

RE: CENTRAL BOULEVARD  
METROTOWN CORE-RELATED ROAD NETWORK

ITEM 4  
MANAGER'S REPORT NO. 57  
COUNCIL MEETING 1984 09 17

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1984 September 12  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.312.4  
SUBJECT: CENTRAL BOULEVARD  
METROTOWN CORE-RELATED ROAD NETWORK

RECOMMENDATION:

1. THAT staff be authorized to pursue the provision of Central Boulevard on a priority basis and to apply to the Province of British Columbia for its inclusion as a shareable item under the Revenue Sharing Act.

REPORT

1.0 INTRODUCTION AND SUMMARY

The purpose of this report is to apprise Council on the current status of the implementation of the approved Metrotown Core-Related Road Network with particular reference to Central Boulevard. In general, it is clear that the provision of the essential parts of the Metrotown core-related road network is the highest Municipal priority after completion of those road projects which are already under construction. The first priority items are Willingdon Avenue and Central Boulevard. Willingdon Avenue is already included in the Capital Budget and has been approved as a cost-shared item under the Provincial Revenue Sharing Act. It is proposed that Council authorize staff to pursue the provision of Central Boulevard on a priority basis and to apply to the Province for its inclusion as a shareable item under the Revenue Sharing Act.

Three other items have been identified as high municipal priorities which are closely related to the development of the major Daon proposal on the Kelly-Douglas lands. These items are Silver Avenue, the Electrolier east-west access road and McMurray Avenue and these will be the subject of a separate report which will deal with the Capital Budgeting program. The required coordination of these works will be detailed in that report in conjunction with the pursuance of the finalization of the Daon rezoning application.

## 2.0 APPROVED METROTOWN CORE-RELATED ROAD NETWORK

The advancing development potential of the Metrotown core area evidenced by the new ALRT system, a major Metrotown bus loop including a revised and refocused bus transit system, a major commercial proposal by Daon Developments, and other new Metrotown commercial and residential proposals has raised the need to complete on a priority basis essential road improvements related to the Metrotown core. After extensive consideration of the Metrotown core-related road network, Council on 1984 June 18 formally approved the recommendations of the Transportation Committee which included:

- a) Support in principle to the Metrotown core-related road network (Sketch "C" attached) as outlined in the Committee's and staff policy reports.
- b) Amendment to the Burnaby Conceptual Transportation Plan to reflect:
  - i) the Central Boulevard alignment as a major collector (commercial) between Willingdon Avenue and Imperial Street.
  - ii) Willingdon Avenue from Central Boulevard to Imperial Street being designated a major collector (commercial).

Council had been informed that the adoption of the Metrotown core-related road network concept would allow staff to work towards the inclusion in the Capital Budgeting process of those road linkages which are not already included; and that specific alignment details, right-of-way acquisition estimates, and road construction estimates would be pursued.

## 3.0 OVERALL IMPLEMENTATION PRIORITIES

With respect to the overall Municipal roadworks' implementation priorities, a Transportation Plan Implementation Strategy which was formulated by the Transportation Committee was adopted by Council for use as a guideline. The Willingdon Extension and Central Boulevard have been outlined in the Implementation Strategy and Central Boulevard have been completion of the ALRT.

The Management Committee supports capital improvements in Metrotown as having the highest priority for this Municipality, as these improvements will have a catalytic effect in developing this primary town centre and in fostering broad transportation and land-use objectives.

4.0 IMPLEMENTATION PROCESS

4.1 WILLINGDON AVENUE AND CENTRAL BOULEVARD

Willingdon Avenue from Kemp Street south to Imperial Street and Central Boulevard from Willingdon Avenue east to Imperial Street are considered the key roadworks of the highest priority. These two primary road linkages will complete a continuous Metrotown peripheral ring road achieving sufficient overall vehicular access to the Metrotown core; and are also necessary to serve the Metrotown ALRT station and bus loop as well as the proposed Daon development.

Willingdon Avenue is already included in the Capital Budget (\$1,737,000) and has been approved as a cost-shared item under the Provincial Revenue Sharing Act. Construction of this linkage is scheduled to start this fall with completion expected in the spring of 1985.

It is considered important to advance the scheduling of Central Boulevard on a priority basis with property acquisitions to be completed in 1985; and construction to be completed from Willingdon Avenue east to the Metrotown ALRT station in the fall of 1985 and from the Metrotown ALRT station to Imperial Street in the fall of 1986. This scheduling is related to the projected start-up of the ALRT system on 1986 January 01; and the fact that the Kelly-Douglas Produce Building which straddles the right-of-way may remain until 1986 July 01 and, therefore, the road linkage through to Imperial Street cannot be completed until this building is demolished on or before that deadline.

