3.3 GENERAL COMMERCIAL STREET

OVERVIEW

GENERAL

The General Downtown Commercial Streetscape is a standard (66 ft / 20.11 m) public road right of way that applies to all streets that are not specifically identified in the streetscape guidelines document and which fall within the central business area of Downtown called the Downtown Commercial Centre Land Use Area (Official Community Plan – Bylaw 2500, 2017).

USE

The primary use of this street design is focused on pedestrian movement and commercial activation with wide sidewalks and space for commercial focused streetscape furnishings (seating, bike racks, waste receptacles) and commercial activation (patios, parklets). The secondary use of this streetscape is to accommodate on-street parking on both sides of the road and drive aisle wide enough to support current or future public transit use. General Downtown Commercial Streets need to be designed with emergency vehicles and snow removal considerations.

LANDSCAPING

General Downtown Commercial streets should support a rhythmic balance between planting beds and street trees in grates. Street trees in grates should be deciduous with large canopies to provide shade protection. Street trees should be clustered at mid-blocks and intersections to provide variation in planting rhythm and support species diversity with the integration of flowering trees and conifers. Planting beds should support 50% evergreen

GENERAL COMMERCIAL STREET

OVERVIEW

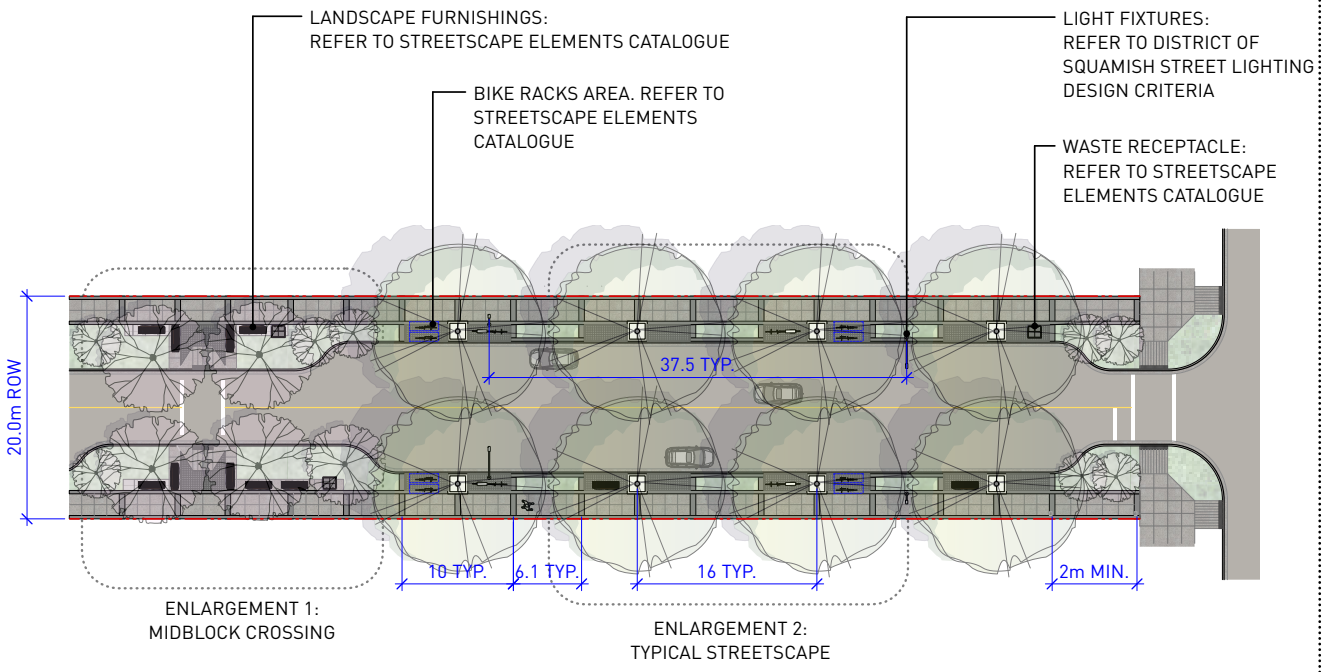


FIG. 1 GENERAL COMMERCIAL DOWNTOWN - OVERVIEW
Scale: 1:600

GENERAL COMMERCIAL STREET

MID-BLOCK CROSSING

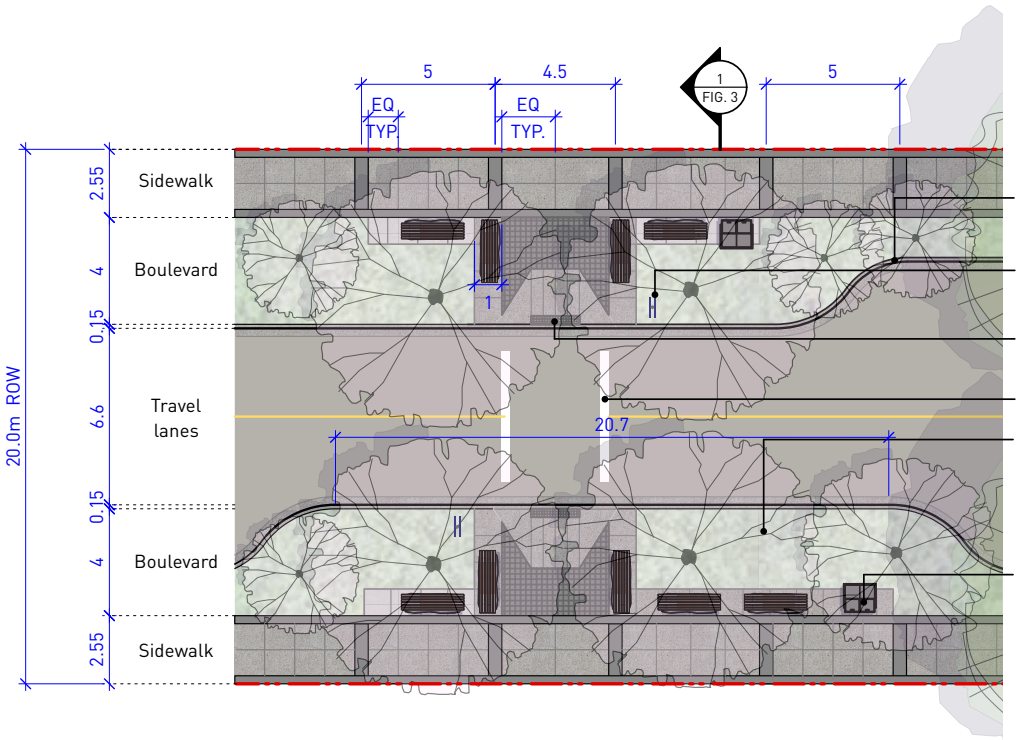
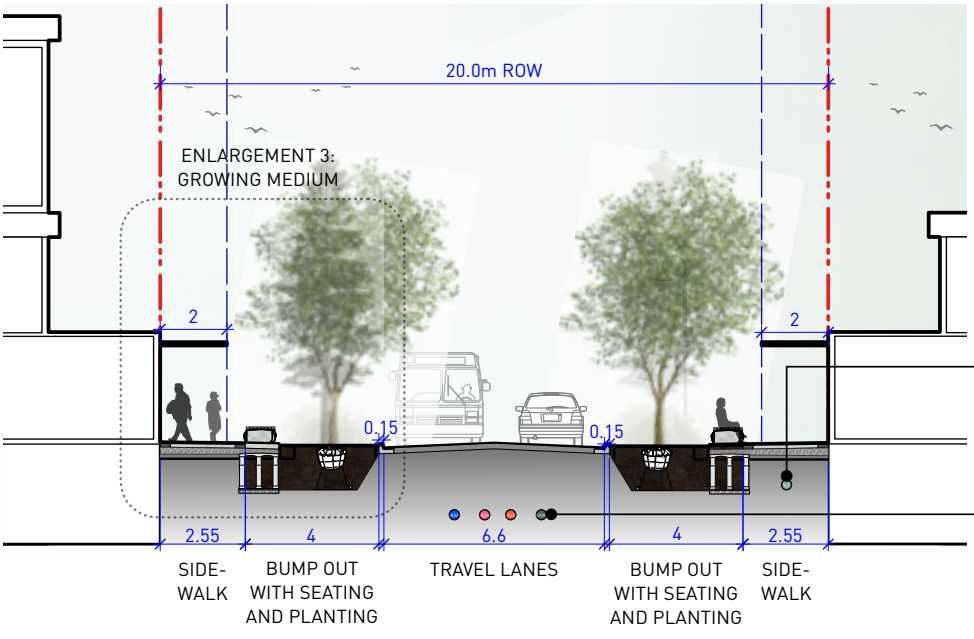


