

3.6 GENERAL RESIDENTIAL STREET

OVERVIEW

GENERAL

The General Downtown Residential 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 residential area of Downtown called the Downtown Residential Land Use Area (Official Community Plan – Bylaw 2500,2017). It primarily applies to Fourth, Fifth and Sixth Avenue, Victoria Street from Third Ave to West Ave and Winnipeg west of Fourth Ave. Note Winnipeg west of Fourth Ave is a unique streetscape that may require different treatment following the General Downtown Residential Streetscape intent.

USE

The primary use of this street design is focused on residential pedestrian movement and environmental benefits with bioswales and large boulevard trees. The secondary use of this streetscape is to accommodate on-street residential parking on both sides of the road while supporting a narrower drive-aisle and overall asphalt width to help encourage reduced local neighbourhood speeds and maximize environmental benefits on the streetscape. Undergrounding small sections of overhead hydro lines likely won't be supported by BC Hydro for small scale redevelopment. The streetscape design reflects keeping overhead lines and lighting with future underground conduit and lighting bases required for future use. General Downtown Residential Streets need to be designed with emergency vehicles and snow removal considerations. Seasonal closures of parking on the bioswale side of the street will be enforced to support snow removal during the winter months.

LANDSCAPING

Retention and improvement of existing south ditches into bioswales (see Bioswale Standards) supports storm water management and filtration prior to flowing towards the Estuary. Small canopy street trees can be supported along the east side where possible but must meet BC Hydro standards. Culverts and hard surface breaks (2 m widths) in the bioswale should be designed every 15 m to support accessible connections from parking to sidewalk. No Overhead Powerlines (generally west side): Existing ditches to be infilled following DPA 1 and Senior Authority applications and approvals. A grassed naturalized boulevard that supports a mix of clumped coniferous and deciduous large street trees to provide shade protection and continuous soil. Retention of existing mature trees near or within District Road right of way are encouraged. Streetscape should be adjusted accordingly to accommodate retention. See Street Tree and Planting Guidelines for more details.

GENERAL RESIDENTIAL STREET

OVERVIEW

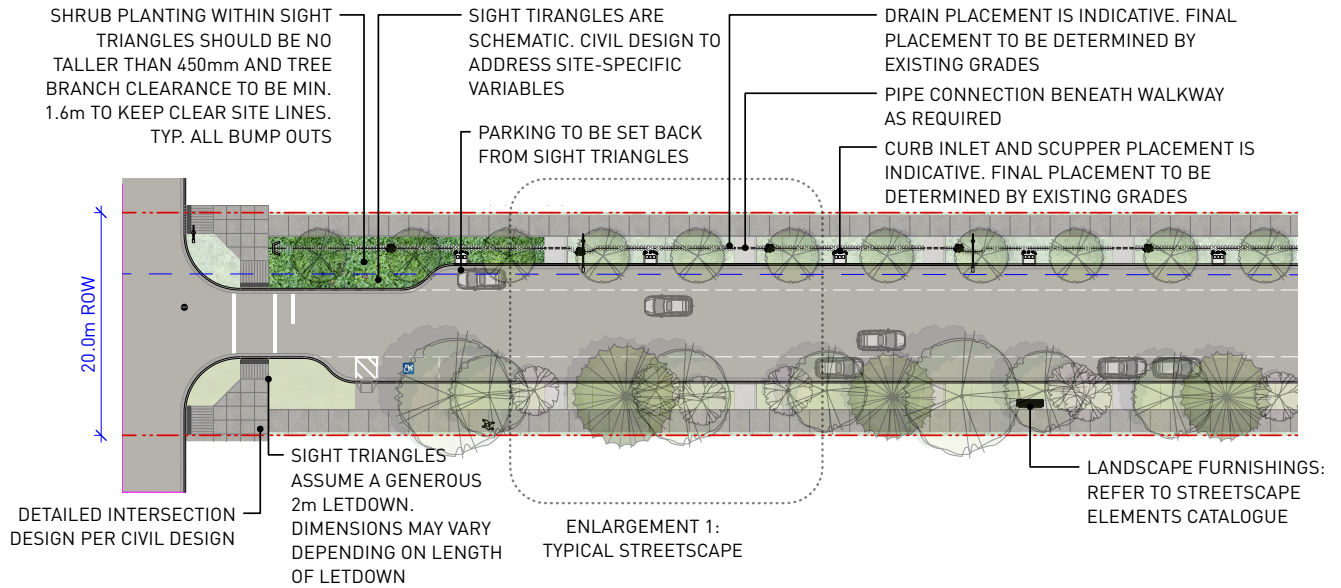
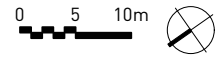


