

ITEM 8  
MANAGER'S REPORT NO. 57  
COUNCIL MEETING Sept. 13/76

Re: STILL CREEK STREET  
SMITH AVENUE TO MYRTLE STREET DIVERSION

Following is a report from the Municipal Engineer regarding a proposed improvement on the Still Creek Road allowance.

RECOMMENDATIONS:

1. THAT the work called for in Work Order No. 22-182 proceed as approved by Council; and
2. THAT George W. Jackson Holdings Ltd. be provided with a copy of this report.

\* \* \* \*

TO: MUNICIPAL MANAGER

9 SEPTEMBER, 1976

FROM: MUNICIPAL ENGINEER

RE: STILL CREEK STREET - SMITH AVENUE  
TO MYRTLE STREET DIVERSION

George W. Jackson Holdings Ltd. wrote the attached letter to the Municipal Engineer, dated 31 August, 1976, with copies to each of the Aldermen. A query was raised about this letter at the Council meeting of 7 September, 1976 and I undertook to provide Council with a report on the matter.

Work Order No. 22-182 was approved by Council at its meeting of 3 August, 1976 in the amount of \$20,000. The work called for is a 20 foot wide asphalt strip on the existing 33 foot wide Still Creek Street road allowance (Attachment "A"). Ever since the area developed industrially some years ago, there has been a need for better access to and from the west. The justification is amply supported by a petition of twenty-two (22) industrial firms in the immediate area (Attachment "D"). Furthermore, the Burnaby Fire Department has advised (following the Public Freightways fire) that better access to the area from and to the west should receive high priority, especially in view of the continued pattern of growth in the area.

George W. Jackson Holdings Ltd. has occupied and continues to occupy the 33 foot road allowance without approval and is using it for commercial purposes (storage). The Company was advised on 26 January, 1976 to vacate the road allowance by 29 February, 1976 but it was agreed between Mr. Jackson and the Municipal Engineer that they could continue to use it on a month-to-month basis. On 27 July, 1976, the Company was advised to vacate by 31 August, 1976 and this has been further confirmed on 13 August and 30 August, 1976.

George W. Jackson Holdings Ltd. is suggesting that the road be located to the north onto private property for which 33 feet of road allowance would have to be acquired, presumably at full current market value for industrial property. Construction costs alone to locate the road as suggested by Jackson (Attachment "B" and Attachment "C") could be as

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high as \$310,000, mainly resulting from required enclosure of Still Creek and poor road foundations. To enclose Still Creek is contrary to Council policy and can not be recommended from that point of view alone, strictly apart from the fact that the very high expenditure involved can in no way be justified. Also, the closer that the road is located to Still Creek, the greater is the problem of preserving public access to the Creek. A modest and fully justified item of traffic management as called for in Work Order No. 22-182 is quite sufficient to relieve existing traffic congestion in the area and provide much-needed access from and to the west for emergency vehicles.

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Inasmuch as the desired traffic movements are to and from the west, no traffic problem such as suggested in the Jackson letter should be encountered. If any such problems should result at some time in the future, the Engineering Department is confident that they can be overcome by regulatory signing.

It may be necessary in the future to obtain some widening from the property to the north but it is our contention that such should be fully justified on its own merits when and if established before actually proceeding to acquire it.

For now, we do have a commitment to those people who require this traffic improvement and who are aware that Council approval has been given to Work Order No. 22-182.

RECOMMENDATIONS:

1. THAT the work called for in Work Order No. 22-182 proceed as approved by Council; and,
2. THAT George W. Jackson Holdings Ltd. be provided with a copy of this report.

EEO:wlh  
Attchs.

  
MUNICIPAL ENGINEER

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**GEORGE W. JACKSON HOLDINGS LTD.**

ENGINEERING DEPT.  
3785 MYRTLE STREET • BURNABY 2, B.C. 434-9111 LOC. 604

AUG 31 1976

REFER TO	NOTED	DATE
EFO		August 31st, 1976
ACTION BY	R.F. DATE	

The Corporation of the District of Burnaby,  
4949 Canada Way,  
Burnaby, B.C.  
V5G 1M2

Attention: Mr. E. Olsen, Chief Municipal Engineer.

Re: Still Creek Road Allowance and Road Extension.

Dear Sir;

In answer to your letters of July 27th and August 13, 1976 may we say that although we wish to co-operate with your request for us to vacate the Still Creek Road allowance we feel very strongly that this proposed road link should not be built in the area you are proposing even on a temporary basis. Our reason for coming to this conclusion is as follows.

