

3.11 BAILEY STREET EAST

OVERVIEW

GENERAL

Bailey Street is a standard (66 ft / 20.11 m) public road right of way, but does not have a standard use and is broken up into two distinct streetscape standards divided by Third Avenue. The east side of Third Avenue is predominately within the Downtown Gateway Land Use Area (Official Community Plan – Bylaw 2500,2017) supporting a variety of mixed uses. The streetscape standards provides new design standards for both sides of the street.

USE

The primary use of the east portion of Bailey Street is for safe, separated and pleasant active transportation connections and to support collector vehicle use including transit. Secondary use is space for commercial focused streetscape furnishings (seating, bike racks, waste receptacles) and accommodating turning lanes where needed by reducing landscape boulevard widths. On-street parking is not supported on this collector road given intersection and driveway frequency and proximity. Bailey Street east of Third is a main fire route to be designed with emergency vehicles and snow removal considerations.

LANDSCAPING

South Side: Landscape design to accommodated and retain existing street trees. Additional grass boulevard and large canopy street trees to be supported in new boulevard space.

North Side: Addition of a bioswale for additional storm water retention and filtration prior to flowing towards Estuary lands. Bioswale can support medium to large canopy street trees. See Street Tree and Planting Guidelines for more details.

BAILEY STREET EAST

OVERVIEW

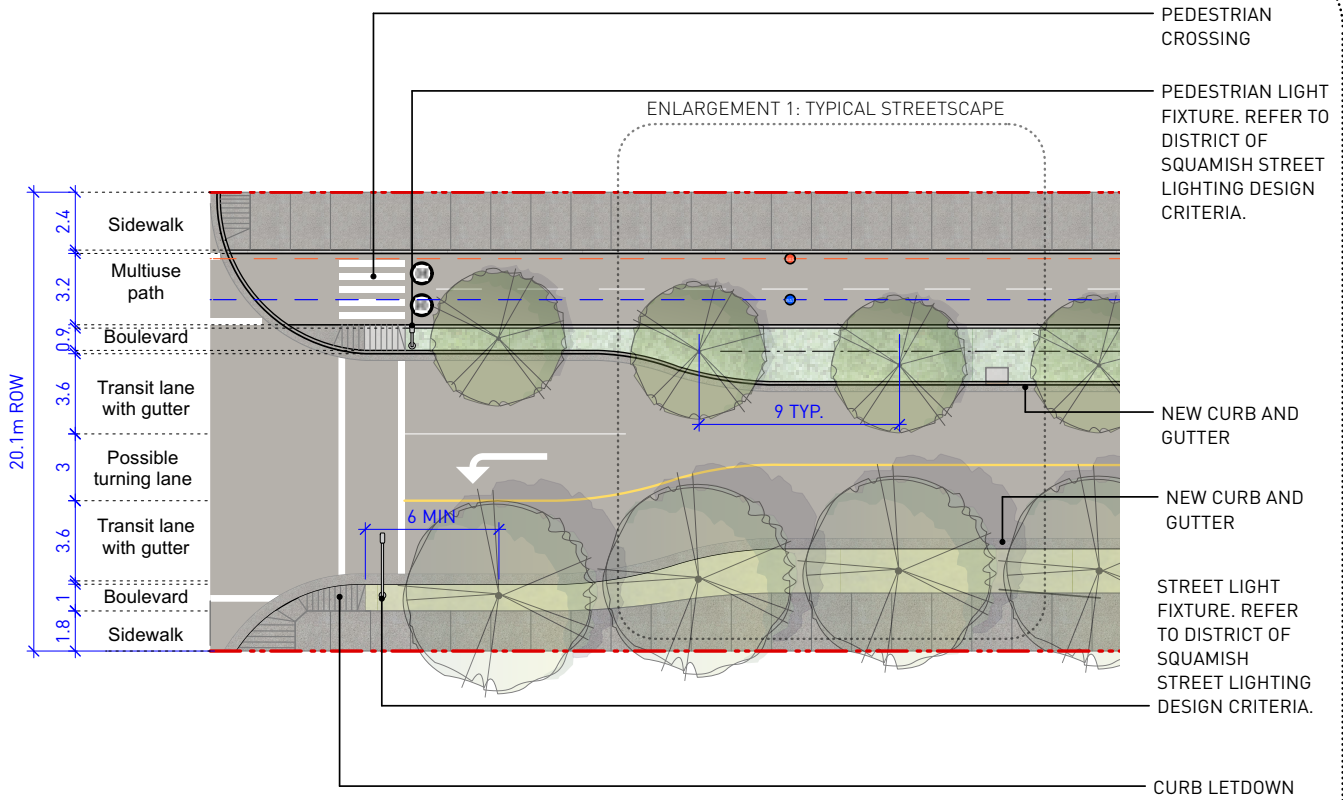
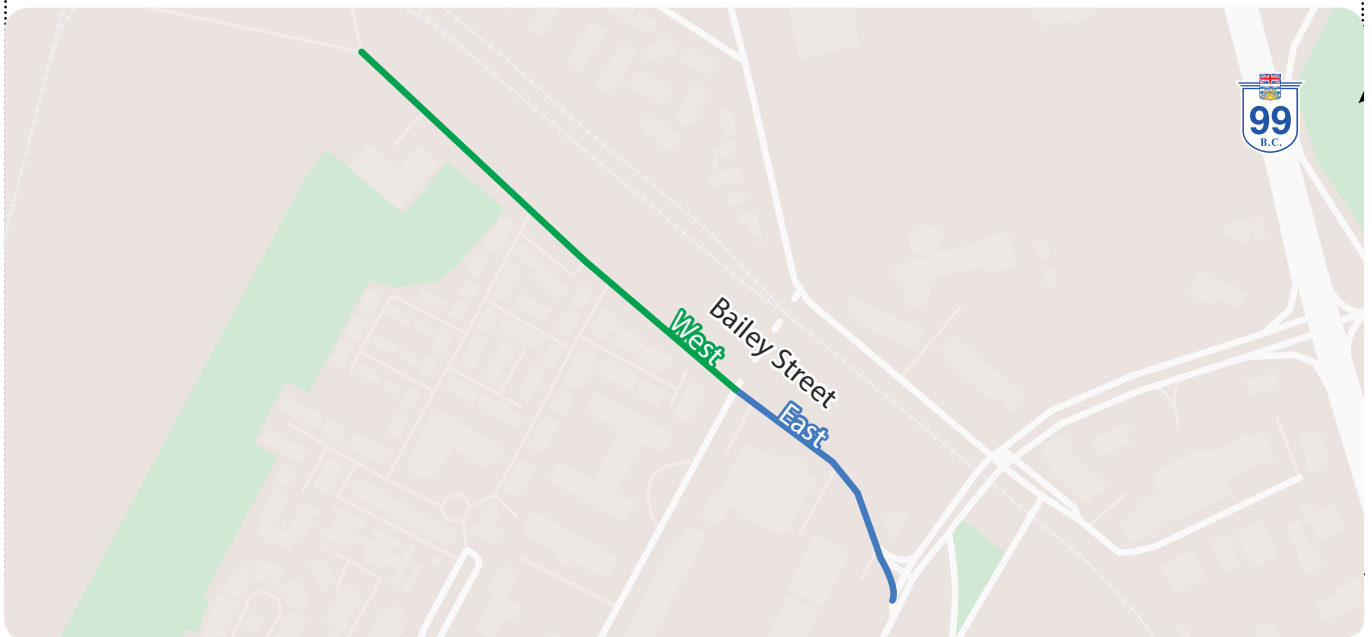


