

ITEM 17  
MANAGER'S REPORT NO. 38  
COUNCIL MEETING 1978 05 15

Re: LETTER FROM MR. A. BOROEVICH WHICH APPEARED ON THE  
AGENDA FOR THE 1978 MAY 08 MEETING OF COUNCIL (ITEM 2a)  
RESIDENTIAL STREET PATTERN BETWEEN  
BAINBRIDGE AND PHILLIPS AVENUES SOUTH OF LOUGHEED HIGHWAY

Appearing on last week's agenda was a letter and petition from Mr. A. Boroevich objecting to the proposed extension of Buffalo Street. Mr. Boroevich also appeared before Council on this occasion to express his views on this matter.

Following is a report from the Director of Planning on the proposed extension.

RECOMMENDATION:

1. THAT Council confirm the proposed residential development as shown on the subdivision guide plan entitled Figure 4 which is attached to the Director of Planning's report.

\* \* \* \* \*

PLANNING DEPARTMENT  
1978 MAY 10

TO: MUNICIPAL MANAGER  
FROM: DIRECTOR OF PLANNING  
SUBJECT: RESIDENTIAL STREET PATTERN BETWEEN  
BAINBRIDGE AND PHILLIPS AVENUES SOUTH OF LOUGHEED HIGHWAY

BACKGROUND

Appearing on the 1978 May 08 Council Agenda was a petition from the residents of Buffalo Street opposing the proposed extension of Buffalo Street from Bainbridge Avenue through to Phillips Avenue. The Planning Department was requested to provide a report on this proposed street extension.

The eventual connection of Buffalo Street from Bainbridge Avenue to Phillips Avenue has been incorporated in the subdivision guide plans for this residential area for some time as evidenced by the attached Figures 1, 2 and 3. When the sidewalk and ornamental street lights were constructed in 1972 to connect the Buffalo Street residential area with the Seaforth Elementary School, they were designed to be incorporated in the proposed street extension.

In conformance with the planned street extension, at the time the lands southwest of the intersection of Buffalo Street and Phillips Avenue were subdivided, the majority of the roadway was constructed adjacent to the existing sidewalk. This subdivision and the associated road development is illustrated on the attached subdivision guide plan entitled Figure 4.

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RESIDENTIAL STREET PATTERN BETWEEN  
BAINBRIDGE AND PHILLIPS AVENUES  
SOUTH OF LOUGHEED HIGHWAY  
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EXISTING SITUATION

In reviewing the need to complete this street extension, it is necessary to examine the structure of the residential area bounded by Bainbridge Avenue, the Lougheed Highway, Phillips Avenue and Winston Street. Inasmuch as direct access cannot be obtained from either the Lougheed Highway or from Winston Street, access must be gained from Phillips Avenue and Bainbridge Avenue via residential collector streets.

Buffalo Street has been designed as a residential collector which will provide internal circulation for the neighbourhood and provide access to the open space facility which is located centrally to the neighbourhood. This street is residential in character and has been designed such that it does not provide a continuous through movement to adjacent neighbourhoods.

In addition to providing access to the residential area and to the proposed park facility, this roadway would assist in providing emergency access within the interior of the area. It should be noted that trucks would not be permitted to use this street as they would be restricted to nearby Winston Street.

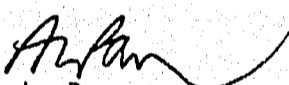
SUMMARY

The extension of Buffalo Street from Bainbridge Avenue has been planned for a considerable time and the development of the residential neighbourhoods have reflected this fact. The Planning Department is of the opinion that this extension is necessary to provide access to the center of this area as described in the foregoing report.

RECOMMENDATION

It is recommended:

THAT Council confirm the proposed residential development as shown on the attached subdivision guide plan entitled Figure 4.

