

7. Re: Alternate Truck Route to Gilley Avenue

Following is a report from the Director of Planning regarding a status on an alternate truck route to Gilley Avenue.

This is for the information of Council.

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PLANNING DEPARTMENT,
December 5, 1973
Our File #08.609

RE: ALTERNATE TRUCK ROUTE TO GILLEY AVENUE.

As requested by Council at their meeting of November 19, arising out of an enquiry by Alderman McLean, the following report provides the current status of the above subject.

BACKGROUND

Although the subject route is captioned as an 'alternate' truck route to Gilley Avenue, the route alluded to, viz: an East-West road connection between Byrne Road at Marine Drive and Edmonds Street at 19th Street, has been considered in the past as a proposed link in the major street network and not specifically as an alternative because Gilley Avenue was also proposed as a future major street.

Initially, the subject route was proposed to be located along the westerly side of Twentieth Avenue ravine and formed a "Y" type junction with a proposed realignment of Gilley Avenue between McKee Street and Marine Drive. (Sketch "A").

Subsequent park proposals and other land use considerations on both sides of the ravine indicated that the connecting link in the road pattern would be better located along the eastern side of the ravine. It was reasoned that this location would be more compatible with the existing industrial (Dominion Glass Co.) and potential industrial (a proposal by B.C.Hydro) land use. (Sketch "B").

After carefully considering the matter, Council in July 1970 established a policy to limit the spread of industrial land use in the Stride Avenue area to the "upper" slopes only. The land use boundary established thereby was Mission Avenue extending from the ravine to approximately the B.C.Hydro Railway. The lower slopes of the Stride Avenue area were considered suitable and desirable for the future extension of the Burnaby "South Slope" residential area. (Sketch "C").

However, because the area "below" Mission contained some inherent topographic foundation servicing and access difficulties, and was predominantly held under Corporation ownership, little demand existed for residential development. The Planning Department therefore, undertook on a low priority to study the area in considerable detail with the objective of formulating an overall development concept for Council's consideration.

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This study has now been advanced in priority and is currently being continued, taking into account the need for, and ramifications of a road linking Marine Drive and Edmonds Street.

CURRENT STATUS

Apart from the Stride Avenue Area study mentioned above, the Burnaby Major Street Study, to be completed early in 1974, will examine the travel demand in the corridor of the route (east of the ravine) to determine the peak period traffic need for the route by 1985. Further, recent discussions have been held between Burnaby staff and Engineering Consultants for the Province on the impact that the future Annacis Island bridge crossing will have on Burnaby's existing street network. The information is currently being processed and the results will be brought forward with the Major Street Study.

With regard to the suggestion that the subject road link be included in the Capital Improvement Program, the Planning Dept. believes firstly that the need for such a facility must be established in conjunction with or as a result of the above mentioned studies. Secondly, when the preceding qualification is satisfied, detailed engineering field information should be obtained in order to determine more closely the route location relative to the B. C. Hydro railway and the ravine and privately owned land. Finally, following the establishment of a suitable design standard, property acquisition requirements and costs would need to be determined as would construction costs.

This report is submitted for the information of Council.

