

# 9.0 TRANSPORTATION PLANNING

Bunt & Associates has undertaken the transportation planning for the Arbutus project. The scope of this work includes:

- traffic demand and impact analysis
- street network, capacity and signalization design
- parking program needs, access and locations
- truck servicing requirements, access and loading geometry
- pedestrian and bicycle network
- passenger drop-off/residential loading zones
- transit connections/locations

The outcome of this work is summarized below. The full content of the Bunt report can be found in the supplementary information package forming part of this application.

Arbutus Centre presently operates as a neighbourhood shopping centre with approximately 83,000 square feet of commercial retail floor area, 28,000 square feet of office/dance school space, and a 10,500 square foot community recreation facility. There are presently about 455 parking spaces on the site, including 395 surface spaces and 60 spaces in a gated underground parking area beneath the building. There are two driveway connections to Arbutus Street, one providing right-turn entry and left-turn exit access to/from the north, and the other providing left-turn entry and right-turn exit to/from the south. Arbutus Centre currently generates about 225 vehicle trips (145 In, 80 Out) during the weekday morning peak hour period, and about 770 vehicle trips (390 In, 380 Out) during the weekday PM peak hour. Weekday and weekend afternoon peak period parking demand for the existing shopping centre ranges from 230-240 parked vehicles, well less than the 455 stall parking supply.

Following the proposed redevelopment, Arbutus will include the same uses as today with the addition of a "self storage" facility accessed from the new underground parking levels, some additional restaurant space, a neighbourhood house and senior's centre and approximately 500 residential units. The site will continue to have two access points on Arbutus, including a centrally located Mews Street operating with a new traffic signal at the

intersection with Arbutus, and an east-west lane connection at the north edge of the property. A third access point, at the intersection of Nanton Avenue and Yew Street, is also contemplated to establish a more traditional neighbourhood street grid and better integration with the adjacent neighbourhood.

A total of approximately 800 parking spaces are planned for the new Arbutus Centre, including 250 spaces for commercial and residential visitor use, and 550 spaces for resident parking. Most of the new parking will be provided in three levels of underground parking beneath the new buildings and the Mews Street, with approximately 40 spaces provided as street parking along the new Mews Street and the northerly extension of Yew Street into the development. The proposed parking supply numbers for the commercial and residential parking components fall within the minimum and maximum limits set by the City of Vancouver Parking Bylaw. Designated off-street truck loading and waste/recycling areas are planned for the commercial and residential buildings. Truck access to the project will be limited to the north lane connection to Arbutus Street.

With the proposed redevelopment, the number of vehicle trips generated by Arbutus is predicted to increase by 255 trips (80 In, 175 Out) during the morning peak hour, and 290 trips (175 In, 115 Out) during the afternoon peak hour, or on average an additional 4-5 vehicles per minute added to the area road network. Most of this increase is associated with the planned residential development on the site, with a minor amount associated with the additional restaurant uses, the self-storage facility, and the neighbourhood house.

Public transit bus service operates along the Arbutus Street and King Edward Avenue corridors. The #16 Arbutus/29th Avenue Station service has bus stops on Arbutus directly adjacent the Arbutus site and at Nanton Avenue. The Nanton Avenue neighbourhood street bikeway and nearby Cypress Street bike route provide convenient bicycle access to the Arbutus site.