FIG. 2 ENLARGEMENT 1 - MIDBLOCK CROSSING
Scale: 1:250



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

0 5 10m

FIG. 3 SECTION 1 - MIDBLOCK CROSSING
Scale: 1:200

GENERAL COMMERCIAL STREET

TYPICAL STREETSCAPE

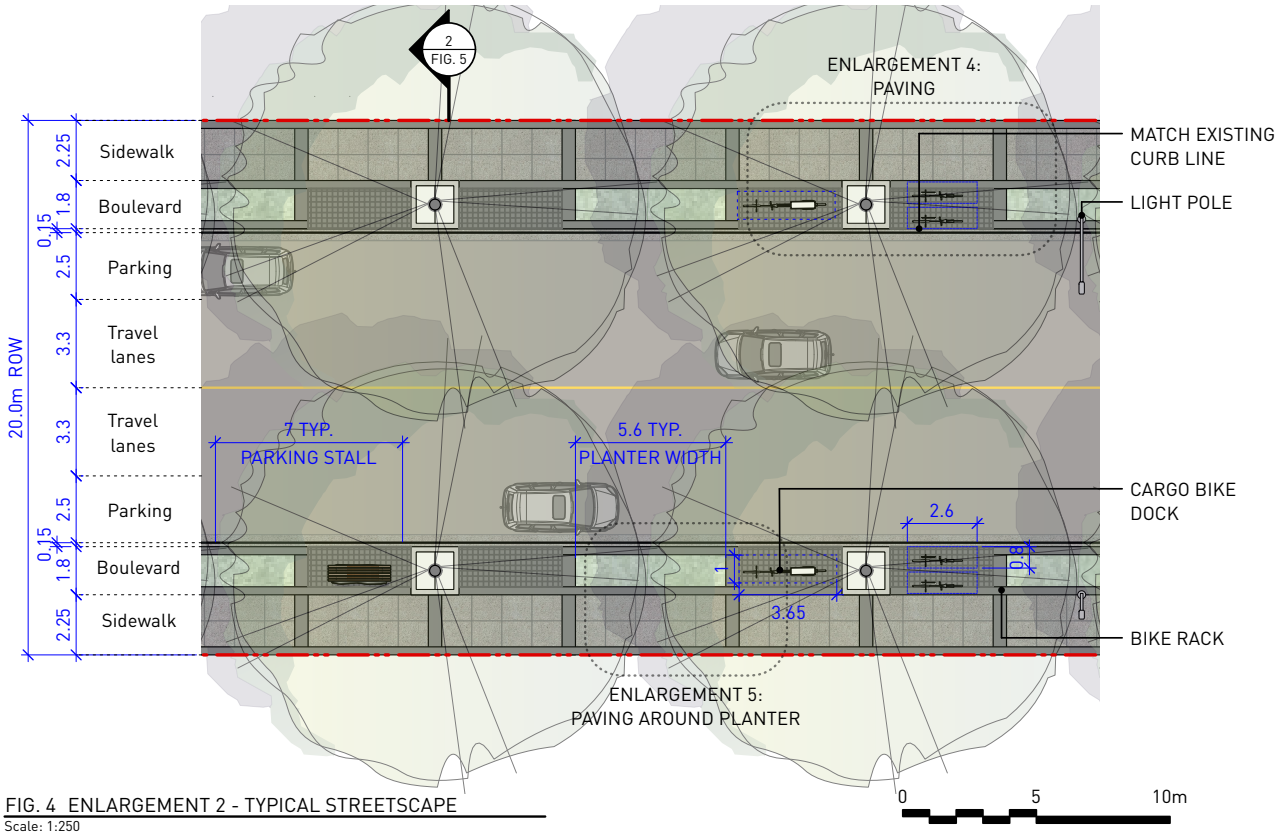


