



CITY OF RICHMOND

REPORT TO COMMITTEE

TO: Community Services Committee

FROM: Dave Semple
Director, Parks

RE: McNair School/ Park - Richmond School Board Request for use of City Property for Expanded Parking Facilities and a New Entrance Driveway.

To Community Services - August 29, 2000

DATE: August 14, 2000

FILE: 2325-20-020

STAFF RECOMMENDATION

That Council approve the request from the Richmond School Board to utilize a portion of City-owned property at McNair School/Park site for the expansion of parking facilities and a portion of a new vehicular entrance as per the attached site plan.

Dave Semple
Dave Semple
Director, Parks

DS:cl

Att. 1

FOR ORIGINATING DIVISION USE ONLY		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Transportation	Y <input checked="" type="checkbox"/> N <input type="checkbox"/>	<i>David G. Kelly</i>

STAFF REPORT

ORIGIN

The Richmond School Board has finished a major renovation and addition to McNair Secondary School. With the removal of the portables from the site they can now complete construction of the parking area. Traffic circulation problems and a new proposed use of the Music Building, have resulted in a need to reconfigure the entrances and internal circulation. As a result, the School Board is requesting use of a portion of the City-owned park land to provide space for part of the new entrance way and additional parking.

ANALYSIS

A number of changes are occurring at the McNair School/Park site. The Richmond School Board has determined that the old Music building is no longer needed by the school therefore it is being converted to use as a Computer Repair Facility that will serve the whole School District. A security fence will surround the building to protect the computers and associated service vehicles.

The School Board originally wanted to retain the separate existing driveway off No.4 Road to serve just this building, however, City Transportation staff expressed concern over the proximity of this driveway to Saunders Road, as well as the other entrances into the site. The school has also experienced problems with the on-site traffic flow for student pick-up and drop-off. These needs combined with the opportunity to reconstruct the parking lots lead the School Board to hire traffic consultants to help with both the internal and off-site traffic concerns. Based on the work of the consultants and input from the Transportation Department, the following access arrangements have been incorporated in this proposal (see Attachment 1):

- The existing access on No. 4 Road opposite Saunders Road will be eliminated. A new access on No. 4 Road will be introduced at the north edge of the school site.
- The existing all-directional access located south of the Saunders Road pedestrian crossing will be closed and replaced by a right-out only access to the south. Staff will work with the consultants on the design of this driveway to ensure efficient and safe operation.
- To address potential traffic safety hazards, the design of the parking layout should respect the setback requirement as identified in the Zoning Bylaw, i.e. all off-street parking stalls shall be located no closer than 3 m to a property line which abuts a public road.

In addition, McNair Park is a very popular sports oriented park and this has at times resulted in conflicts with the neighbours over issues of parking spilling over into the surrounding residential streets. Additional parking that would be accessed off No. 4 Road would help alleviate this problem.

The School Board has developed a plan for providing increased parking opportunities, a better internal flow of traffic, and a safer flow of traffic onto Number 4 Road (see attached plan). This new configuration entails a portion of the access driveway and 17 parking stalls being constructed on City property. The area of land needed would be approximately (394 square metres), 45.5 metres by 8.5 metres plus a small area to accommodate vehicle turning radii. This area of the park is not programmed and is used for practice and casual play. The impact on how this green space functions now will be minimal, however, the existing pathway off No. 4 Road will need to be relocated as it will be destroyed during construction and replaced with the

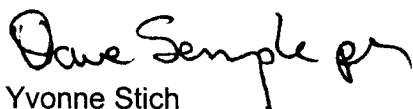
entrance way. The opportunity to take parking off the residential streets, especially during tournaments, will be beneficial to the neighbourhood. Planting trees along the edge and around the new parking will help alleviate the loss of open space.

FINANCIAL IMPACT

There is no financial impact to the City of Richmond.

CONCLUSION

Staff is recommending that Council approve the use of 394 square metres of City-owned land for the purposes of expanding the parking lot at McNair School/Park.



Yvonne Stich
Park Planner

YS:cl
Att. 1



Fire Station

School/Park Parking Spaces

83 on-site parking stalls
64 on-street parking stalls (est.)
73 proposed parking stalls

220 total parking stalls

Compound Building Parking Spaces

14 gated parking stalls

Property Line

Expanded Parking/Driveway
on City Property

Extent of
Parking Surface

Existing Driveways
To Be Deleted

No. 4 Road

McNair School

17

