

## 3.12 BAILEY STREET WEST

### 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 west side of Third Avenue is predominately within the Downtown Residential Land Use Area (Official Community Plan – Bylaw 2500,2017) supporting mixed density residential. The streetscape standards provide new design standards for only the north side of the street with the south portion of the streetscape recently developed in 2005 to remain.

#### USE

The primary use of the west portion of Bailey Street is for safe, separated and pleasant active transportation connections to Third Avenue and to support local traffic vehicle use. Secondary use is to accommodate on-street parking on one side of the road. The street needs to be designed with local emergency vehicles and snow removal considerations.

#### LANDSCAPING

**South Side:** Retention of existing grass boulevard and rhythmically planted street trees. Curb bump outs were not designed at the time of development and should be created through redevelopment of sites or intersections or District lead streetscape updates.

**North Side:** Addition of 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 WEST

## OVERVIEW

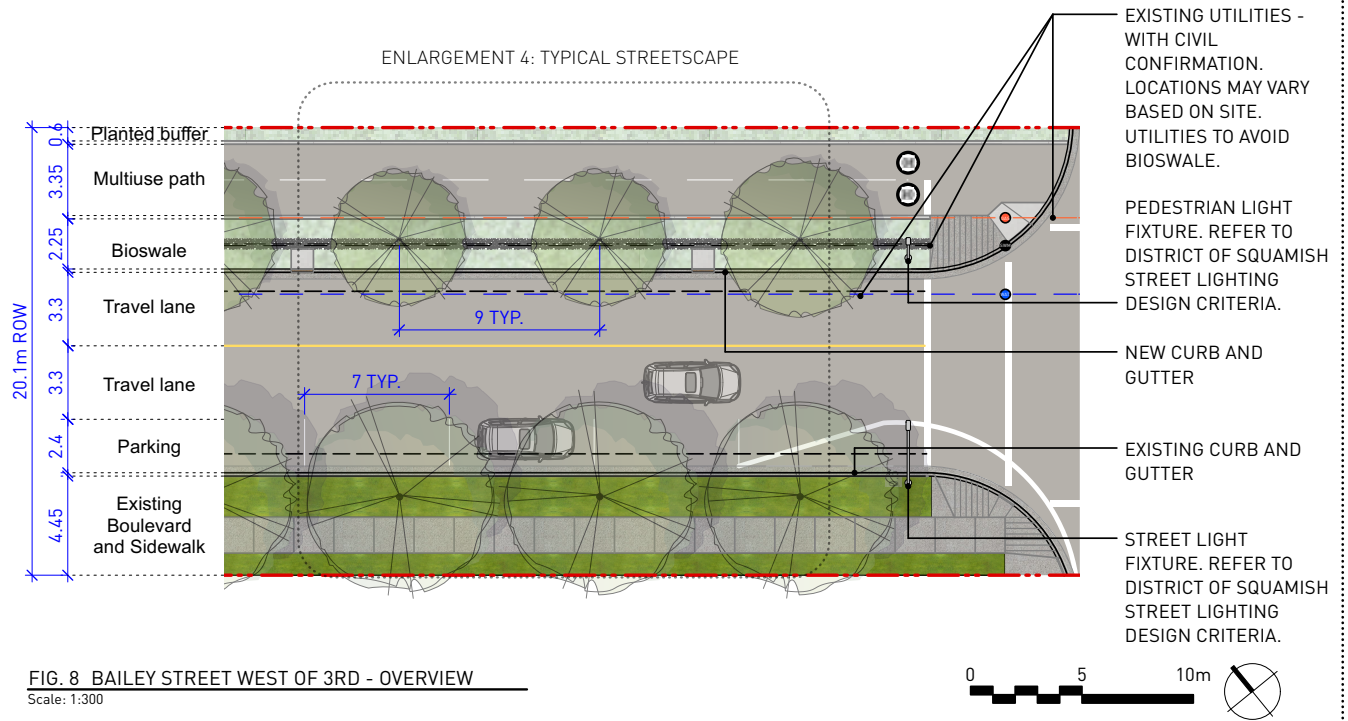
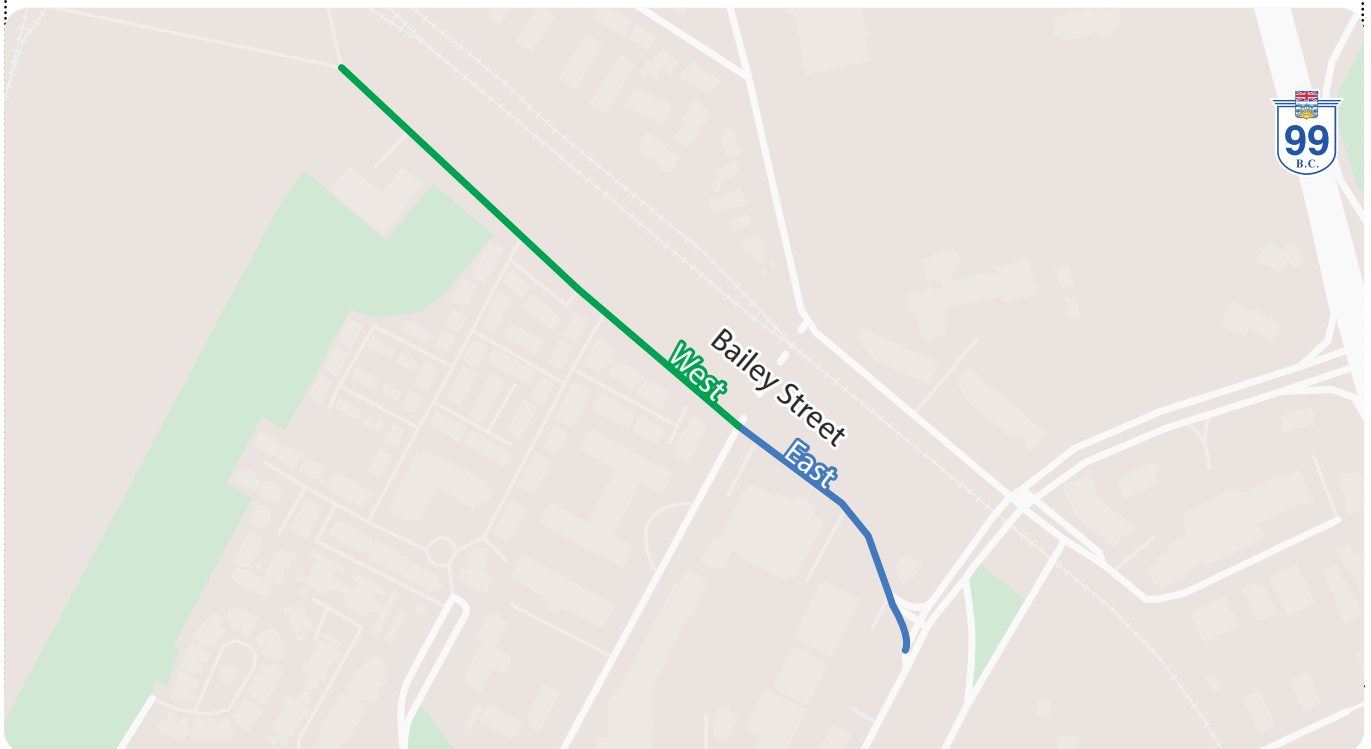


