



MCKEE | NEIGHBOURHOOD PLAN

Concept Street Network

Stage 2 Report | Excerpt



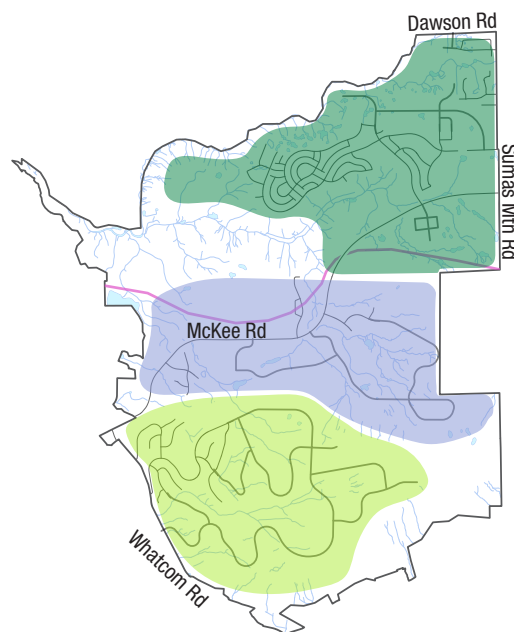
4.4 Street Network

The McKee Neighbourhood is currently made up of small pockets of development along McKee Road. As the neighbourhood grows, connections within the neighbourhood will become important for neighbourhood mobility. The Concept street network focuses on working with the land to create connections within the neighbourhood. The road network analysis found that topographical challenges do not permit the entire neighbourhood to connect. Three distinct sub-neighbourhoods will exist, each branching off from McKee or Whatcom Road. Connectivity within these smaller areas was prioritized for sufficient emergency access.

To ensure all development cells were serviced by the road network, connection points were identified between existing property lines to ensure that despite individual land owner developments, lands beyond would be guaranteed a road connection that works with the topography.

The terrain on the mountain required special considerations for the location of the McKee NP street network. While the City's Development Bylaw limits road grades to 12%, the Concept permits up to 15% grades in the proposed street network due to the challenging terrain. Additionally, speed reduction techniques will be implemented to ensure safety for both vehicles and pedestrians using the street network. The street network will include parking opportunities for trail users, and this will be explored during Stage 3 with further refinement to occur at the time of development.

In addition to exploring street network connections, the Concept includes a focus on trails as connections within the neighbourhood. The Concept explores how the McKee NP can embrace the existing trail system to create connections that are not possible for a road. The trail concept is explained in further detail in Section 4.9.



Map 14. Sub-Neighbourhoods

