

3.31 - Bylaw 19864

Rezoning in Prince Rupert

Lyle Trytten

Concerned Resident (20 yrs in PR)

What is the Ultimate Plan?

- Understand densification can make a better city – but not always a better neighbourhood
- No final plan available for traffic study, only size
- Commercial, or more residential units
□ more traffic
- Significant shading to the north, exceeding 111A Ave
- Traffic concerns – alleys + service road



Traffic Impact Study - Alley

- Parkade access from alley **ONLY**
- Study assumes **ALL** traffic will use the alley to the East
- Expect heavy increase in vehicle traffic in study area
 - **10X existing traffic** (Table 4.1)
 - 15 residences east of development, some are multi-suite
 - Expect passing by using residential driveways – **10X traffic trespass to residents**
- **ASSUMED alley capacity equal to residential roads - Basis??**
- **Deemed appropriate load at 80% of road capacity (Basis??)**
- **What other residential alleys have >750 vehicles/day use??**

Study Traffic Routing and Impact - 800 veh/d

Residents seem to already have issues.



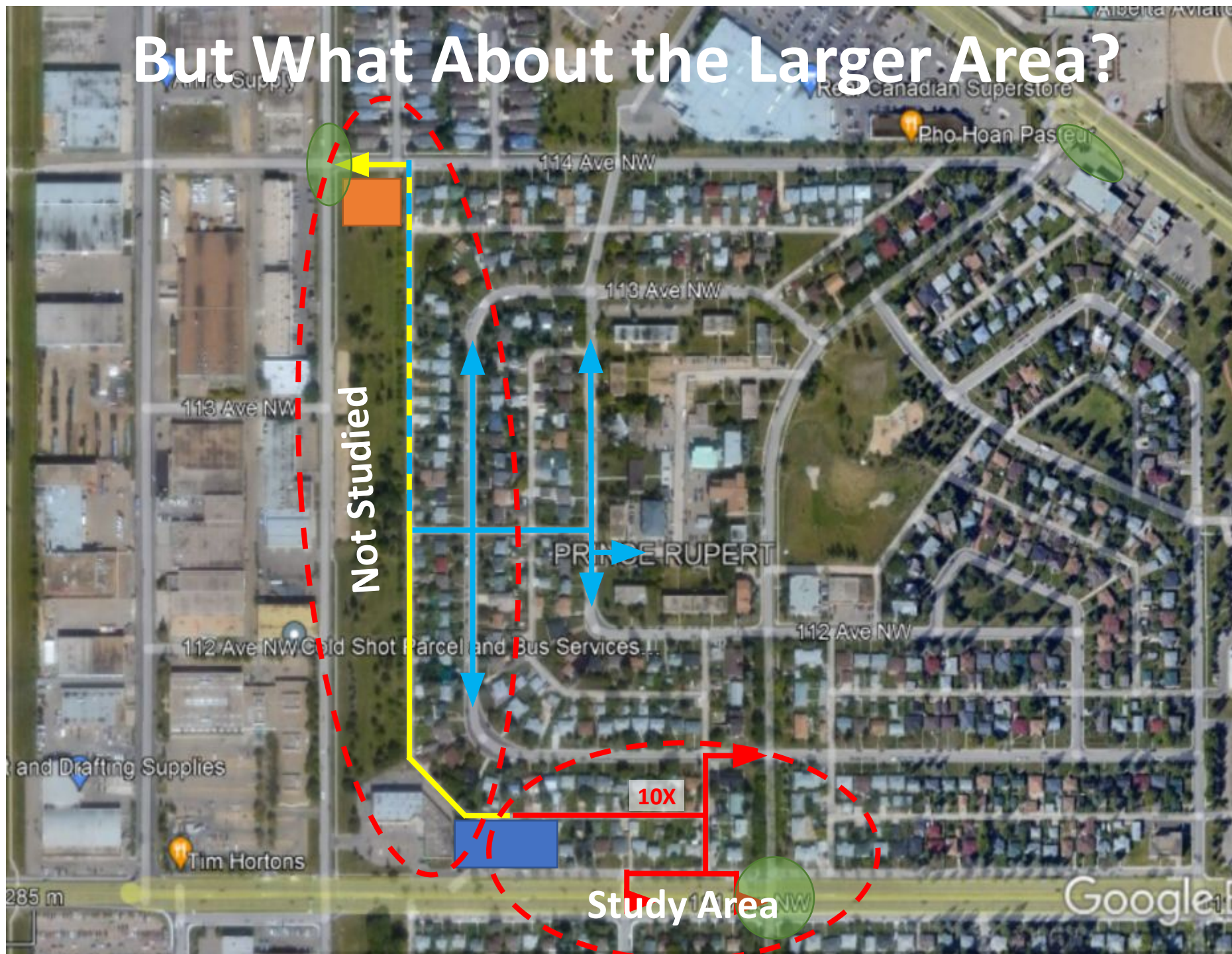
Not a garbage day!



Widen this??



But What About the Larger Area?



Traffic Impacts - Alleys

- **Is the study deficient?**

- Did not analyze the 500 m N/S alley along 119 St
 - **Easy access** to 119 St, 118 Ave, Yellowhead
 - North half of alley is **heavily used as cut-through**
- Drivers already use off-leash area and driveways for passing maneuvers
- **Safety concerns**
 - **Blind corners** (south end), 21 residents
 - Multiple **garages proximate to alley**, more expected
 - **Off-leash dog and recreation area**



Blind corner - SW

- New commercial development under construction at north end has restricted sightlines, will increase street parking

Stantec Recommended Actions

- **Pave the E/W alley to full width “where possible”**
 - Except for the intervening power poles which run every 100’ plus anchors in the alleyway?
 - Winter clearing of full width? **Snow removal?**
- **Financing** repaving the alley?
 - Alley is in poor shape, but expansion is only needed to accommodate this development.
 - Will current residents be burdened?



Widen these?

Suggestions

- **Reduce density**

- **Already 16x3-storey** apartments in PR, 1x4-storey with no residents to north and street access to parking
- Will reduce traffic **and** shading concerns

- **Provide alternate parkade access**

- South end of alley access to 119 street
- Direct access to Service Road (easiest route to 111 Ave WB, 119 street)

- **Locate tall redevelopments on south side of major avenues**

- Eliminate resident shading concerns



Traffic Impacts – Service Road Use

- Commercial Zone Access
 - Assumed to only use in west-bound direction and use curbside parking
 - If the parking isn't full from residents
 - Some will want to enter from the west via U-turn into west entrance
 - Eastbound trips assumed to turn around somewhere to the west
 - Expect double-parking, restricted access for road users
- Significant usage of the service road access points to 111 Ave
 - **Safety concerns** – winter traction, vision restrictions (median snow piling)