FIG. 8 BAILEY STREET WEST OF 3RD - OVERVIEW

Scale: 1:300



# BAILEY STREET WEST

## TYPICAL STREETSCAPE

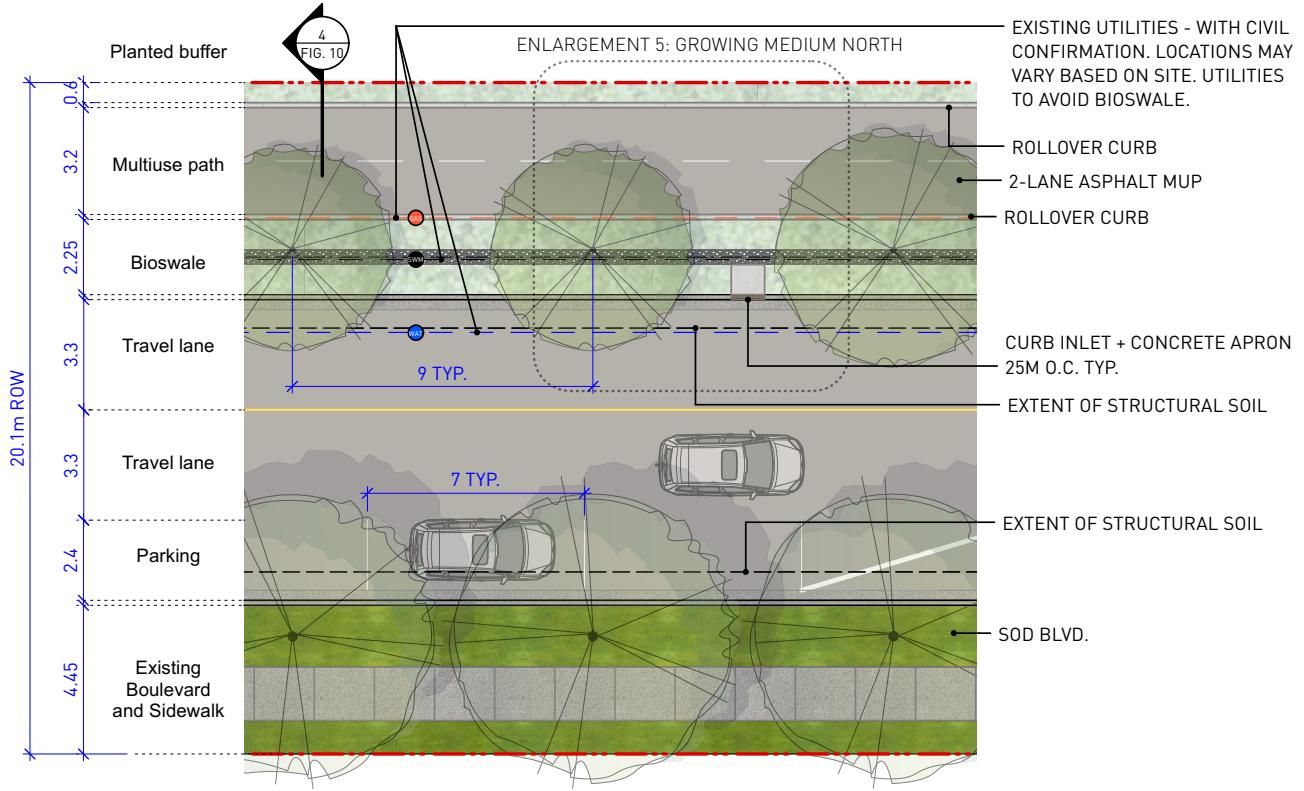
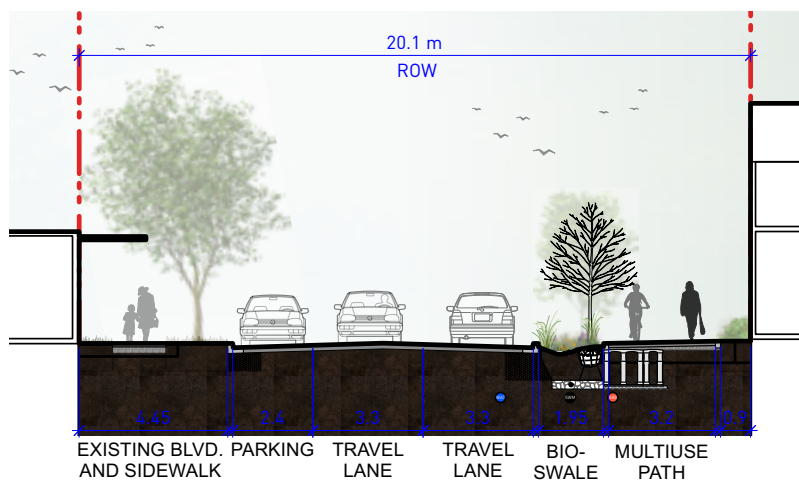


FIG. 9 ENLARGEMENT 4 - TYPICAL STREETSCAPE  
Scale: 1:200



**NOTE:**  
BUILDING FORM, HEIGHT AND LOCATION SUBJECT TO SITE-SPECIFIC ARCHITECTURAL DESIGN.

EXISTING UTILITIES - WITH CIVIL CONFIRMATION. LOCATIONS MAY VARY BASED ON SITE. UTILITIES TO AVOID BIOSWALE.