It has been suggested that the priority provision of Central Boulevard between Patterson Avenue and Willingdon Avenue also be considered. However, inadequate right-of-way, due to the existence of two low-rise apartments, blocks pursual of the required road standard for the near future. In any case, it is proposed that should any opportunities arise to acquire rights-of-way at the volition of the private owners at a price which can be recommended by the Municipal Solicitor, these would be brought forward for the consideration of Council on its own merits.

Central Boulevard between Willingdon Avenue and Silver Avenue is already included in the approved Capital Budget. Central Boulevard between Silver Avenue east to the Metrotown ALRT station is the responsibility of BC Transit. In addition, Sears has been contacted by staff with a view to obtaining, through discussions, at no cost to the Municipality a portion of the required Central Boulevard right-of-way off the Sears property. The total estimated costs for Central Boulevard between Willingdon Avenue and Imperial Street is \$2,296,549, of which \$525,150 is already included in the Capital Budget. These works are intended to be financed from the Capital Works Financing Fund.

It is recommended that staff be authorized to continue to pursue the provision of Central Boulevard on a priority basis and to apply to the Province for the designation of this work as a shareable item under the Revenue Sharing Act. This linkage is in the same category as Willingdon Avenue within the context of the approved Conceptual Transportation Plan and will assist in relieving Kingsway, a provincial highway, of some of the traffic in this area.

#### 4.2 OTHER PRIORITY ROADS RELATED TO THE DAON PROPOSAL

Related to the core-related road network there are a few roadworks which will not only assist in creating the needed overall road network but also are specifically required to ensure effective access to the proposed major Daon development proposal. Since mid-1987 is the proposed completion date of the major Daon proposal, any required property acquisitions for the rights-of-way should be completed in 1986 and road construction in 1987.

The three roadworks identified in this regard are:

- a) Silver Avenue - from Central Boulevard to Kingsway (east-side widening)
  - from Kingsway to Grange Street
- b) Electrolier east-west access road - access road east of Silver Avenue
- c) McMurray Avenue - from Kingsway to Grange Street (the proposed relocation of the main Sears driveway crossing would be coordinated)

A preliminary estimate for the cost of these three roadworks for both acquisition and construction is \$2,770,755. The further detailing of the Daon proposal is proceeding and it is expected that a report related to this rezoning which also addresses these required roadworks in greater detail will be submitted to Council for its consideration shortly.


#### 4.3 LONG RANGE ROADWORK PROPOSALS

There are also a number of Metrotown core-related roadworks which are considered of a longer range nature. These include:

- a) Silver Avenue upgrading to a boulevard standard between Central Boulevard and Kingsway.
- b) Sussex Avenue upgrading between Kingsway and Grange Street.
- c) Nelson Avenue upgrading where practicable primarily for traffic management purposes.
- d) Kingsway upgrading from Patterson Avenue to Royal Oak Avenue.

Much of the required rights-of-way acquisition related to these proposals can be obtained through the development approvals process at the time of the redevelopment of adjacent sites. In the case of Kingsway, it is a provincial highway with the costs of property acquisition and construction generally considered a Provincial responsibility. These long range roadworks would be assessed in greater detail in due course.

KI:lf  
Attachment: Sketch "C"  
cc: Director Engineering  
Director Finance  
Director Recreation  
& Cultural Services  
Municipal Solicitor

  
A. L. PARR  
DIRECTOR PLANNING &  
BUILDING INSPECTION

ITEM 4

MANAGER'S REPORT NO. 57

COUNCIL MEETING 1984 09 17

# Metrotown

The Corporation of the  
District of Burnaby  
Composite Sketch of  
Development Guidelines

Completed or Planned

in accordance with  
Development Guidelines

1 - CD (RM1)

2 - CD (RM2)

3 - CD (RM3)

4 - CD (RM4)

5 - CD (RM5)

6 - CD (RM5/CS)

7 - CD (Other RM's)

8 - CD (RM3/CR)

9 - CD (RM4/CR)

10 - CD (Other)

11 - CD (P2)

12 - CD (RM3/CR)