FIG. 1 GENERAL RESIDENTIAL DOWNTOWN - OVERVIEW
Scale: 1:600



GENERAL RESIDENTIAL STREET

TYPICAL STREETSCAPE

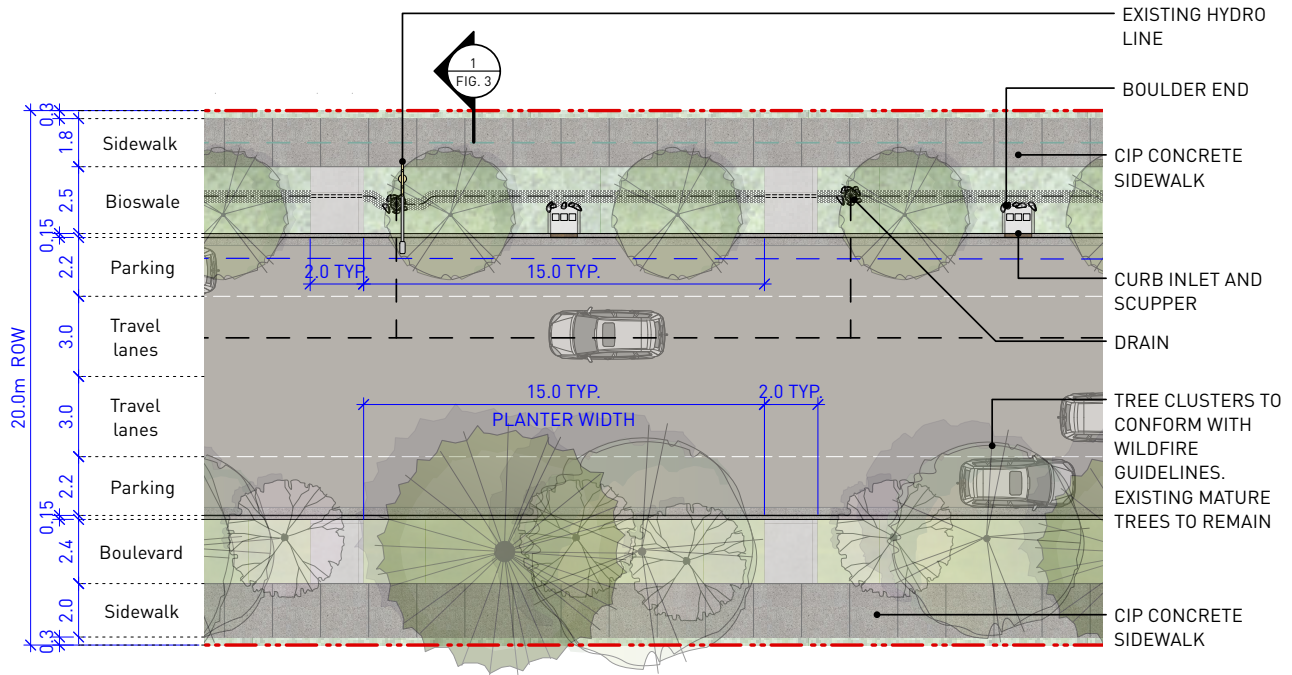


FIG. 2 ENLARGEMENT 1 - TYPICAL STREETSCAPE
Scale: 1:250

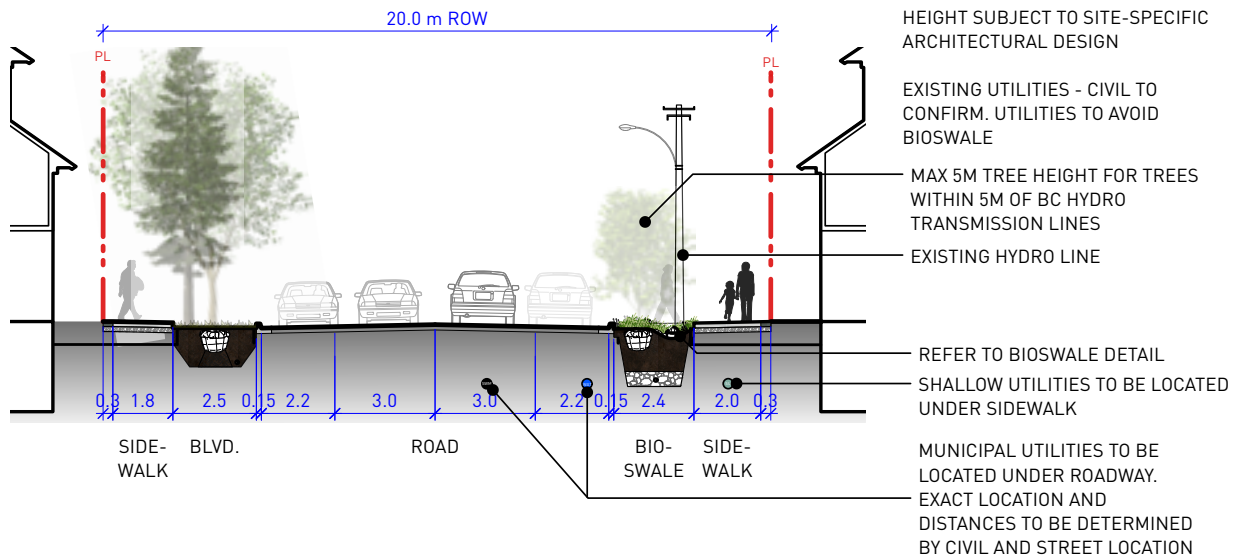


FIG. 3 SECTION 1 - TYPICAL STREETSCAPE
Scale: 1:200



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

EXISTING UTILITIES - CIVIL TO CONFIRM. UTILITIES TO AVOID BIOSWALE

MAX 5M TREE HEIGHT FOR TREES WITHIN 5M OF BC HYDRO TRANSMISSION LINES

EXISTING HYDRO LINE

REFER TO BIOSWALE DETAIL
SHALLOW UTILITIES TO BE LOCATED UNDER SIDEWALK

MUNICIPAL UTILITIES TO BE LOCATED UNDER ROADWAY.
EXACT LOCATION AND DISTANCES TO BE DETERMINED BY CIVIL AND STREET LOCATION

GENERAL RESIDENTIAL 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.