FIG. 1 BAILEY STREET EAST OF 3RD - OVERVIEW
Scale: 1:300



BAILEY STREET EAST

TYPICAL STREETSCAPE

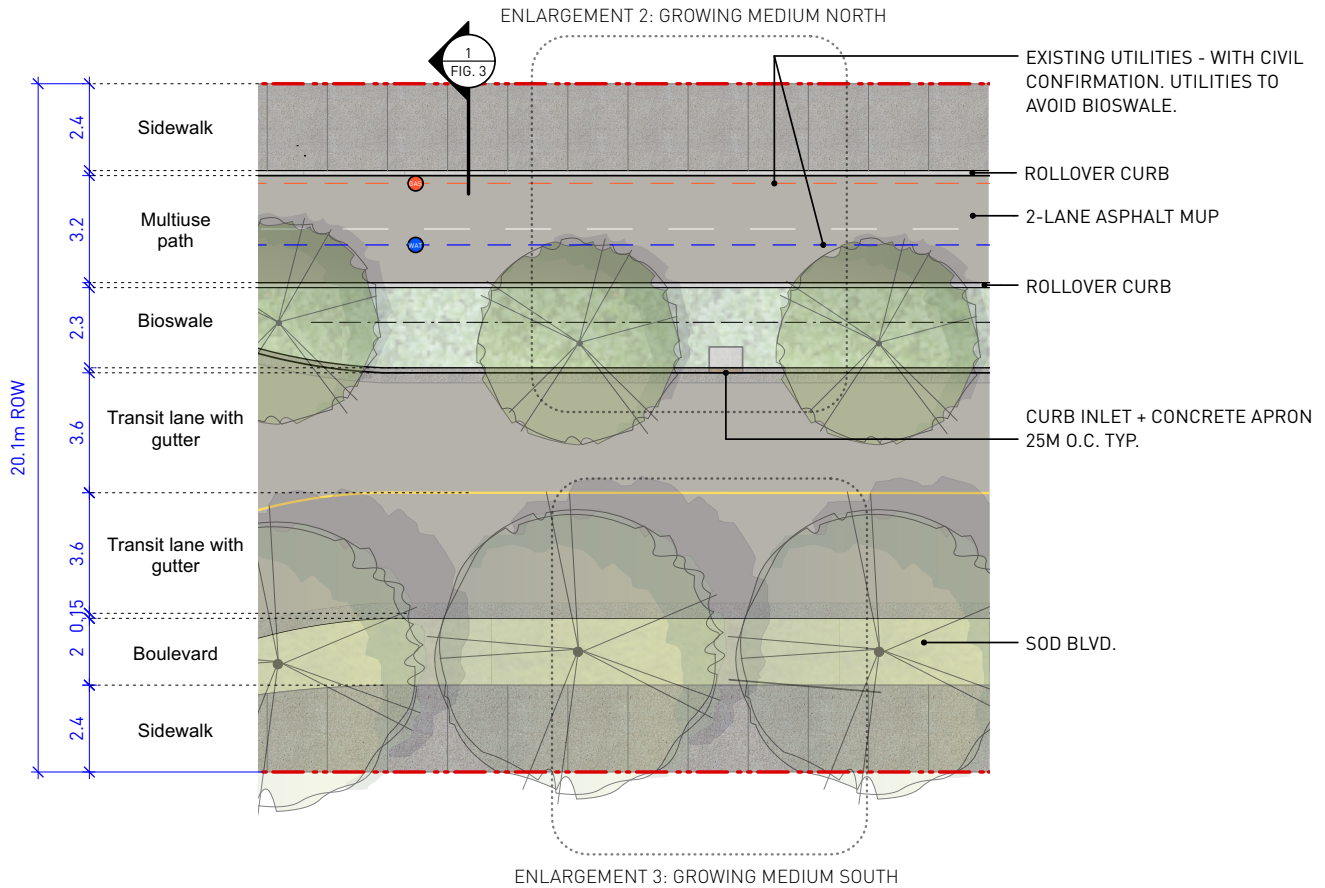
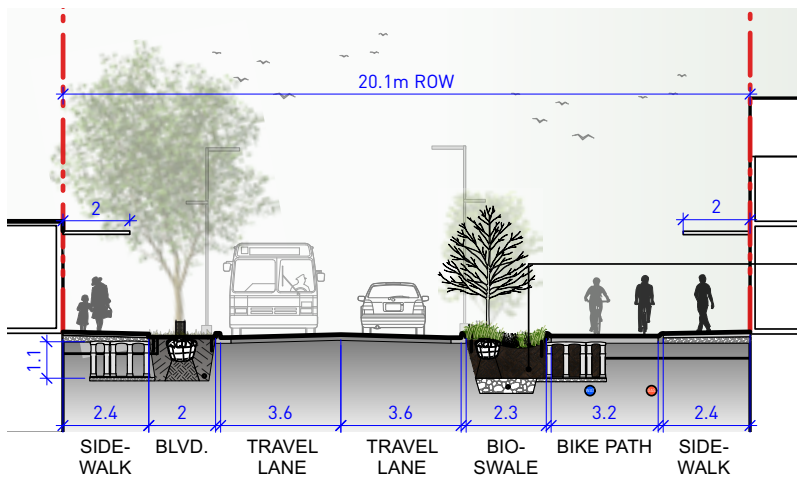


