

ITEM 16
MANAGER'S REPORT NO. 35
COUNCIL MEETING 1981 07 27

RE: ROAD LINKAGE BETWEEN HALLEY AND CHAFFEY AVENUES
RELATED TO A PROPOSED ACQUISITION OF PROPERTY
LOT "A", BLOCK 79, D.L. 33, PLAN 5074
5587 CHAFFEY AVENUE (STEEVES)
(ITEM 4, IN-CAMERA REPORT NO. 32, 1981 June 29)
(ITEM 2, IN-CAMERA REPORT NO. 34, 1981 July 13)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

* * * * *

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: ROAD LINKAGE BETWEEN HALLEY AND CHAFFEY AVENUES
RELATED TO PROPOSED ACQUISITION OF PROPERTY
LOT "A", BLOCK 79, D.L. 33, PLAN 5074
5587 CHAFFEY AVENUE (STEEVES)

PLANNING DEPARTMENT
Our File: 03.402
1981 JULY 22

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND

On 1981 June 29, Council authorized the Municipal Solicitor to negotiate the acquisition of the property at 5587 Chaffey Avenue on the understanding that a further report detailing a recommended purchase price would be submitted to Council for its consideration (see attached background sketch). The Planning Department was also requested to comment on the impact on the neighbourhood should this road be moved farther to the north.

On 1981 July 13, in considering an acquisition report submitted by the Municipal Solicitor as well as a clarification report submitted by the Planning Department, Council did not approve the acquisition of the property at 5587 Chaffey Avenue at that time but adopted the following motion:

"THAT a staff report be prepared for consideration by Council to provide the following information:

i 63

- a) the question of the road alignment.
- b) the benefits or defects of the cancellation of this planned road alignment."

2.0 ROAD ALIGNMENT

An additional east-west road linkage from Halley Avenue to Chaffey Avenue within the three block stretch between Grange Street and Burke Street would be of benefit to the subject area which is a transitional area of multiple family residential development abutting an existing single family dwelling area. This east-west linkage would relieve some traffic pressures within the multiple family residential area west of Halley Avenue so that traffic into and out of the area would not be solely dependent on Grange Street to the south which functions as a high volume secondary arterial street serving the overall Metrotown area and on Burke Street to the north which functions as a local collector primarily oriented to the single family dwelling area.

The Planning Department is of the view that there are alternative alignments to the Steeves property within this three block stretch which would also fulfill the secondary access function. Some parameters governing the choice of an appropriate alignment include:

- a) Reinforcement of an existing road alignment such as Sardis Street or Bond Street.
- b) Use of the link road as a readily identifiable boundary between apartment and single-family dwelling area.
- c) Use of alignments which will not adversely affect any specific area such as a park/school site.
- d) Acquisitions in appropriate locations which can be obtained at reasonable prices.

In conclusion, it is considered that if the property at 5587 Chaffey Avenue is not to be acquired, the acquisition of some other property will be required in the future by the Municipality to provide the desired road linkage. This acquisition could be achieved either by dedication by an apartment developer in conjunction with a rezoning proposal or by purchase of property by the Municipality. It is noted that the currently identified alignment is the one related to apartment use but would require a developer to dedicate for road approximately one-quarter of his assembled gross site in order to develop a three-storey apartment. The Planning Department will continue to endeavour to protect an appropriate road linkage and will inform Council of acquisition opportunities as they arise.

This is for the information of Council.