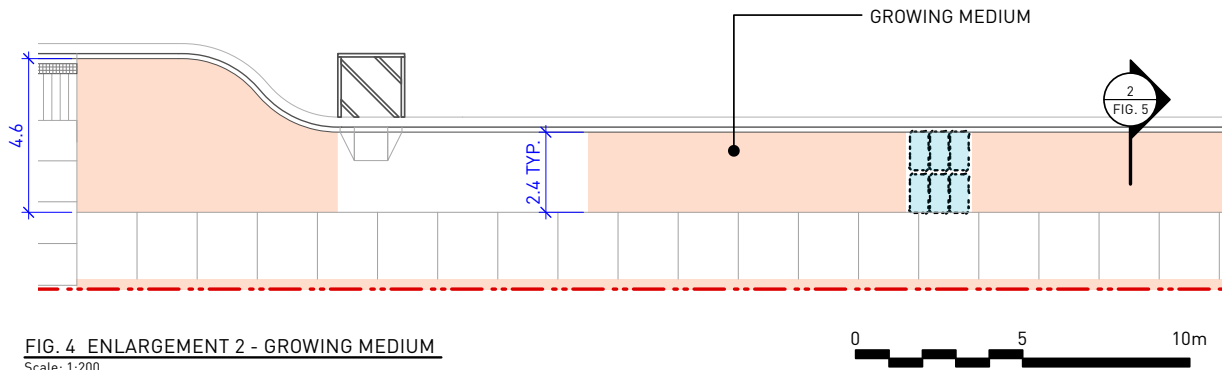


FIG. 4 ENLARGEMENT 2 - GROWING MEDIUM

Scale: 1:200

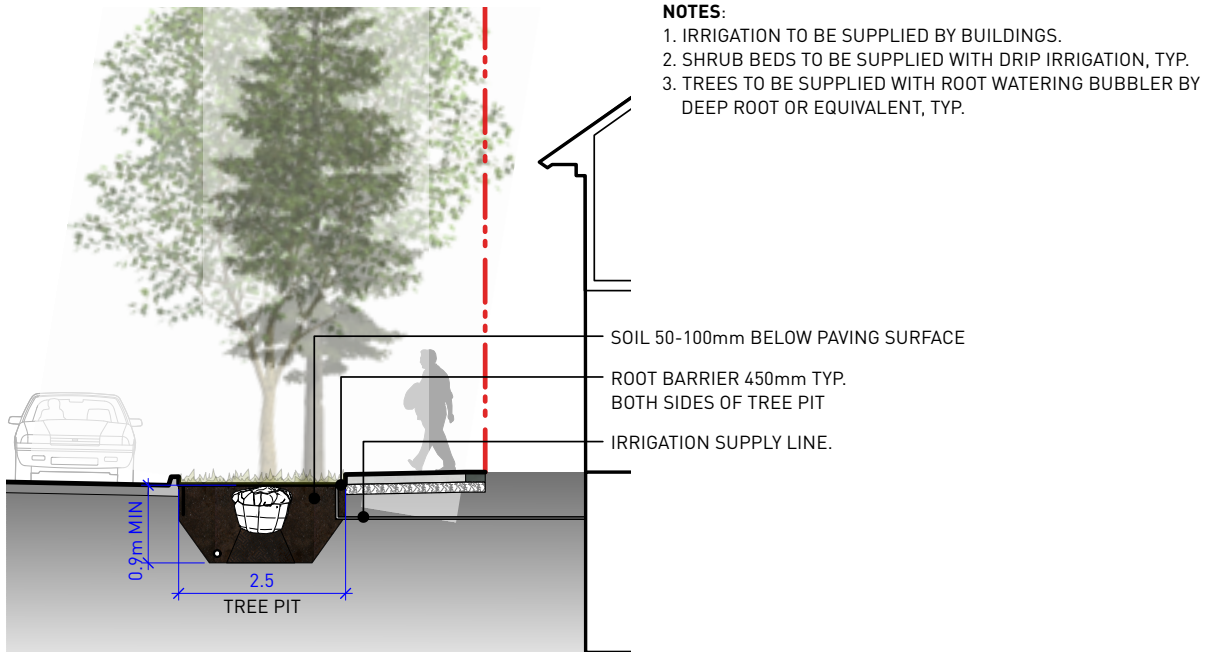


FIG. 5 SECTION 2 - GROWING MEDIUM