If the road is constructed as you suggest in your August 13, 1976 letter to us we feel it will create a very serious traffic hazard as the road would be heavily used by large trucks and by trucks towing long trailers. These vehicles will experience great difficulty in navigating the western entrance of the proposed extension. (See pictures and drawings enclosed.) We came to this conclusion after we made a scale drawing of your proposed extension, (drawing No. one enclosed.) We feel that commercial vehicles travelling on Still Creek Road will be forced to swing out into oncoming traffic at a much reduced speed, in order to make the turn because of the narrowness of the road. Also when trucks are entering this proposed extension to proceed east along it they too will have to reduce their speed significantly in order to navigate the corner. This necessity of large vehicles having to reduce their speed in order to navigate the western entrance / exit of the proposed extension will have the tendency to create a bottle-neck situation during peak traffic periods and these bottle-neck situations have the potential of being a very serious traffic hazard. We are certain that the purpose of extending Still Creek Road to Boundary Road is to achieve a more efficient traffic flow within the area and it is our opinion that the present proposal to extend Still Creek Road would not achieve this goal and would in fact have a negative effect on traffic flow.

Our comment on the traffic hazard that we believe will exist if the present proposed extension is proceeded with was based on Myrtle Street being closed somewhere south of the Still Creek Road extension if Myrtle Street is not closed the traffic hazard is greatly increased.

As an owner of property abutting the proposed road extension we are keenly interested in seeing Still Creek Road being extended through to Boundary Road however we feel that the proposed extension should be moved northwards and closer to Still Creek. If this were done it would eliminate the dead land area between Still Creek and the present extension proposal and we would be interested in acquiring any land owned by others that was trapped on the south side of our proposed extension location.

over

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**GEORGE W. JACKSON HOLDINGS LTD.**

3785 MYRTLE STREET • BURNABY 2, B.C. • 434-9111 LOC. 604

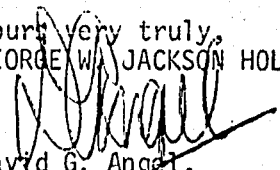
TWO

August 31st, 1976

It seems to us that our suggestion would benefit all the parties concerned, Burnaby would only have to purchase the land actually required for the road allowance, and would be able to put in a 'final' road, the owner of the property to the north of the extension would not be left with any unusable land, we would be able to maintain the size of our storage yard even after landscaping considerations, and the goal of smoother and more efficient traffic flow for the area would be achieved.

We respectfully request that you delay your construction of the Still Creek Road extension until our Mr. George W. Jackson is able to meet with you on this matter. Mr. Jackson is presently in Toronto and is scheduled to return on September 2nd or 3rd. Mr. Jackson feels that he could be instrumental in arranging a situation where the road could be constructed in a manner satisfactory to all concerned if a brief delay in construction could be arranged.

Yours very truly,  
GEORGE W. JACKSON HOLDINGS LTD.

  
David G. Angel,  
Vice President.

- cc 1, All Burnaby Alderman,  
2. Mr. A.L. Parr,  
Director of Planning.  
3. Burnaby Chamber of Commerce.

DGA/yb  
Encl:

RECEIVED IN  
ENGINEERING DEPT.

Attachment "D"

JUN 21 1976

June 17, 1976.

The Corporation of the  
District of Burnaby,  
4949 Canada Way,  
Burnaby, B. C.  
V5G 1M2

REFER TO	NOTED	DATE
EEG-80		
WV	WV	
ACTION BY		DATE
VW		MM

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Dear Sirs:

We, the undersigned, are most anxious to have the Corporation of Burnaby give consideration to have Still Creek Avenue extended from the end of the existing road (3800 Block) to the Myrtle Street cutoff near Boundary Road. We understand that Burnaby owns and has allocated a 33 foot strip that would be necessary for this extension.

While it would be ideal to have a full 66 foot extension, a 33 foot street would go a long way in alleviating what is at present a very serious truck traffic problem in this area.

