



**CITY OF RICHMOND**

REPORT TO COMMITTEE

**TO:** Public Works and Transportation Committee      **DATE:** March 12, 2001  
**FROM:** Gordon Chan, P. Eng.      **FILE:** 6360-01  
            Manager, Transportation  
**RE: REQUEST FOR LANE CLOSURE ON MINORU BOULEVARD FOR A LOADING  
ZONE BY HORIZONS TOWER 'A' STRATA COUNCIL**

STAFF RECOMMENDATION

1. That the request by Horizons Tower 'A' Strata Council to close the northbound curb lane of Minoru Boulevard along the frontage of the development to facilitate a time-limited loading zone be denied for reasons of public safety and liability.
2. That staff continue to work with the Horizons Tower 'A' Strata Council and Richmond Centre Mall management to pursue the use of on-site mall facilities for loading/unloading purposes as per the existing arrangement between the two parties.

Gordon Chan, P. Eng.  
Manager, Transportation

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Development Applications .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	
Law .....	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	

## STAFF REPORT

### ORIGIN

Over the past several months, the City has been in correspondence with the Strata Council of Horizons Tower 'A', located at 6088 Minoru Boulevard, with respect to its request to establish a loading zone for the parking of moving trucks in the northbound curb lane of Minoru Boulevard along the frontage of the development. In a letter dated December 5, 2000, the City advised the Strata Council that its request could not be supported due to reasons of public safety and liability. The Strata Council has responded to this notice in a letter dated February 26, 2001 with a request to appear before Council to discuss its proposal (Attachment 1).

This report outlines the existing arrangement between the Horizons Tower 'A' Strata Council and the Richmond Centre Mall management for accommodating residents' moves and details the Strata Council's request for an on-street loading zone. The report also provides staff's reasons for denying the request and proposes that the Strata Council pursue the use of the Richmond Centre Mall on-site facilities for loading/unloading.

### ANALYSIS

#### **1. Existing Arrangement between Horizons Tower 'A' Strata Council and Richmond Centre Mall Management for Use of On-site Mall Facilities for Loading/Unloading**

##### Outside of Mall Operating Hours

The existing arrangement between the Strata Council and the Richmond Centre Mall management allows residents the uncontrolled use, outside of mall operating hours, of the on-site mall facilities in the vicinity of the tower for the parking of moving vans and trucks.

##### During Mall Operating Hours

The Strata Council has requested the permission of mall management to use the mall facilities during mall operating hours. Due to concerns of public safety and traffic congestion, mall management has agreed to allow residents to park moving trucks and vans in the mall parking area during mall operating hours provided the residents abide by the following conditions.

- Residents must negotiate a suitable date and time with mall management at least 48 hours prior to moving. Mall management reserves the right to deny the activity during peak hours and adverse weather conditions.
- Residents will fund the \$100.00 cost of hiring a traffic controller for a 4-hour period. Should the move take longer than four hours, residents will pay an additional \$20.00 per hour.
- Moving trucks will be limited to a 10-ton weight limit and a 12'-5" height limit.
- Residents must provide proof of liability insurance of not less than \$5.0 million naming Cambridge Shopping Centres Limited (owner of the property) as the additional insurer.

#### **2. Request for Time-Limited Loading Zone from Horizons Tower 'A' Strata Council**

The Horizons Tower 'A' Strata Council has stated that the conditions proposed by the Richmond Centre Mall management for resident moves during mall operating hours are too restrictive. Instead, the Strata Council is requesting the City's permission to allow residents to place traffic cones in the northbound curb lane of Minoru Boulevard along the frontage of the development to create a loading zone between 10:00 am and 1:00 pm for the parking of moving vans and trucks.

### **3. Rationale for Denial of Request**

Staff have denied the request by the Strata Council for a time-limited lane closure of Minoru Boulevard based on considerations of public safety, liability issues and traffic flow conditions as described below.

#### Public Safety and Liability to the City

The use of traffic control devices, such as traffic cones, to close a traffic lane must be done in accordance with Provincial regulations, which state that only persons formally trained in work zone safety can set up traffic control devices. Companies that fail to comply with these regulations are subject to fines by the Workers Compensation Board. Should the City allow untrained people to install traffic control devices on the roadway as requested by the Strata Council, the action would introduce a significant public safety risk, both to the residents placing the traffic control devices and to other road users. In addition, the City would likely be liable for any accidents that occur from the improper installation of the traffic control devices.

