



To: Mayor and Councillors
From: Wayne Craig
Director, Development

Date: November 8, 2023
File: RZ 21-939470

Lloyd Bie, P.Eng.
Director, Transportation

Re: **Vehicle Access at 5471, 5491/5493, 5531, 5551, 5571, 5591, 5595 and 5611/5613 Steveston Highway**

Background

The rezoning application to permit the development of 30 townhouse units at the above-noted subject site was presented to Council on October 10, 2023. At the meeting, comments related to right-in/right-out driveway access and the centre median on Steveston Highway were raised. The purpose of this memorandum is to provide Mayor and Councillors with information related to these questions and comments.

Centre Median on Steveston Highway

There is a painted centre median on Steveston Highway with left-turn and merge bays at Lassam Road and Kingfisher Drive. This traffic configuration supports left-turn movements between Lassam Road, Kingfisher Drive and Steveston Highway. Unlike a centre two-way left-turn lane (e.g. Williams Road) where left turns onto the arterial road must clear the centre lane, the configuration on Steveston Highway permits traffic from Lassam Road and Kingfisher Drive to utilize the merge lane to turn onto Steveston Highway.

There are no plans to remove the painted centre median and merge bays on Steveston Highway. With higher traffic volumes on Steveston Highway, maintaining the merge bays improves safety and traffic flow at local road intersections. The feasibility of additional turn/merge bays to service the development was reviewed and there is insufficient space between the existing merge lanes to accommodate this.

Right-In/Right-Out Driveway

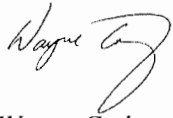
Turn restrictions are proposed for the subject site to comply with the *Motor Vehicle Act* as there is a painted centre median on Steveston Highway in front of the subject site and turning over a roadway median is not permitted under the Provincial legislation. Additionally, due to high traffic volumes along Steveston Highway, turn restrictions improve safety and operational performance of the access.

The driveway access design includes a traffic divider median and signage to enforce right-in-right-out access. Additional measures to improve right-in-right-out restrictions by altering the roadway painted median to include delineators that physically impede left turn movements or additional paint markings, can be reviewed and implemented through the required Servicing Agreement process.

November 8, 2023

- 2 -

Should you have any questions regarding this information, please contact any of the undersigned.



Wayne Craig
Director, Development
(604-247-4625)



Lloyd Bie, P.Eng.
Director, Transportation
(604-276-4131)

WC:el

pc: SMT
Suzanne Smith, Program Manager, Development