FIG. 4 ENLARGEMENT 2 - TYPICAL STREETSCAPE
Scale: 1:250

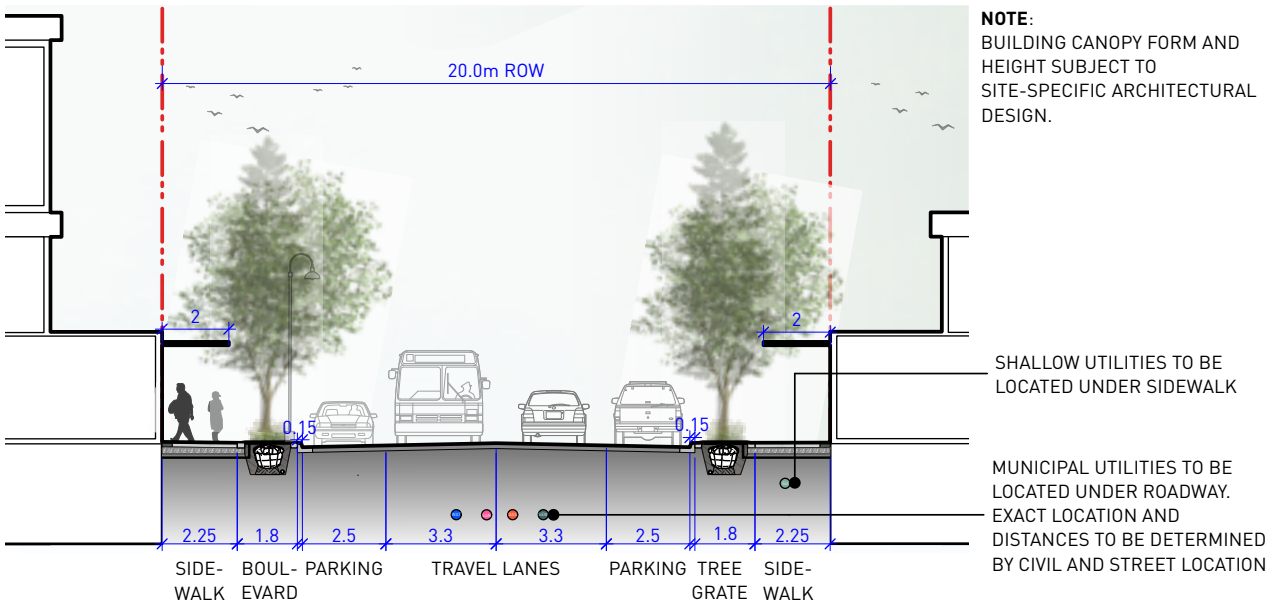


FIG. 5 SECTION 2 - TYPICAL STREETSCAPE
Scale: 1:200

GENERAL COMMERCIAL STREET

GROWING MEDIUM

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 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.