13 - RM2

14 - RM3

15 - RM4

16 - RM5

17 - RM6

18 - RM7

19 - RM8

20 - RM9

21 - RM10

22 - RM11

23 - RM12

24 - RM13

25 - RM14

26 - RM15

27 - RM16

28 - RM17

29 - RM18

30 - RM19

31 - RM20

32 - RM21

33 - RM22

34 - RM23

35 - RM24

36 - RM25

37 - RM26

38 - RM27

39 - RM28

40 - RM29

41 - RM30

42 - RM31

43 - RM32

44 - RM33

45 - RM34

46 - RM35

47 - RM36

48 - RM37

49 - RM38

50 - RM39

51 - RM40

52 - RM41

53 - RM42

54 - RM43

55 - RM44

56 - RM45

57 - RM46

58 - RM47

59 - RM48

60 - RM49

61 - RM50

62 - RM51

63 - RM52

64 - RM53

65 - RM54

66 - RM55

67 - RM56

68 - RM57

69 - RM58

70 - RM59

71 - RM60

72 - RM61

73 - RM62

74 - RM63

75 - RM64

76 - RM65

77 - RM66

78 - RM67

79 - RM68

80 - RM69

81 - RM70

82 - RM71

83 - RM72

84 - RM73

85 - RM74

86 - RM75

87 - RM76

88 - RM77

89 - RM78

90 - RM79

91 - RM80

92 - RM81

93 - RM82

94 - RM83

95 - RM84

96 - RM85

97 - RM86

98 - RM87

99 - RM88

100 - RM89

101 - RM90

102 - RM91

103 - RM92

104 - RM93

105 - RM94

106 - RM95

107 - RM96

108 - RM97

109 - RM98

110 - RM99

111 - RM100

112 - RM101

113 - RM102

114 - RM103

115 - RM104

116 - RM105

117 - RM106

118 - RM107

119 - RM108

120 - RM109

121 - RM110

122 - RM111

123 - RM112

124 - RM113

125 - RM114

126 - RM115

127 - RM116

128 - RM117

129 - RM118

130 - RM119

131 - RM120

132 - RM121

133 - RM122

134 - RM123

135 - RM124

136 - RM125

137 - RM126

138 - RM127

139 - RM128

140 - RM129

141 - RM130

142 - RM131

143 - RM132

144 - RM133

145 - RM134

146 - RM135

147 - RM136

148 - RM137

149 - RM138

150 - RM139

151 - RM140

152 - RM141

153 - RM142

154 - RM143

155 - RM144

156 - RM145

157 - RM146

158 - RM147

159 - RM148

160 - RM149

161 - RM150

162 - RM151

163 - RM152

164 - RM153

165 - RM154

166 - RM155

167 - RM156

168 - RM157

169 - RM158

170 - RM159

171 - RM160

172 - RM161

173 - RM162

174 - RM163

175 - RM164

176 - RM165

177 - RM166

178 - RM167

179 - RM168

180 - RM169

181 - RM170

182 - RM171

183 - RM172

184 - RM173

185 - RM174

186 - RM175

187 - RM176

188 - RM177

189 - RM178

190 - RM179

191 - RM180

192 - RM181

193 - RM182

194 - RM183

195 - RM184

196 - RM185

197 - RM186

198 - RM187

199 - RM188

200 - RM189

201 - RM190

202 - RM191

203 - RM192

204 - RM193

205 - RM194

206 - RM195

207 - RM196

208 - RM197

209 - RM198

210 - RM199

211 - RM200

212 - RM201

213 - RM202

214 - RM203

215 - RM204

216 - RM205

217 - RM206

218 - RM207

219 - RM208

220 - RM209

221 - RM210

222 - RM211

223 - RM212

224 - RM213

225 - RM214

226 - RM215

227 - RM216

228 - RM217

229 - RM218

230 - RM219

231 - RM220

232 - RM221

233 - RM222

234 - RM223

235 - RM224

236 - RM225

237 - RM226

238 - RM227

239 - RM228

240 - RM229

241 - RM230

242 - RM231

243 - RM232

244 - RM233

245 - RM234

246 - RM235

247 - RM236

248 - RM237

249 - RM238

250 - RM239

251 - RM240

252 - RM241

253 - RM242

254 - RM243

255 - RM244

256 - RM245

257 - RM246

258 - RM247

259 - RM248

260 - RM249

261 - RM250

262 - RM251

263 - RM252

264 - RM253

265 - RM254

266 - RM255

267 - RM256

268 - RM257

269 - RM258

270 - RM259

271 - RM260

272 - RM261

273 - RM262

274 - RM263

275 - RM264

276 - RM265

277 - RM266

278 - RM267

279 - RM268

280 - RM269

281 - RM270

282 - RM271

283 - RM272

284 - RM273

285 - RM274

286 - RM275

287 - RM276

288 - RM277

289 - RM278

290 - RM279

291 - RM280

292 - RM281

293 - RM282

294 - RM283

295 - RM284

296 - RM285

297 - RM286

298 - RM287

299 - RM288

300 - RM289

301 - RM290

302 - RM291

303 - RM292

304 - RM293

305 - RM294

306 - RM295

307 - RM296

308 - RM297

309 - RM298

310 - RM299

311 - RM300

312 - RM301

313 - RM302

314 - RM303

315 - RM304

316 - RM305

317 - RM306

318 - RM307

319 - RM308

320 - RM309

321 - RM310

322 - RM311