Scale: 1:100

GENERAL RESIDENTIAL 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.

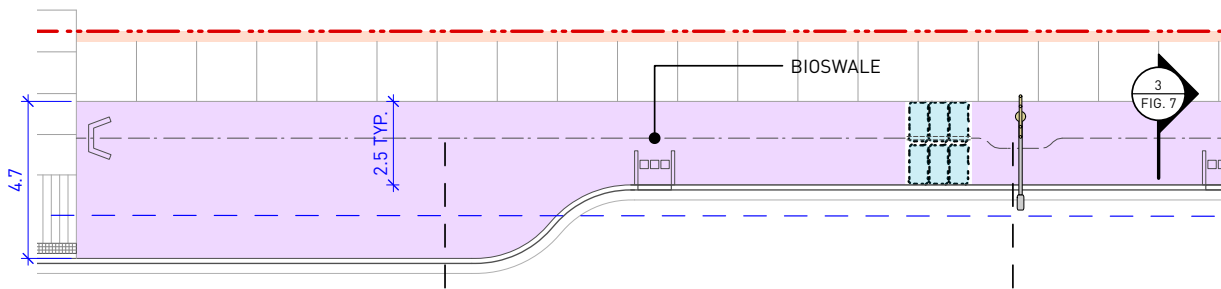
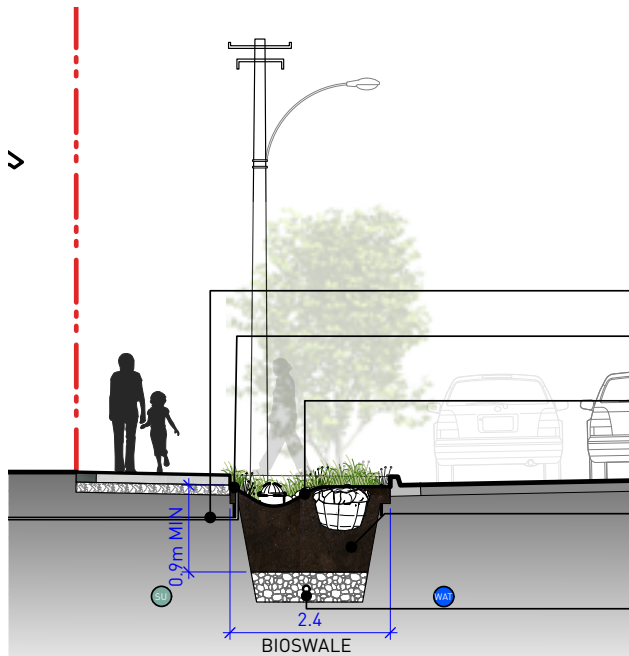