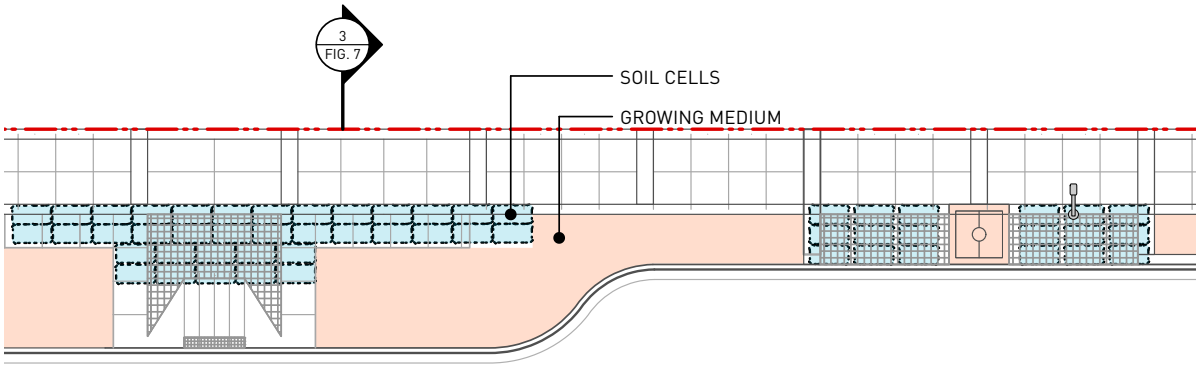
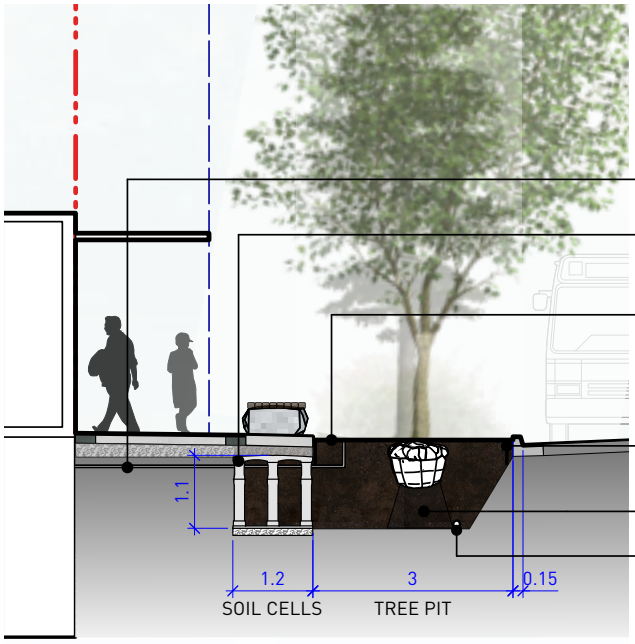


FIG. 6 ENLARGEMENT 3 - GROWING MEDIUM
Scale: 1:200

0 5 10m



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.

IRRIGATION SUPPLY LINE.