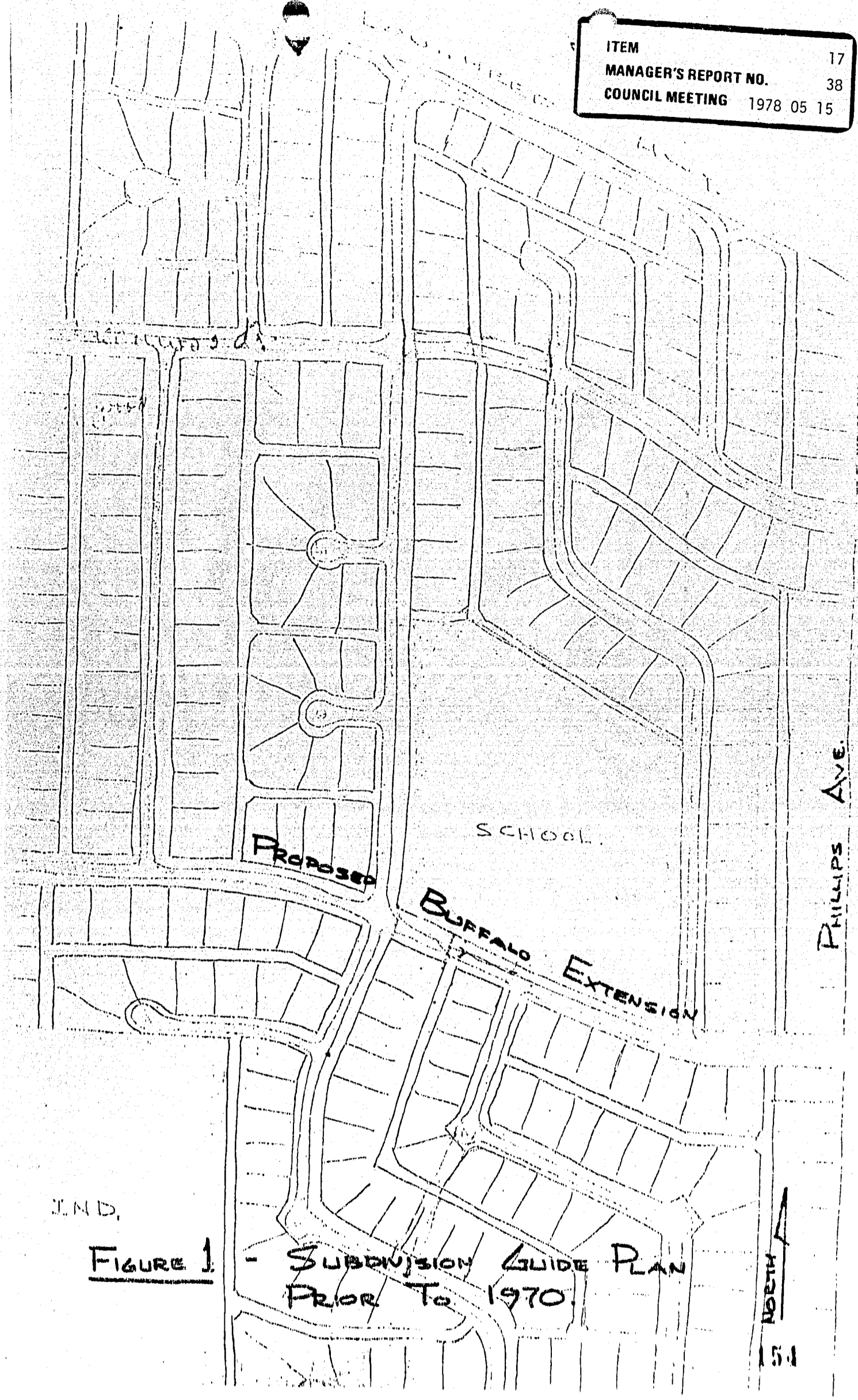
  
A. L. Parr  
DIRECTOR OF PLANNING

CW/PB/ds

attachments

cc Municipal Engineer

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IND.

