

ITEM	5
MANAGER'S REPORT NO.	21
COUNCIL MEETING	Apr. 5/76

Re: LETTER FROM MR. WILLIAM COLLIER THAT APPEARED ON THE AGENDA FOR THE MARCH 29, 1976 MEETING OF COUNCIL (ITEM 4c) PLANS TO WIDEN BOUNDARY ROAD

Appearing on last week's agenda was a letter from Mr. William Collier regarding Boundary Road. Following is a report from the Director of Planning on this matter.

RECOMMENDATIONS:

1. THAT a copy of this report be sent to Mr. William Collier, and also to Mr. Basil D. Whitehead, the area spokesman for Boundary Street residents; and
2. THAT the B.C. Assessment authority be requested to reply directly to Mr. Collier regarding any effect that a widening of Boundary Road would have on this property.

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PLANNING DEPARTMENT
APRIL 1, 1976

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: 7590 BOUNDARY ROAD (MR. W. COLLIER)

The Corporation of Burnaby recently received an undated letter from Mr. W. Collier wherein Mr. Collier raises several questions emanating from the rumored widening of Boundary Road adjacent his property at Rumble Street.

With regard to Burnaby's involvement, the Planning Department would advise that there are no plans at this time for widening Boundary Road adjacent Mr. Collier's property. Any widening proposed would firstly need to be approved jointly by Vancouver and Burnaby Councils and because of the magnitude of construction cost involved (which is normally shared jointly by Vancouver and Burnaby) undoubtedly would require a referendum to be placed before the Burnaby electorate at some future date.

As an example of Burnaby's involvement and deep concern in the recent Vancouver proposal to improve the north-west corner of the Boundary Road - Marine Drive intersection to encourage a diversion of truck traffic from Knight Street in Vancouver, we would bring Mr. Collier's attention to the action taken by Burnaby Council during its regular meeting on Monday, March 29, 1976.

With regard to having a voice about any proposed improvements, the Planning Department would advise Mr. Collier to either contact the Clerk's Office to appear as a delegation before Council or to contact his area spokesman, Mr. Basil D. Whitehead of 3728 Clinton Street, Burnaby, who appeared before Council on March 15, 1976 and presented a "brief" on behalf of the Boundary Road Area Residents.

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The Planning Department believes Mr. Collier's first question is particularly significant because of its implied breadth and because it could be raised repeatedly by residents along many of the "unfinished" streets throughout the Municipality which are subject to increases in traffic growth and are proposed for further widening and improvement with curbs, treed boulevards, street lighting, sidewalks, etc.

In our endeavor to reply to Mr. Collier's question on the effect road widening might have on his property, the Planning Department has assumed Mr. Collier is seeking a reply to the broad aspect of the query. Such a reply would require input from other Municipal departments and the B.C. Assessment Authority and should include comments on the potential effect on items such as the "market" or "resale" value of the property before and after road widening, the "before" and "after" value for tax assessment purposes; the physical effect on the property of widening the street, the relative change to the environment caused by the street widening (e.g. livability); the relative change in accessibility to the property and service provided by the street widening.

Although the Planning Department is not able to provide replies to all aspects of the question, we would offer the following comments.

Concerning the environmental aspect--Burnaby Council, on March 29, 1976, requested Vancouver to provide Burnaby with a report on the impact that additional truck traffic (diverted from Knight Street) would have on adjacent residential properties.

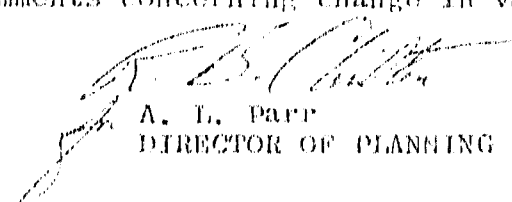
The Planning Department would add that normal street widening tends to facilitate the flow of all vehicles using the street and tends to more easily accommodate increases in traffic volume growth. The latter (traffic volume growth) could have a deteriorating effect on the residential environment as is known today, i.e. before street improvements are made, however, improved traffic flow along an improved standard facility tends to reduce very slow moving, long, queues of vehicles, congestion delays at intersections, driver frustration and accident potential, tends to promote better public transportation service, conservation of energy and tends to reduce the pollutants emitted by individual vehicles.

Concerning the physical effect on the property and relative change in accessibility, the Planning Department would advise that Mr. Collier's lot would not be affected by widening of Boundary Road because all widening necessary will be made on the undeveloped Vancouver side of the street. It is proposed that the Rumble Street connection to Boundary Road be re-established as a "T" intersection, i.e. not continue directly into Vancouver. This proposal is recognized in the "Implementation Report Development of Areas E and F Champlain Heights."

Mr. Collier would retain his current access from the lane behind his property and parallel to Boundary Road.

RECOMMENDATION

1. THAT Mr. Collier be sent a copy of this report.
2. THAT Mr. Collier's letter be referred to B.C. Assessment Authority for any comments concerning change in value of his property.


A. L. Parr
DIRECTOR OF PLANNING

WSS:cw
Att.
cc: Municipal Engineer