Respectfully submitted,

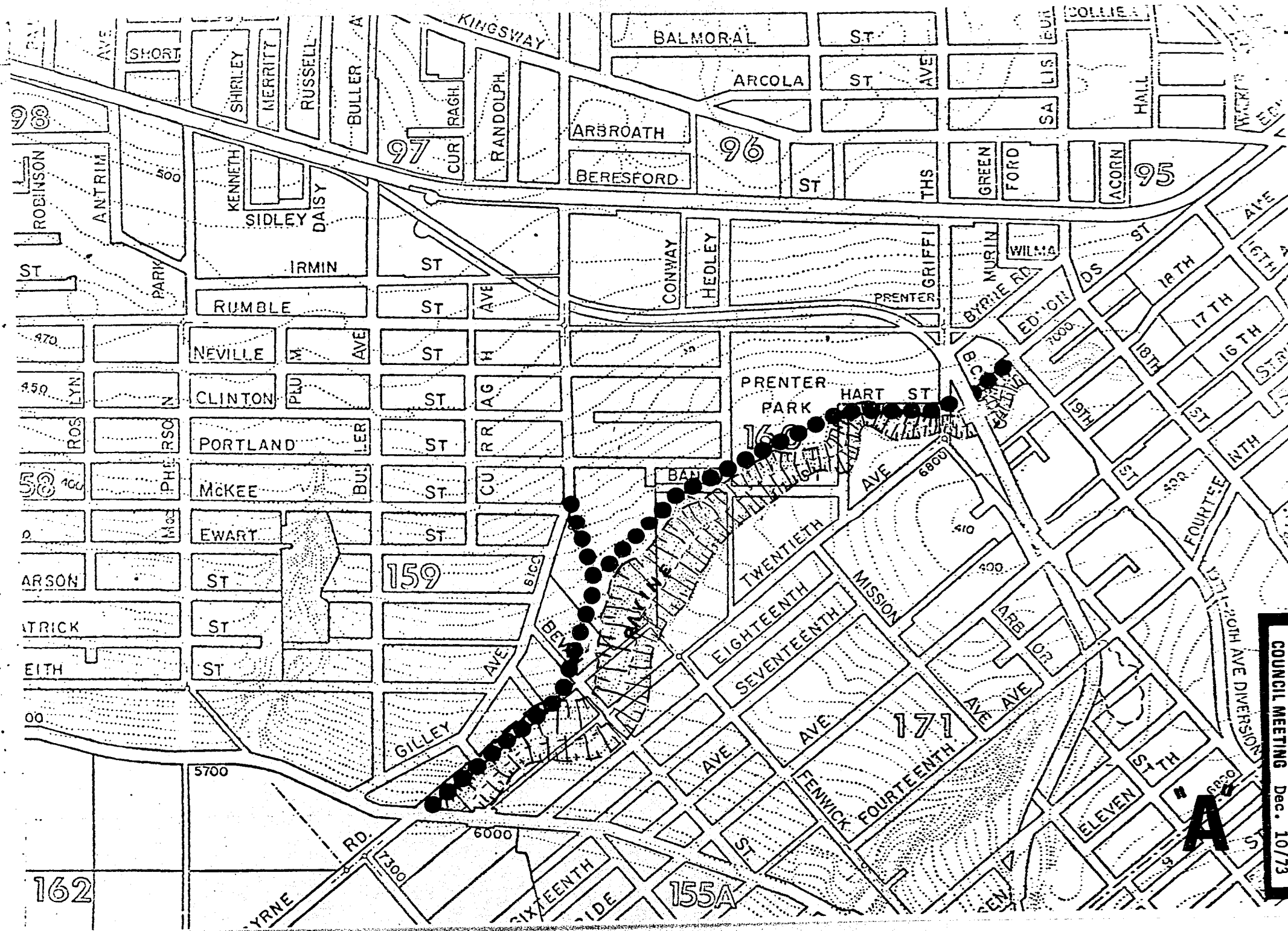


A. L. Parr,
DIRECTOR OF PLANNING.

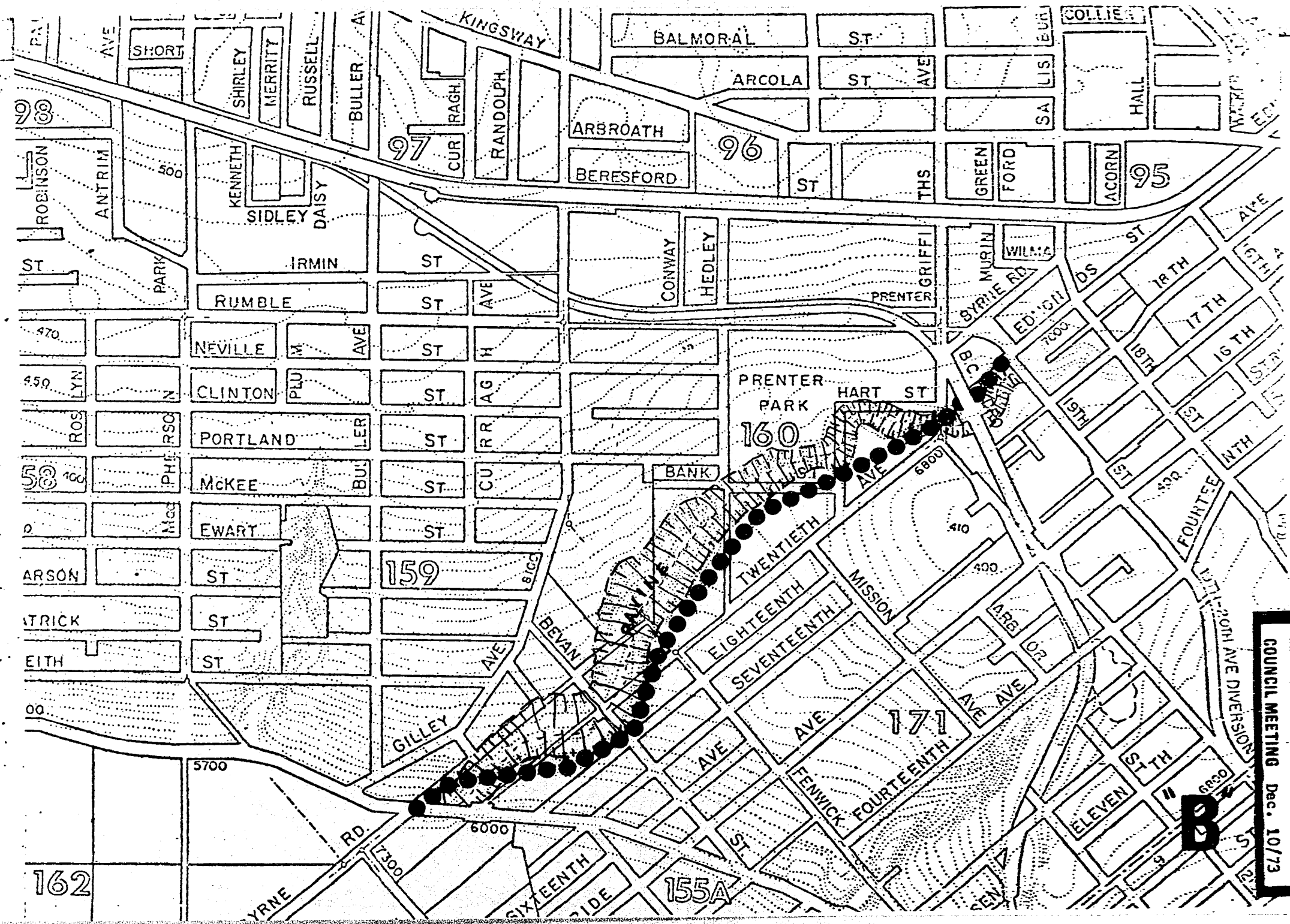
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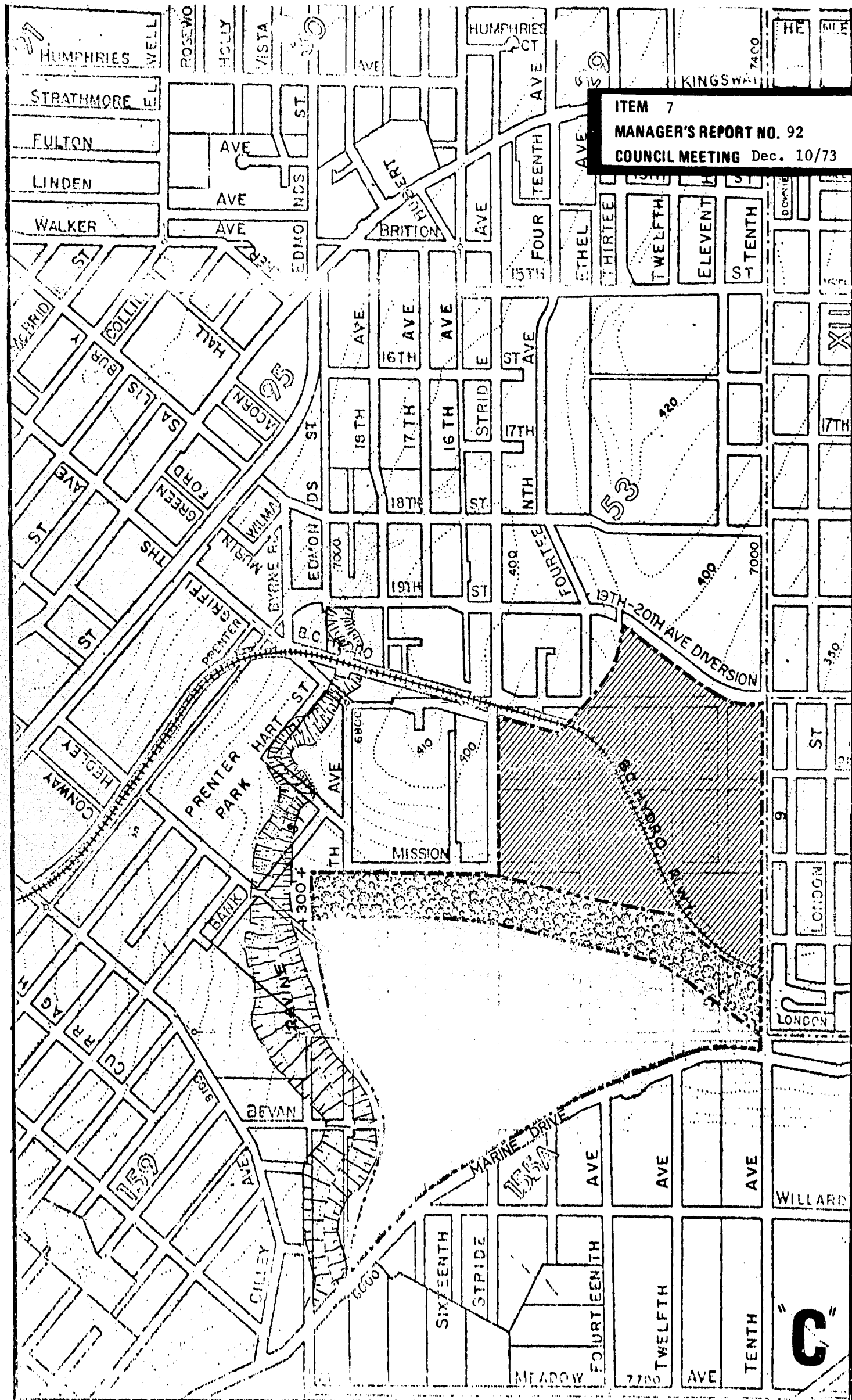
c.c. Municipal Clerk
Municipal Engineer
Municipal Treasurer



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PRELIMINARY STRIDE AVENUE
 LAND USE PROPOSAL

INDUSTRIAL
 PARK BUFFER
 RESIDENTIAL