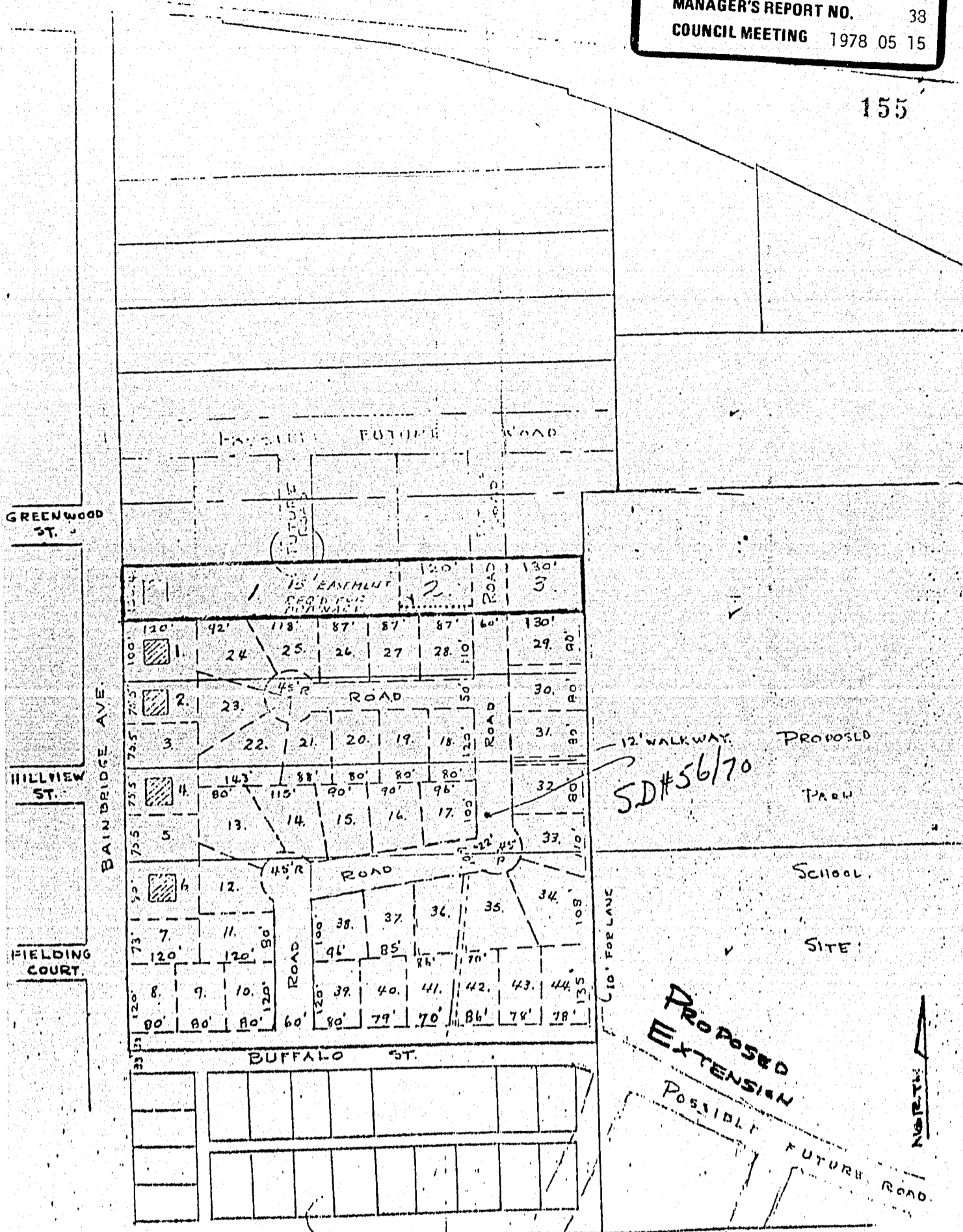
FIGURE 1

- SUBDIVISION GUIDE PLAN  
PRIOR TO 1970.

