

ITEM 7
MANAGER'S REPORT NO. 73
COUNCIL MEETING 85/11/18

RE: CLOSURE OF MAYWOOD STREET BETWEEN WILLINGDON AND PATTERSON AVENUES
(Item 16, Report No. 46, 1985 July 02)
(Item 11, Report No. 51, 1985 July 29)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 November 13

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our file: 08.640
Maywood

SUBJECT: CLOSURE OF MAYWOOD STREET BETWEEN WILLINGDON AND PATTERSON AVENUES (ITEM 16, MANAGER'S REPORT 46, 1985 JULY 02; ITEM NO. 11, MANAGER'S REPORT NO. 51, 1985 JULY 29)

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RECOMMENDATIONS:

1. THAT Council authorize the Director Engineering to close to traffic (with barricades) the Patterson end of Maywood Street.
2. THAT this closure be implemented immediately for a six-month trial period.
3. THAT the Property Managers of Owners' Strata Plan NW 1587, NW 1698, NW 1961 and NW 524 respectively, be sent a copy of this report.

REPORT

On 1985 July 29, Council received a progress report on a proposal to close Maywood Street (a copy of that report and a sketch of the area is attached for background information).

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Re: Closure of Maywood Street
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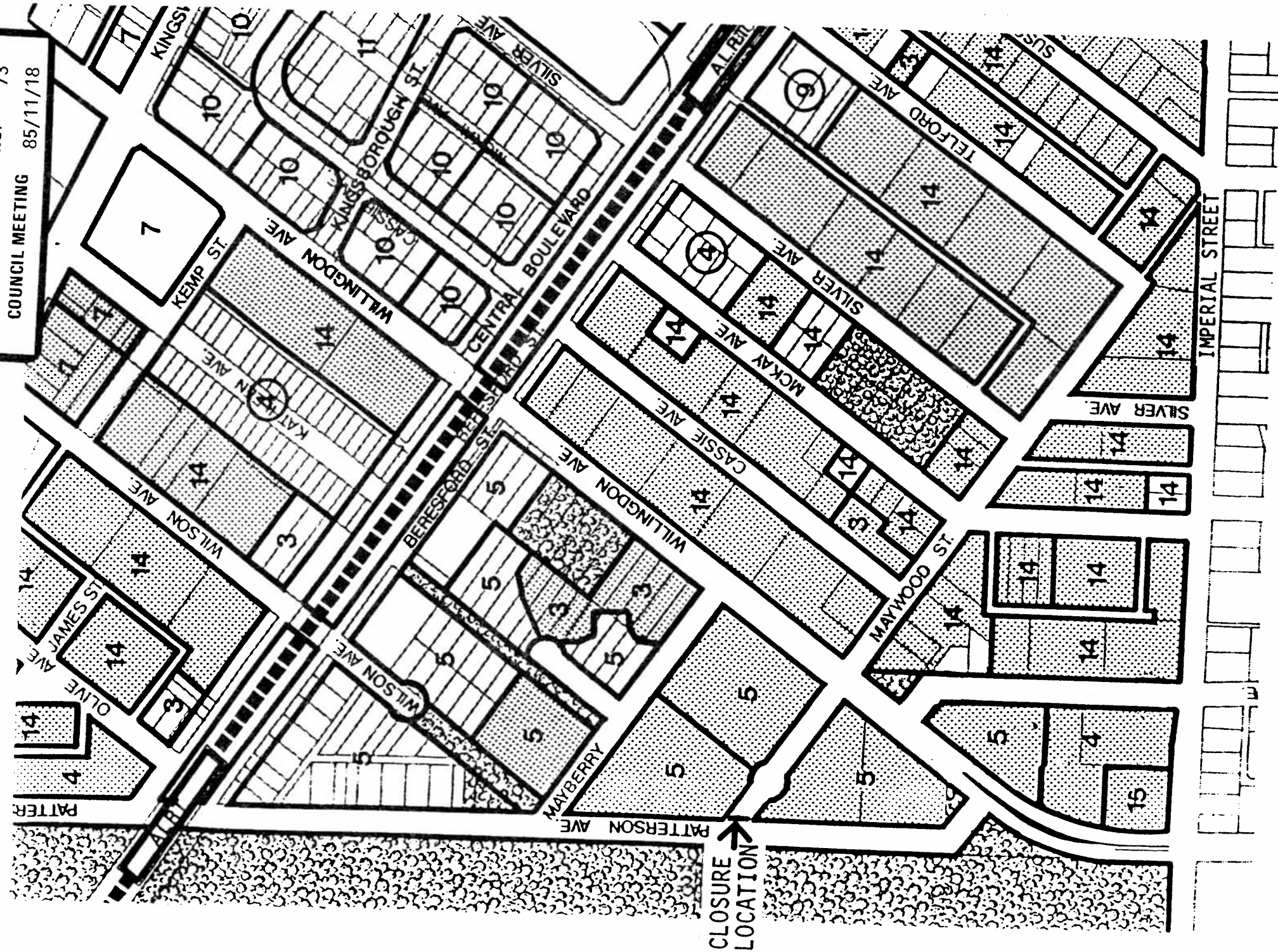
The physical closure of the west end of Maywood Street will result in a re-orientation of travel patterns in the area and could cause some operational problems for those accessing Willingdon Avenue, especially when traffic volumes along Willingdon increase. Transportation Planning and Traffic Operations staff are recommending that the closure of Maywood Street at Patterson be implemented on a six-month trial basis to allow residents to become familiar with the new travel patterns required and allow staff to observe any problems which might arise at the Willingdon intersection. Staff will monitor traffic movements during that period and after the trial period has ended, apprise Council of the results.