FIG. 6 ENLARGEMENT 3 - GROWING MEDIUM
Scale: 1:200



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



GENERAL RESIDENTIAL STREET

PAVING

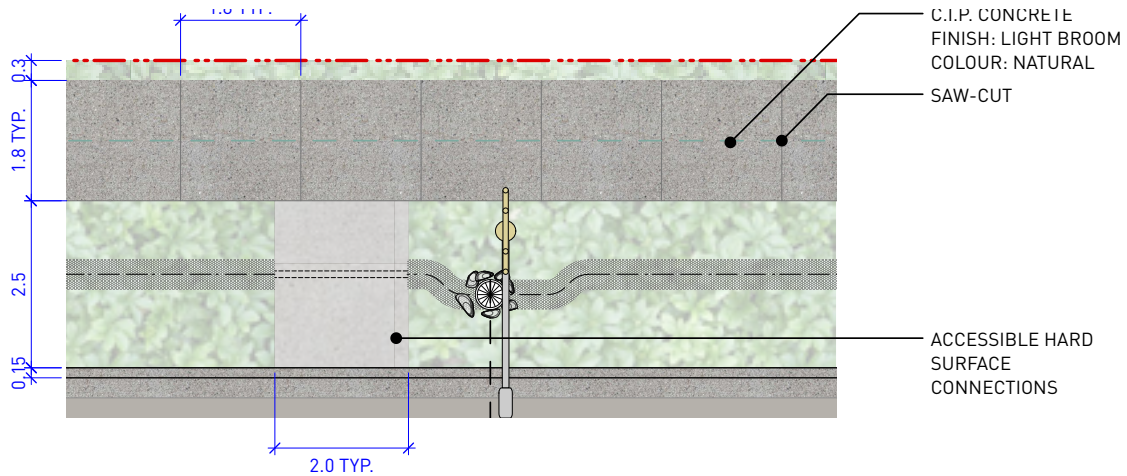


FIG. 8 ENLARGEMENT 4 - PAVING
Scale: 1:100



FIG. 9 PRECEDENT - ACCESSIBLE HARD SURFACE CONNECTION

NOTE:
EXPANSION JOINTS TO BE 9.0M
MAX BETWEEN JOINTS IN BOTH
DIRECTIONS ALONG PROPERTY
LINE AND AT ALL VERTICAL FACES
SUCH AS CURBS AND LIGHT
STANDARDS.

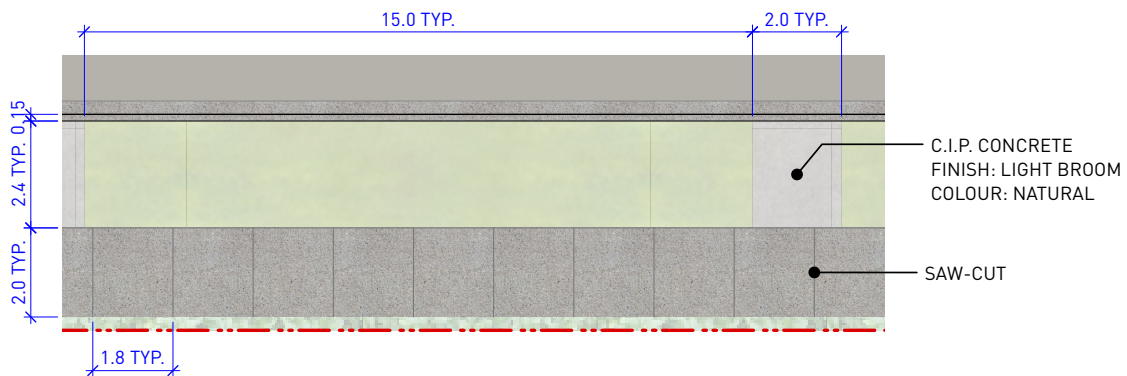


FIG. 10 ENLARGEMENT 5 - PAVING AROUND PLANTER
Scale: 1:150