NORTH  
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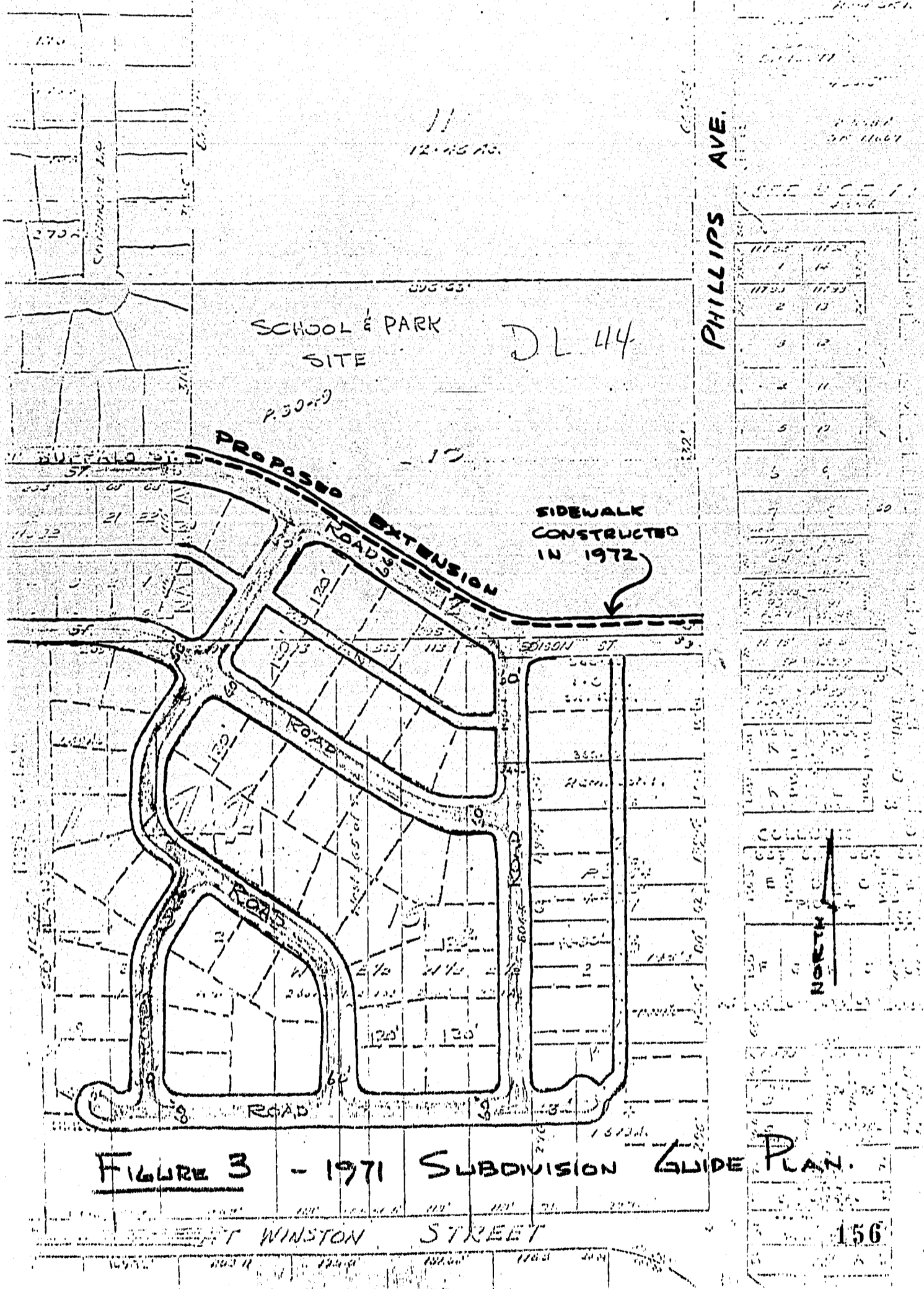