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

WSS/jce
Attachs:

cc: Director Engineering
(Attention Traffic Supervisor)

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COMMUNITY PLAN TWO AREA

MANAGER'S REPORT NO. 51
COUNCIL MEETING 85/07/29

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MANAGER'S REPORT NO. 73
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RE: CLOSURE OF MAYWOOD STREET
BETWEEN WILLINGDON AND PATTERSON AVENUES
(Item 16, Report No. 46, 1985 July 02)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 July 24
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 08.640
"Maywood"
SUBJECT: CLOSURE OF MAYWOOD STREET BETWEEN WILLINGDON AND PATTERSON AVENUES

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RECOMMENDATIONS:

1. THAT Council receive this progress report on the captioned matter.
2. THAT the Property Manager of the Owners' Strata Plan NW1587 and NW1698 be sent a copy of this report.
3. THAT the Property Managers of Strata Plans NW1961 and NW524 also be sent a copy of this report so they will have an equal opportunity to contact their membership and provide their views on the matter.

R E P O R T

INTRODUCTION

On 1985 June 24 Council received correspondence from the Property Manager of Owners' Strata Plan NW1587 and NW1698 (the two residential high rise buildings on the south side of Maywood Street) requesting that Maywood Street be closed at the earliest possible time so as to rationalize the traffic patterns in the area and resolve all the concerns expressed by the residents of Park Avenue Towers as well as prevent through traffic along Maywood Street.

On 1985 July 02 the Planning & Building Inspection Department reported to Council that with the assistance of the Engineering Department and traffic counts in the area the Planning & Building Inspection Department would assess the implications of the requested closure of Maywood Street.

This review is required because the request would involve implementation of a local street element of the original (1975 April) Community Plan - the Maywood Street cul-de-sac. This element of the street network remained unchanged although the Community Plan was amended on 1981 January 13 as the result of the Conceptual Transportation Plan studies in the Metrotown area and consultant work which concluded that Patterson Avenue south of Maywood Street should remain open. Further, the local street

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element remained unchanged when Council on 1984 June 18 approved the Willingdon Extension amendment to the Burnaby Conceptual Transportation Plan. This amendment recognized the service to be provided to Metrotown by this major collector and the importance of this needed facility in the street hierarchy.

OBSERVATIONS

Burnaby staff from the Planning & Building Inspection and Engineering Departments have undertaken the gathering of traffic data in the area but will require further information in order to properly assess the matter relative to street closure. Some preliminary observations have been made and are here summarized for Council's information.

1. The total two way traffic volume recorded on Maywood Street between Willingdon and Patterson Avenues averages approximately 3,490 vehicles per average week day.
2. As anticipated the predominant direction of "through" traffic movement on Maywood Street during the morning observation period was westerly from Willingdon to Patterson Avenue.
3. The traffic generated by the four apartments amounted to approximately 26% of the traffic flow recorded on Maywood Street during the morning peak period.
4. A significant observation relative to the potential for street closure was the directional movement of the traffic generated by the apartments. This traffic was approximately evenly distributed between travel to Willingdon and travel to Patterson Avenue indicating that the residents of the apartments are very dependent for access upon both streets to which Maywood is linked.

In view of the preceding it was believed necessary to make further observations and obtain more information on traffic movements in the area. Following analysis of this new information a concluding report will be submitted to Council in approximately 6 to 8 weeks.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

WSS/mcb

cc: Director Engineering