FIG. 10 SECTION 4 - TYPICAL STREETSCAPE  
Scale: 1:200

# BAILEY STREET WEST

## 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.

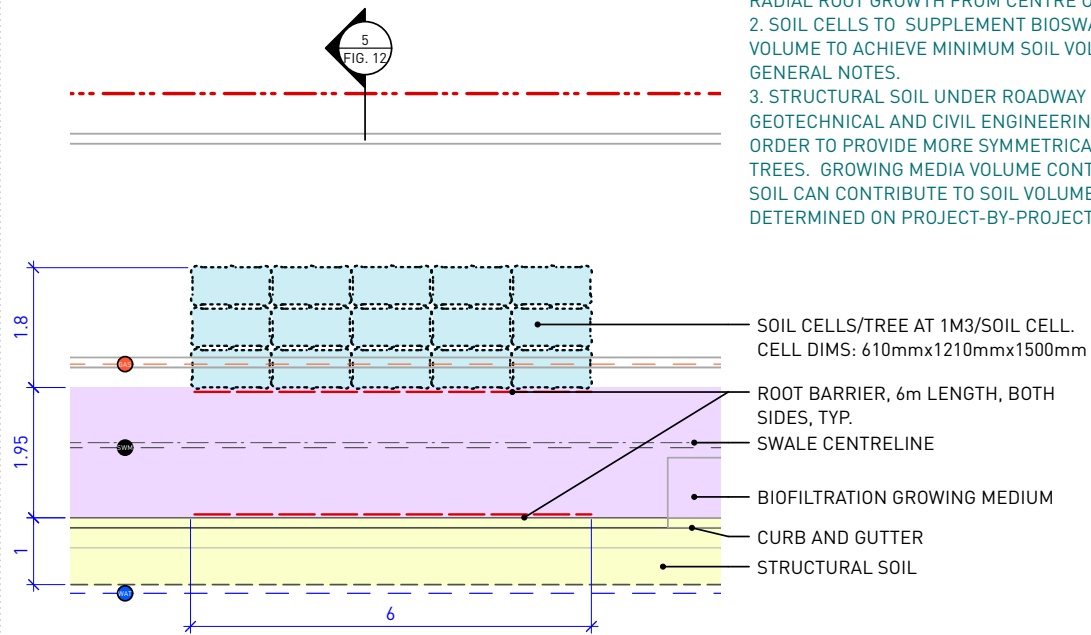


FIG. 11 ENLARGEMENT 5 - GROWING MEDIUM NORTH - PLAN  
Scale: 1:100



**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 EQUIV., TYP.
5. GENERAL EXISTING UTILITIES TO BE CONFIRMED BY CIVIL. UTILITIES TO AVOID BIOSWALE.

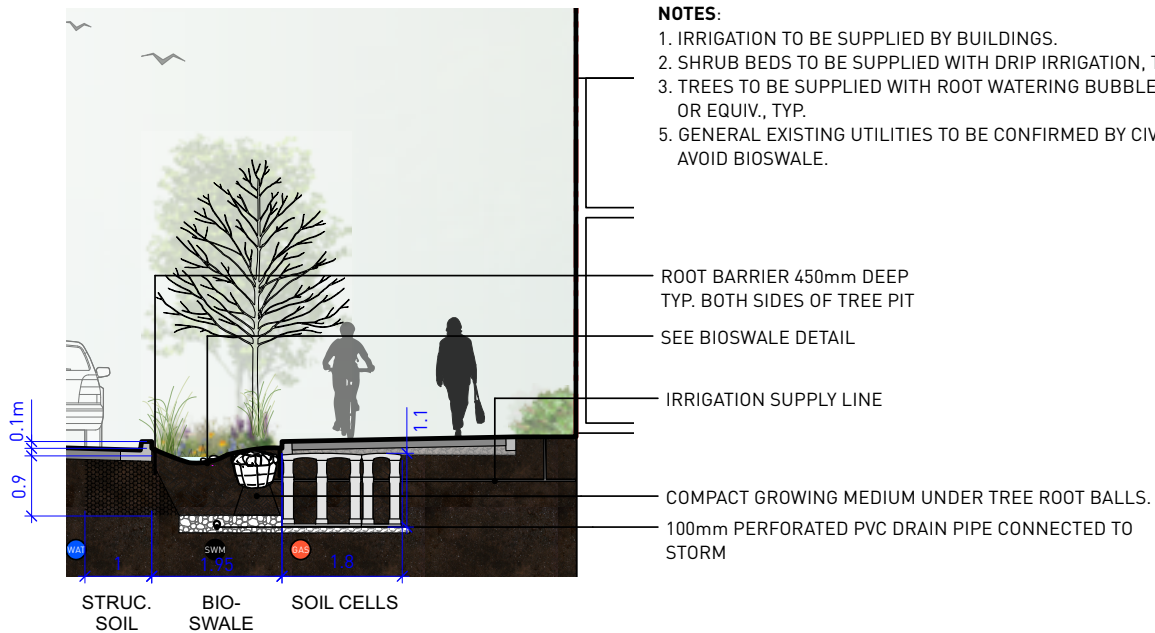


FIG. 12 SECTION 5 - GROWING MEDIUM NORTH  
Scale: 1:100