FIG. 2 ENLARGEMENT 1 - TYPICAL STREETSCAPE
Scale: 1:200



NOTE:
BUILDING CANOPY FORM AND HEIGHT SUBJECT TO SITE-SPECIFIC ARCHITECTURAL DESIGN.

EXISTING UTILITIES - WITH CIVIL CONFIRMATION. UTILITIES TO AVOID BIOSWALE.

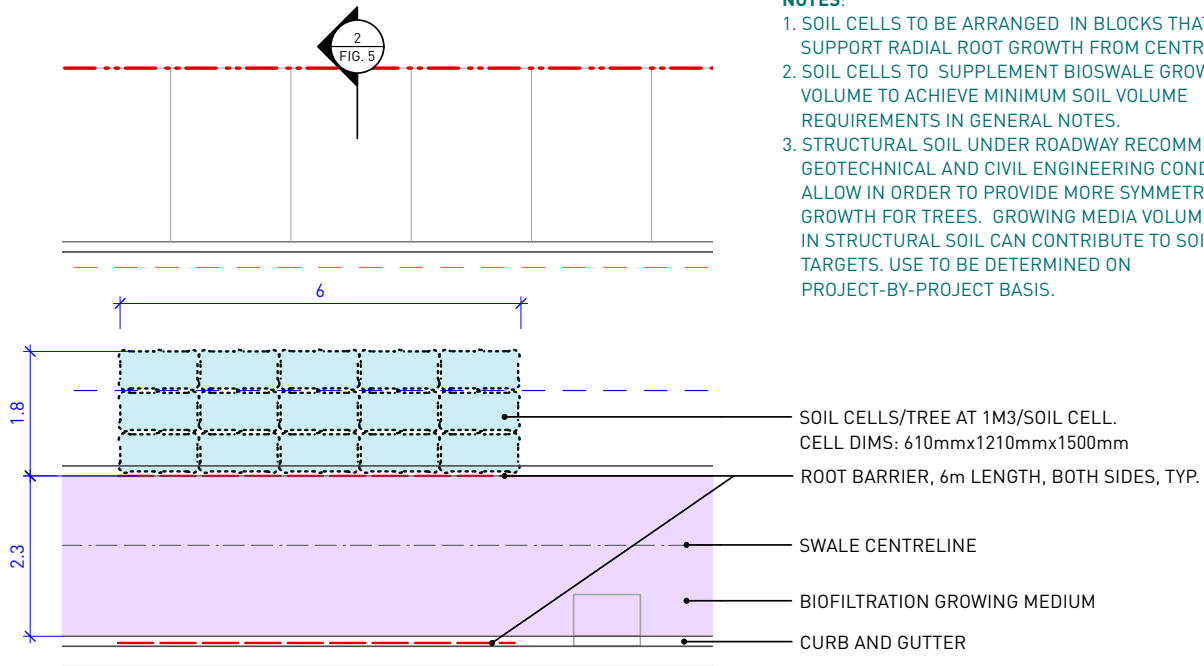
BIOSWALE - REFER TO DETAIL

FIG. 3 SECTION 1 - TYPICAL STREETSCAPE
Scale: 1:200



BAILEY STREET EAST

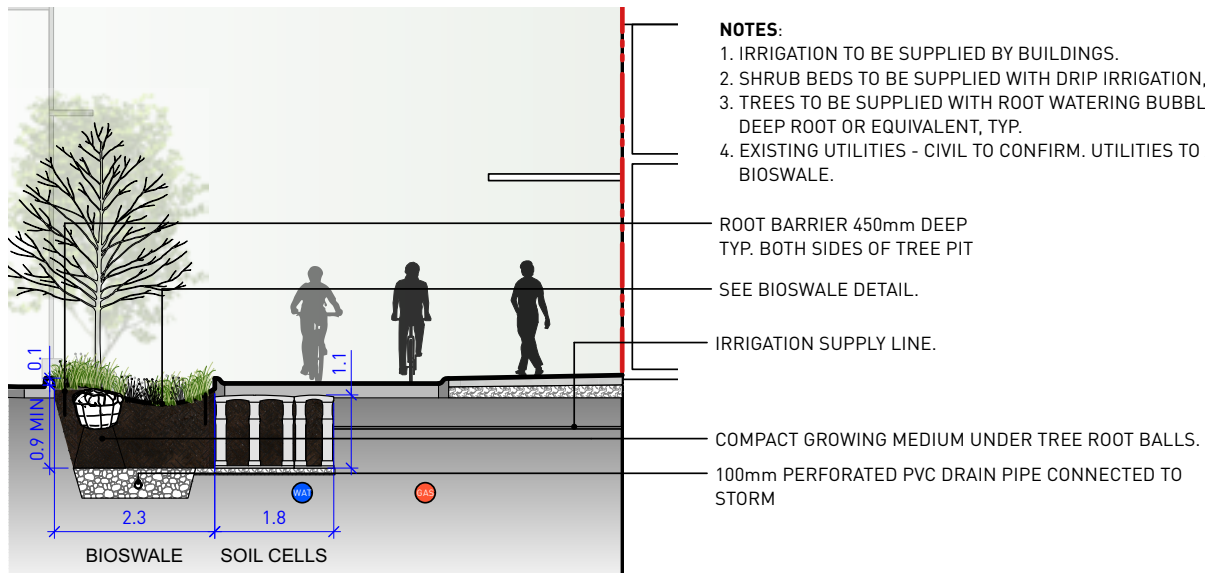
GROWING MEDIUM – NORTH



NOTES:

1. SOIL CELLS TO BE ARRANGED IN BLOCKS THAT SUPPORT RADIAL ROOT GROWTH FROM CENTRE OF TREE.
2. SOIL CELLS TO SUPPLEMENT BIOSWALE GROWING MEDIUM VOLUME TO ACHIEVE MINIMUM SOIL VOLUME REQUIREMENTS IN GENERAL NOTES.
3. STRUCTURAL SOIL UNDER ROADWAY RECOMMENDED IF GEOTECHNICAL AND CIVIL ENGINEERING CONDITIONS ALLOW IN ORDER TO PROVIDE MORE SYMMETRICAL ROOT GROWTH FOR TREES. GROWING MEDIA VOLUME CONTAINED IN STRUCTURAL SOIL CAN CONTRIBUTE TO SOIL VOLUME TARGETS. USE TO BE DETERMINED ON PROJECT-BY-PROJECT BASIS.

FIG. 4 ENLARGEMENT 2 - GROWING MEDIUM NORTH - PLAN
Scale: 1:100



NOTES:

1. IRRIGATION TO BE SUPPLIED BY BUILDINGS.
2. SHRUB BEDS TO BE SUPPLIED WITH DRIP IRRIGATION, TYP.
3. TREES TO BE SUPPLIED WITH ROOT WATERING BUBBLER BY DEEP ROOT OR EQUIVALENT, TYP.
4. EXISTING UTILITIES - CIVIL TO CONFIRM. UTILITIES TO AVOID BIOSWALE.