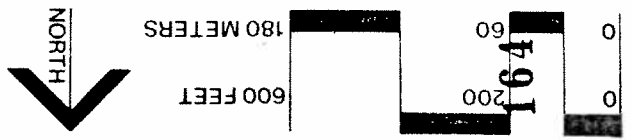

A. L. PARR
DIRECTOR OF PLANNING

KI:lf
Attachment

cc: Municipal Solicitor
Municipal Clerk

ITEM 16
 MANAGER'S REPORT NO. 35
 COUNCIL MEETING 1981 07 27

DEVELOPMENT PLAN Metrotown - Area 11 Residential / Mixed Use

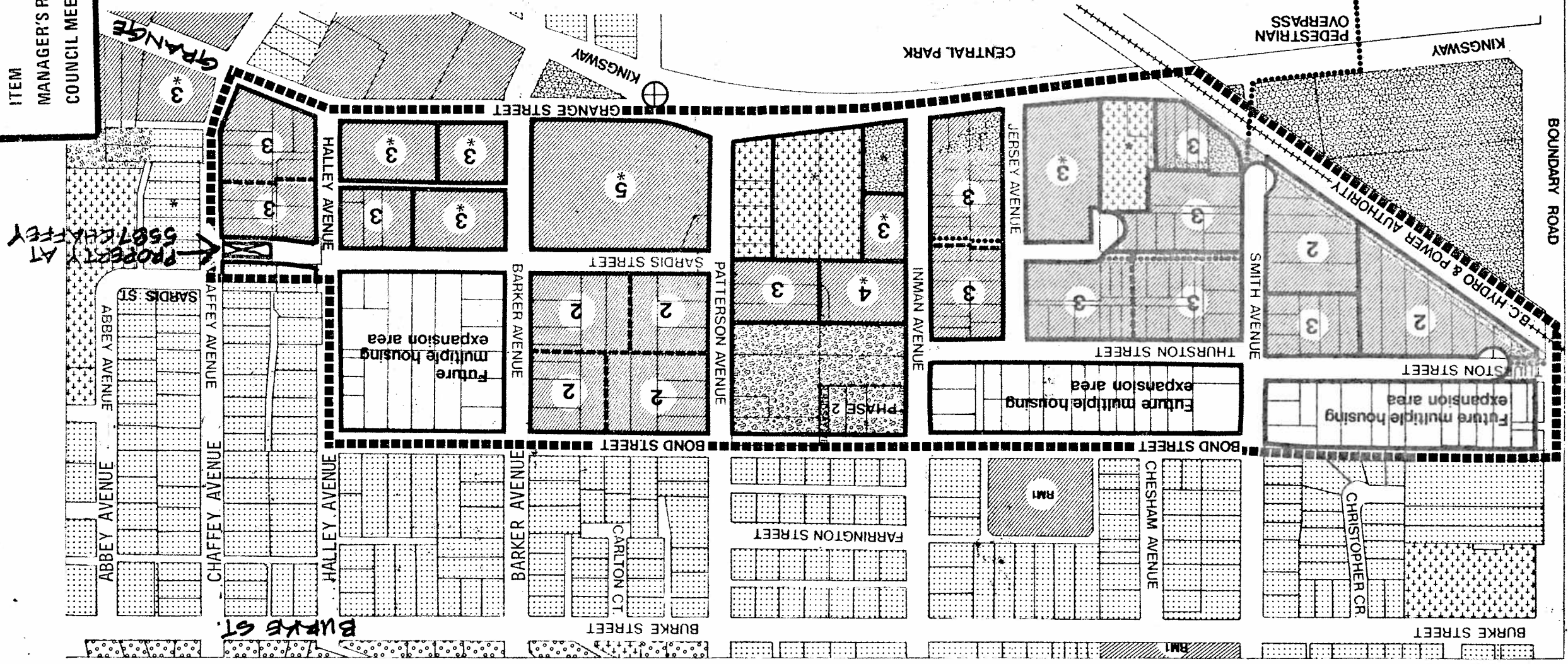


SITE DEVELOPED IN ACCORDANCE WITH PLAN * TRAFFIC SIGNAL

LEGEND:

R2	RESIDENTIAL	MIXED USE	INSTITUTIONAL
R5	RM2 40UPA	COMMERCIAL	WALKWAY
RM3 50UPA	RM4 Existing	PARK	LRT
RM4 Existing	RM5 Existing		

BACKGROUND SKETCH



PROPERTY AT 5587 CHAFFEY