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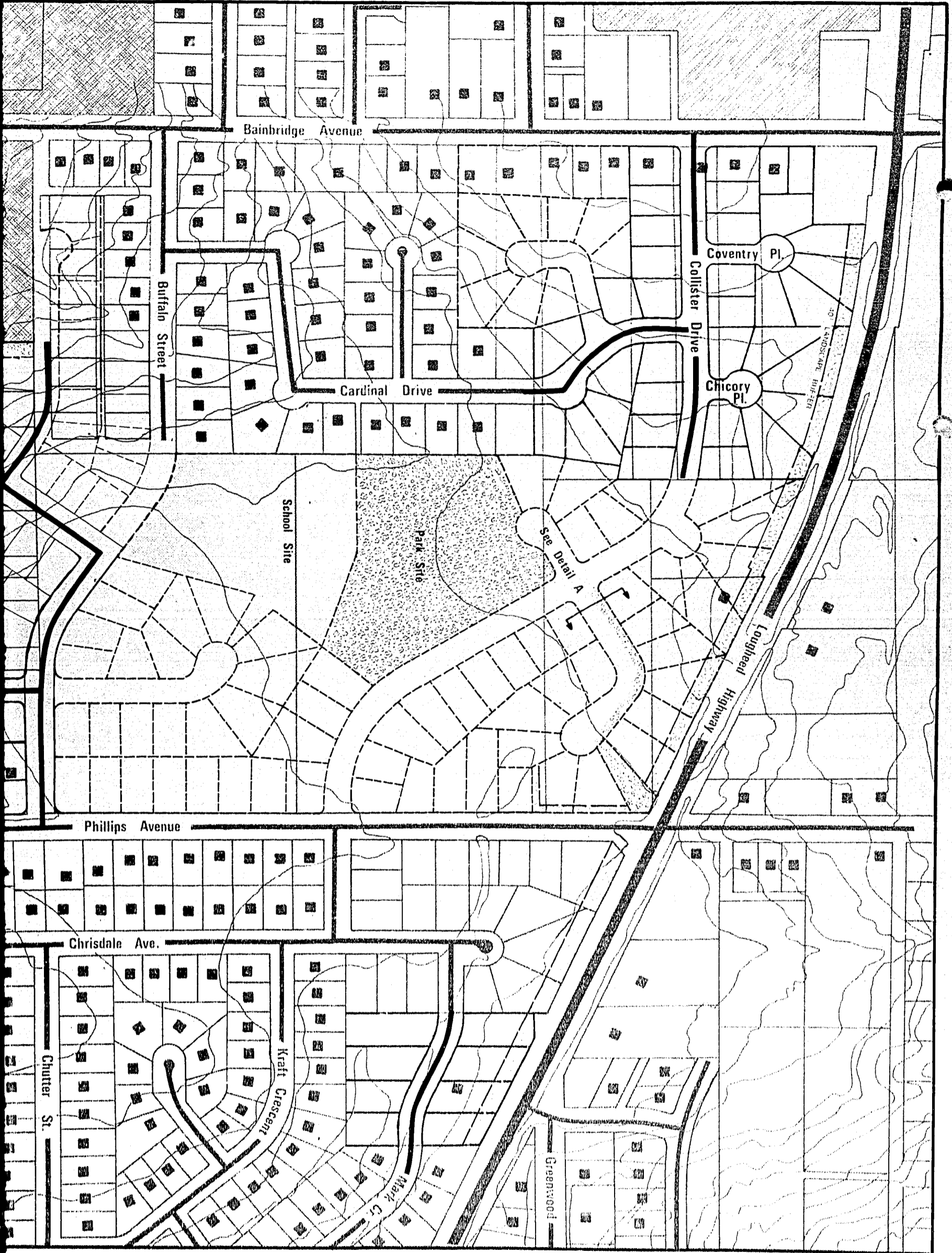
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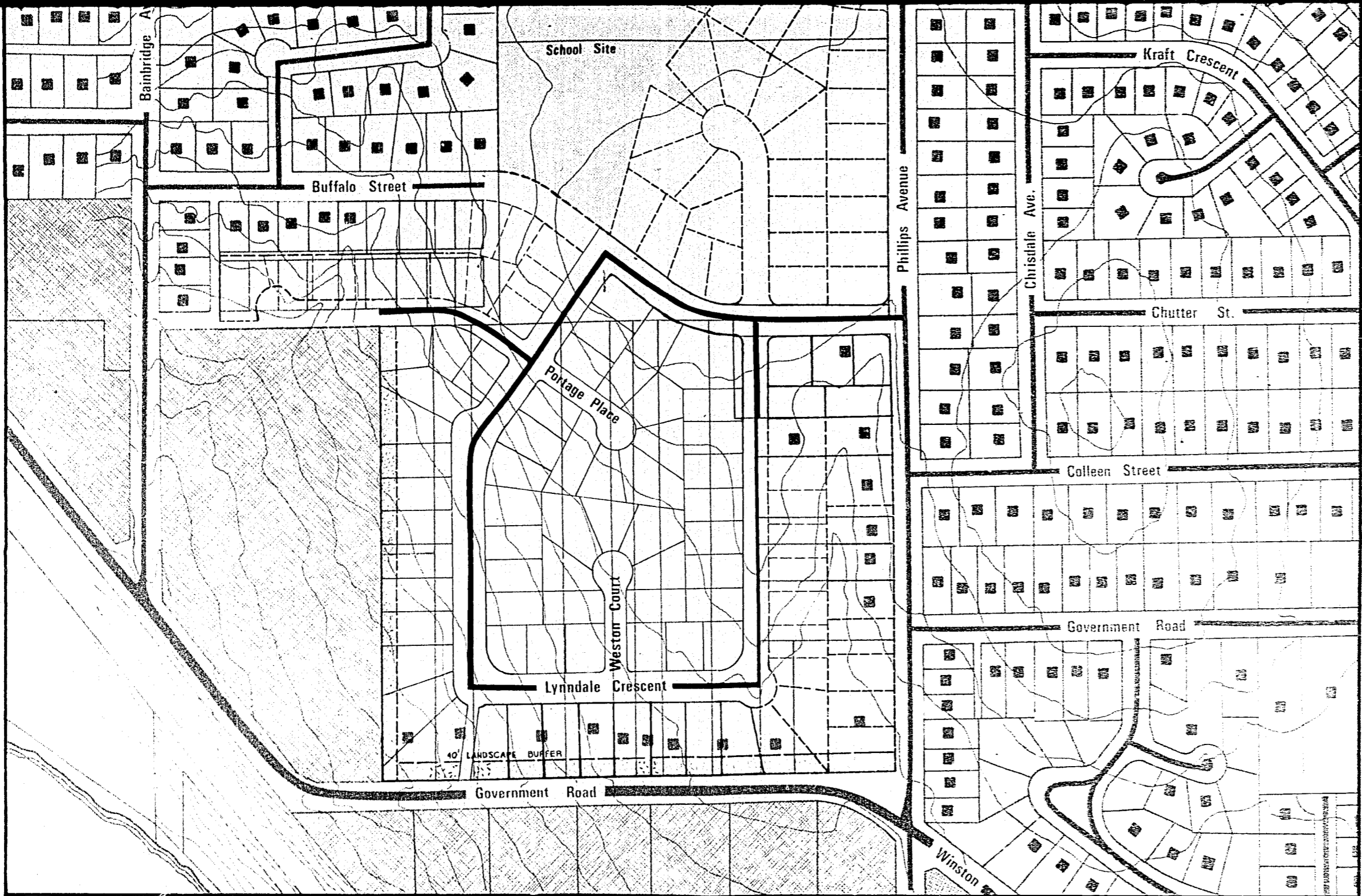
FIGURE 4275 - 1970 SUBDIVISION GUIDE

PLAN 3511 Plan







**FIGURE 3 - 1971 SUBDIVISION GUIDE PLAN.**





# SUBDIVISION GUIDE PLAN

Burnaby Planning Department

-  Proposed Subdivision
  -  Existing Dwelling
  -  Existing Roads
  -  Industrial Land Use
- Drawn: Mar 19/5 P.B.



Scale 1" = 200'