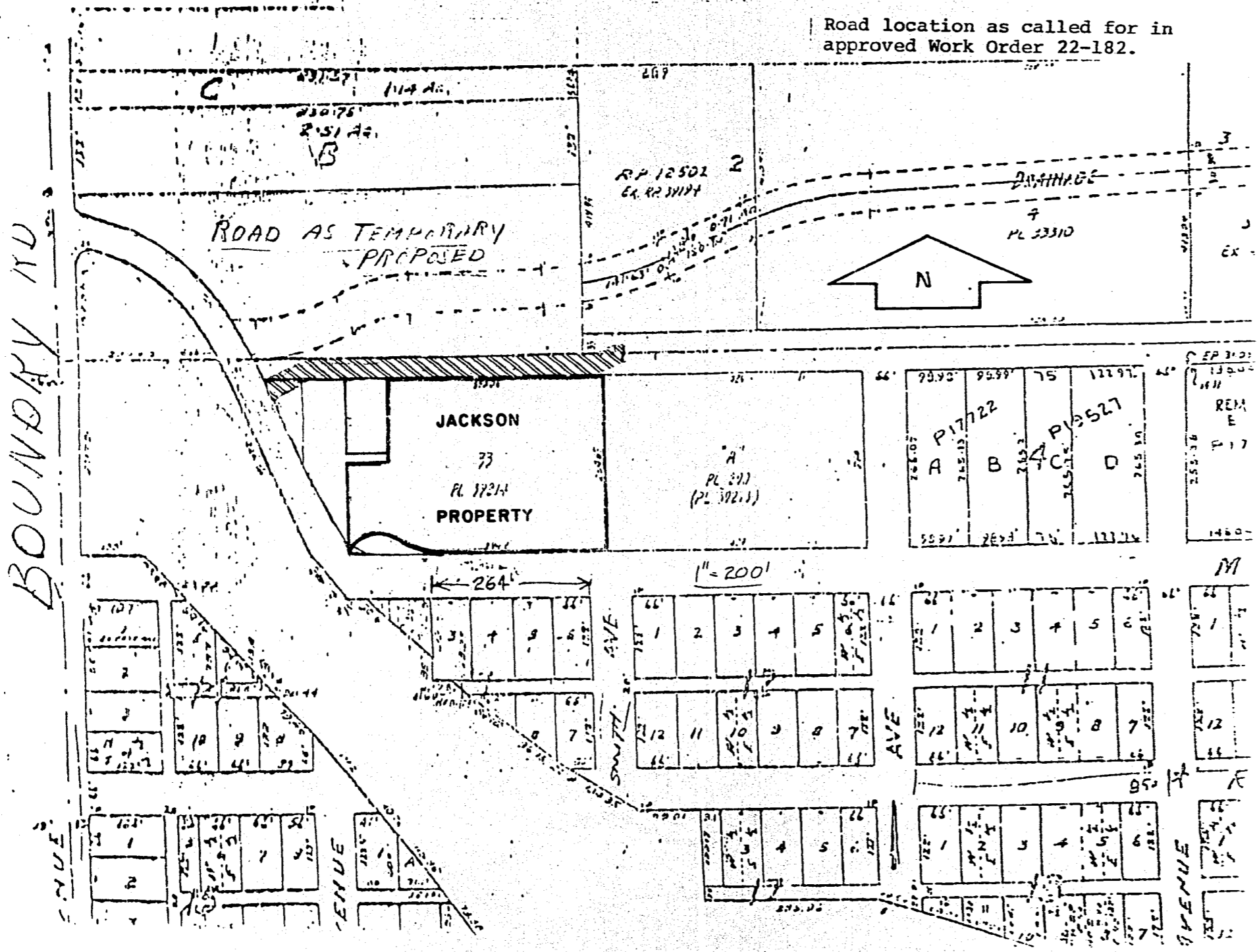
The total length of this extension would be approximately 539 feet and this would give direct access to Boundary Road, thus reducing traffic off Gilmore.

COMPANY:	ADDRESS:	SIGNATURE:
KEBET HOLDINGS Ltd	3800 STILLCREEK	Kebert
Key's TRANSPORTATION LTD	2555 GILMORE	W. Dunn
KEY INVESTMENTS	2555 GILMORE	W. Dunn
RUSSELLS TOWING	2555 Gilmore	R. Russell
WHITE TRUCKS	✓ ✓	F. H. Scott
YUKON FREIGHT LINES	3945 MYRTLE	R. S. Smeaton
ALLISON TRANSPORT DIESEL PUMPER LTD.	3945 MYRTLE ST.	M. Allison
BRAD'S TRUCK TERMINAL	3945 MYRTLE ST.	E. Darling
AIRTEL AUTOMOTIVE EQUIP.	3955 MYRTLE ST.	E. Darling
Hwy. Rehab	3975 MYRTLE ST.	W. Dunn
Sidney Felt LTD.	4075 MYRTLE	R. Felt
Motorways Ltd	3925 Myrtle	W. Dunn
COMMERCIAL BODY BLDGS LTD	3834 MYRTLE ST.	Y. English
Guideline Press Ltd	3881 MYRTLE ST.	W. Dunn
VIKING DISPLAY SERVICES LTD	3881 MYRTLE ST.	W. Dunn
PORTER TRUCKING LTD	4005 MYRTLE ST.	W. Dunn
BUTLER TIRE LTD.	3883 Myrtle St.	W. Dunn
Hubbards Terminals Ltd	3800 Myrtle St.	W. Dunn
Public Transport Services Ltd	3985 Still Creek Ave.	W. Dunn
Van Horne Electric Ltd.	550 Cambie St.	W. Dunn
Westburne Ind. Ent. Ltd.	3173 Still Creek Ave.	W. Dunn
Blair's Const.	3771 Still Creek Ave.	W. Dunn

(22)

ATTACHMENT "A"

Road location as called for in approved Work Order 22-182.