#### Existing Crosswalk Location and Pedestrian Safety

There is an existing crosswalk at the north side of the entrance to the Richmond Centre Mall Parkade. As this crosswalk is very well used and has a high usage by seniors, work is currently underway at this site to upgrade the existing overhead illuminated crosswalk signs to add pedestrian-activated yellow flashing lights. A moving truck parked before this crosswalk would restrict the sight lines of motorists, particularly those attempting to merge from behind the truck to the centre travel lane. Pedestrian safety would therefore be greatly compromised with the placement of a loading zone for trucks in this section of Minoru Boulevard.

#### Traffic Disruptions on Minoru Boulevard

The closure of the northbound curb lane on Minoru Boulevard between 10:00 am and 1:00 pm would cause significant traffic disruptions. The average traffic volumes on Minoru Boulevard for this time period range from 490 vehicles per hour (Sundays) to 752 vehicles per hour (Saturdays). The forced merging of the two lanes of traffic into one lane in order to bypass the proposed truck loading zone in front of the Horizons Tower development will create considerable traffic congestion and safety hazards and increase the possibility of traffic accidents. The City typically does not allow for the establishment of loading zones on arterial roads (Minoru Boulevard is classified as a minor arterial road).

### **4. Proposed Resolution**

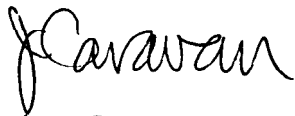
As a request for a lane closure on Minoru Boulevard cannot be supported, staff recommend that the Strata Council pursue the use of the Richmond Centre Mall parking area for loading/unloading per the existing arrangement between the two parties.

#### FINANCIAL IMPACT

None to the City.

CONCLUSION

The Horizons Tower 'A' Strata Council has requested the permission of the City to close the northbound curb lane of Minoru Boulevard along the frontage of the development to create a time-limited loading zone for the parking of moving trucks and vans. The City has previously denied the request and staff again recommend denial of the request due to considerations of public safety, liability issues and the adverse impact on traffic flows. As a request for a lane closure on Minoru Boulevard cannot be supported, staff recommend that the Strata Council pursue the use of the Richmond Centre Mall parking area per the existing arrangement between the Strata Council and mall management.



Joan Caravan  
Transportation Planner

Mr. Greg Halsey-Brandt, Mayor  
City of Richmond.  
Richmond, B.C.

26<sup>th</sup> February 2001

Your Worship:

Re: Loading Zone for Horizons Tower "A"

Your letter of December 5<sup>th</sup> 2000 was very disappointing to say the least. We had hoped the City of Richmond would be able to find ways to assist our Strata Council to provide suitable loading facilities in as much as the City's Development Permit Agreement with Appia Development's (Richmond) Limited did not provide for any requirement to provide loading facilities.

Your letter set out "safety and legal reasons" why we cannot use Minoru Blvd. for loading facilities, but you gave no suggestions on how the City could overcome or mitigate these reasons, such as, offering to train our personnel to be qualified to set up traffic control measures; or offer to install a pedestrian activated stop light at the nearby crosswalk.

Your letter stated that " an on-site safety supervisor is also required to be present when a road closure is in effect". We do not intend to close traffic on Minoru Blvd. With the closure of the curb lane, traffic can continue without interruption, especially between the hours of 10:00a.m. to 1:00p.m. when traffic is at a minimum.

Your suggestion that we use a section of our driveway to the underground parkade cannot be implemented because:

- (1) This driveway is 75 feet long and 21 feet wide. The height is restricted by the underside of the curved roadway leading to the Level 2 Parking lot on the roof of the shopping center. This limits the height to 10 feet at a point 46 feet from the edge of the sidewalk on Minoru Blvd. This would prevent a highway moving van from parking on this driveway as it would protrude onto the sidewalk and halfway across Minoru Blvd. A 5 ton moving van, while able to meet the height restriction on this driveway, would not be able to park on the driveway and have sufficient space for cars going up or down to pass safely.
- (2) There is an already blind spot on the garage side of the sliding gate. A parked moving van on the driveway would make the blind spot more exaggerated.
- (3) The driveway has a 11% grade down to the parkade. This grade would make the loading of furniture and goods much more difficult and therefore cause serious delays for the movers.

Our proposal is for the city to permit our Strata Council to block the curb lane at Minoru Blvd. with traffic cones to enable our residents to move in or out, between the hours of 10:00 a.m. to 1:00 p.m.

As we would like to put forward this proposal before the full City Council, please have the City Clerk place this item on the agenda of the next available Council Meeting.

Thank you for your assistance

Yours truly  
Horizons Tower A Strata Council

Per *[Handwritten Signature]*

C.C. CITY CLERK.

*[Faint stamps and markings]*  
FEB 27 2001