FIG. 5 SECTION 2 - GROWING MEDIUM NORTH
Scale: 1:100



BAILEY STREET EAST

GROWING MEDIUM – SOUTH

NOTES:

1. SOIL CELLS TO BE ARRANGED IN BLOCKS THAT SUPPORT RADIAL ROOT GROWTH FROM CENTRE OF TREE.
2. SOIL CELLS TO SUPPLEMENT GROWING MEDIUM VOLUME TO TO ACHIEVE MINIMUM SOIL VOLUME REQUIREMENTS IN GENERAL NOTES.
3. STRUCTURAL SOIL UNDER ROADWAY RECOMMENDED IF GEOTECHNICAL AND CIVIL ENGINEERING CONDITIONS ALLOW IN ORDER TO PROVIDE MORE SYMMETRICAL ROOT GROWTH FOR TREES. GROWING MEDIA VOLUME CONTAINED IN STRUCTURAL SOIL CAN CONTRIBUTE TO SOIL VOLUME TARGETS. USE TO BE DETERMINED ON PROJECT-BY-PROJECT BASIS.

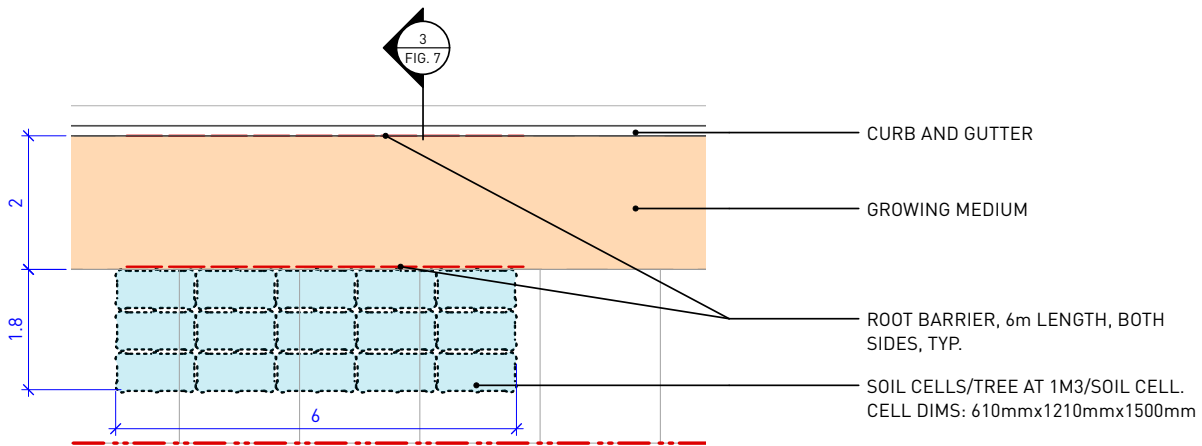
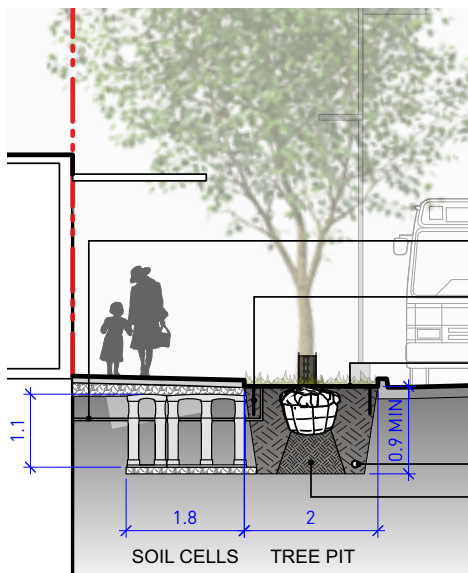


FIG. 6 ENLARGEMENT 3 - GROWING MEDIUM SOUTH - PLAN
Scale: 1:100



NOTES:

1. IRRIGATION TO BE SUPPLIED BY BUILDINGS.
2. SHRUB BEDS TO BE SUPPLIED WITH DRIP IRRIGATION, TYP.
3. TREES TO BE SUPPLIED WITH ROOT WATERING BUBBLER BY DEEP ROOT OR EQUIVALENT, TYP.

FIG. 7 SECTION 3 - GROWING MEDIUM SOUTH
Scale: 1:100