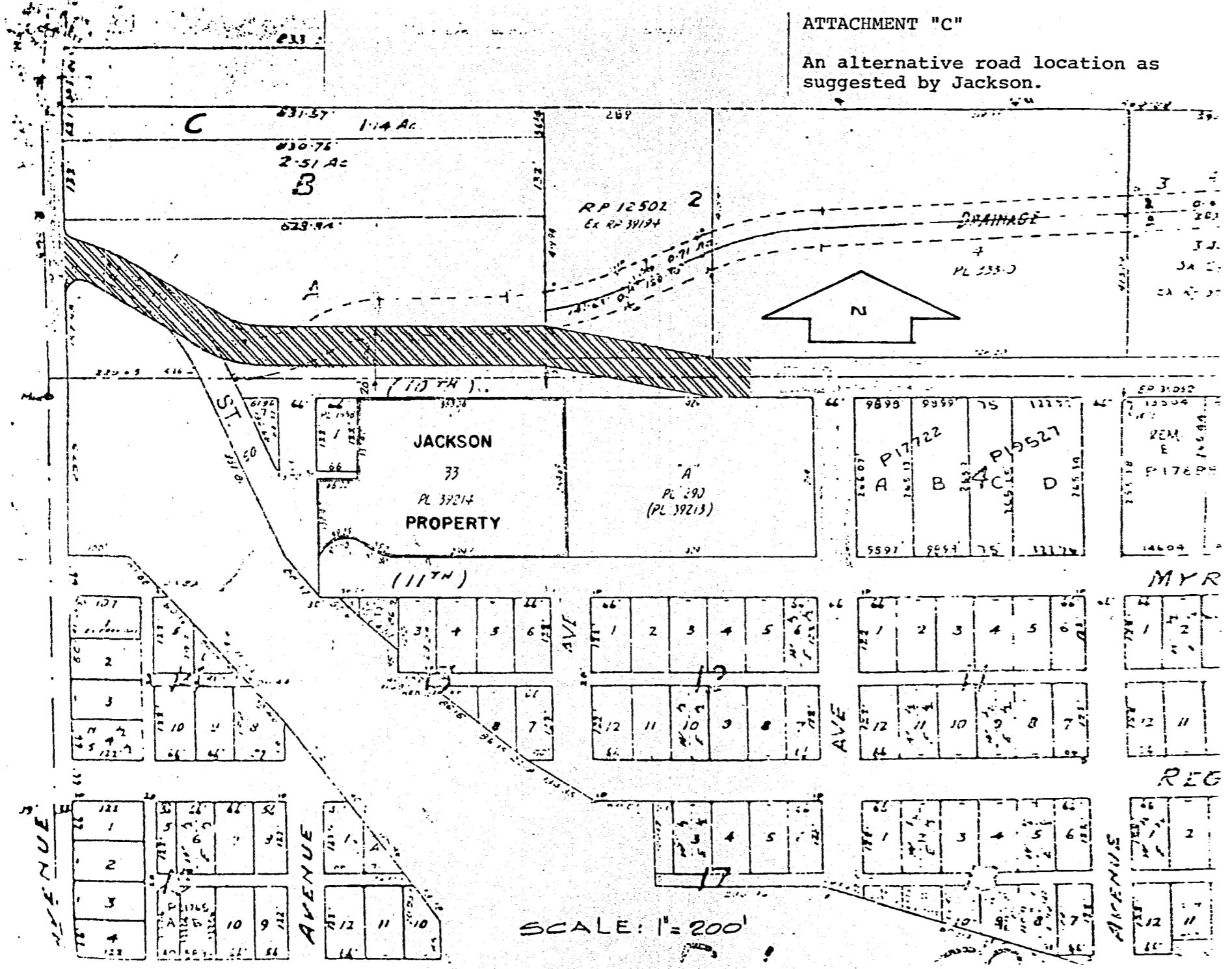


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ATTACHMENT "C"

An alternative road location as suggested by Jackson.



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