver Proposed Redevelopment of 2228 W. Broadway Traffic Calming Plan

At a Development Permit Board meeting held in July 2004, City of Vancouver staff was directed to carry out a public consultation process to address traffic issues with respect to the proposed Redevelopment of the site at 2228 West Broadway (former ICBC site). The development proposal includes a London Drugs and a food store.

City staff and the development team met with community representatives in September 2005 to discuss options to direct traffic from the project onto major arterial streets and to focus parking in the new underground facility. The options identified were presented at a Public Open House in October, at which time comments from the public were requested. As a result of comments received, a preferred traffic calming plan has been selected.

The preferred plan includes the following;



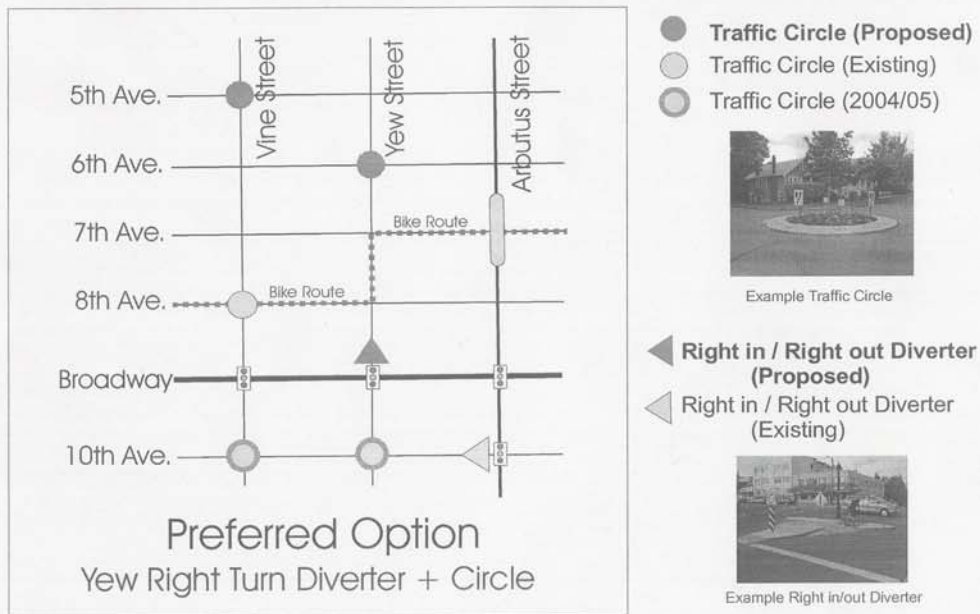
ON WEST BROADWAY

1. A new traffic signal at Broadway and Yew to make it easier for drivers to get to and from Broadway to the proposed parking garage entrance on the lane, via Yew Street.
2. A new left-turn bay for eastbound traffic on Broadway at Arbutus will improve traffic flow at this intersection and encourage drivers to use West Broadway and Arbutus Street to reach the site rather than cut through the neighbourhood.

NORTH OF BROADWAY

3. New traffic calming measures on Yew, north of Broadway, will prevent traffic from the project from using Yew Street. These measures will include;
 - a right-in, right-out diverter at Broadway to prevent north-south traffic from crossing Broadway
 - a new traffic circle at the intersection of Yew Street and West 6th Avenue

ADDITIONAL TRAFFIC CALMING - Yew St. & Vine St.



4. An additional traffic circle on Vine will discourage drivers from using Vine Street as a route between Broadway and 4th Avenue.

SOUTH OF BROADWAY

5. New traffic calming measures will discourage traffic from using Vine Street as a route between Broadway and the neighbourhood to the south. At the lane, diverters will (i) impede north-south access, (ii) prohibit access to the underground parking on the lane from the south, (iii) prohibit southbound left-turns from the lane, and (iv) discourage east-west traffic across Vine. The lane west of Vine will become one-way, eastbound.



6. The north-south lane east of Vine and north of 10th will be closed at the north end to ensure vehicles do not use this lane to access the site.
7. New traffic calming measures will discourage drivers from using Yew Street as a convenient route between Broadway and the neighbourhood to the south. A traffic diverter at the lane will encourage drivers to use Broadway by impeding north-south through traffic and prohibit access to the underground parking from the south.



Please complete this questionnaire by checking the appropriate box. Return in the stamped envelope or fax it to 871-6192 by **February 7, 2005**. To validate this survey, please provide your name and address. Personal information will remain confidential. If you have any questions about this survey, please phone David Rawsthorne at 604-873-7343.

Name: _____
Address: _____ Postal Code: _____

DO YOU SUPPORT THIS PLAN?

- YES, I support this plan**
- NO, I do not support this plan**

Comments:

If you have any questions regarding the proposed traffic calming measures, please phone David Rawsthorne at 604-873-7343 or e-mail david.rawsthorne@vancouver.ca

If you have any questions about the proposed development application, please phone Vicki Potter at 604-871-6013 or e-mail vicki.potter@vancouver.ca

This application will be considered by the Development Permit Board on February 28, 2005. Your response to this survey will be considered by the Board when making its decision on the development application.

January 2005