15 SOIL CELLS/TREE AT 1M3/SOIL CELL
CELL DIMS: 610mmx1210mmx1500mm

SOIL 50-100mm BELOW PAVING SURFACE

ROOT BARRIER 450mm TYP.
BOTH SIDES OF TREE PIT

COMPACT MEDIUM PEDESTAL TO SUPPORT ROOTBALL

100mm ø PERFORATED PVC DRAIN PIPE
CONNECTED TO STORM

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

0 0.5 1 5

GENERAL COMMERCIAL STREET

PAVING

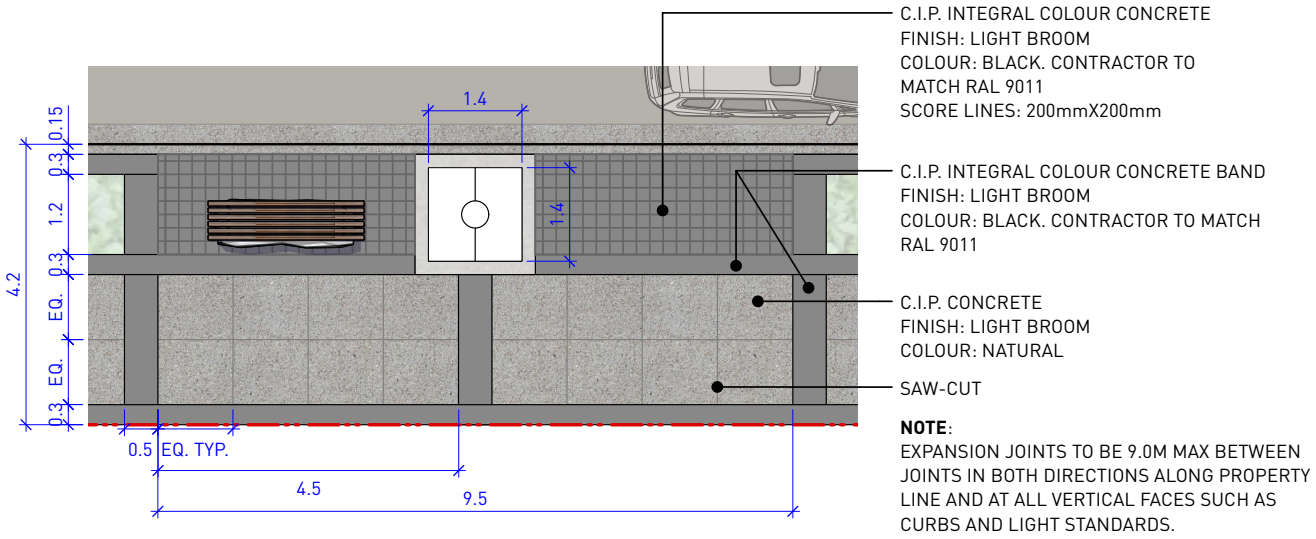


FIG. 8 ENLARGEMENT 4 - PAVING
Scale: 1:100

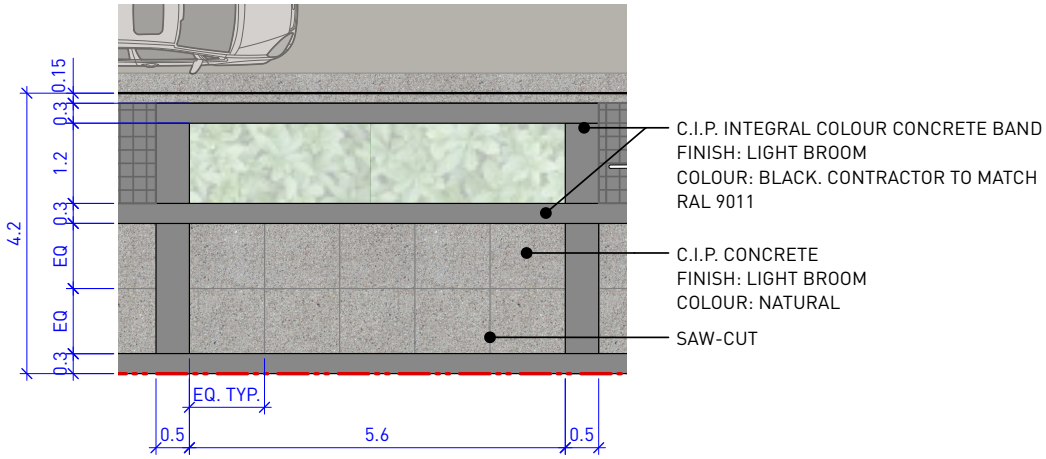


FIG. 9 ENLARGEMENT 3 - PAVING AROUND PLANTER
Scale: 1:100