

ITEM	8
MANAGER'S REPORT NO.	69
COUNCIL MEETING	86/11/24

RE: LETTER FROM M. FISHER WHICH APPEARED ON THE AGENDA FOR THE  
 1986 NOVEMBER 17 MEETING OF COUNCIL (Item 4e)  
 METROTOWN CENTRE REZONING REFERENCE NO. 9/85

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1986 NOVEMBER 19  
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: RZ 9/85  
 SUBJECT: CORRESPONDENCE FROM M. FISHER REGARDING METROTOWN CENTRE  
 REZONING REFERENCE #9/85

RECOMMENDATION:

1. THAT a copy of this report be sent to M. Fisher, 4122 Garden Grove Drive, Burnaby, V5G 4G6; and to Cal Investments Ltd., Suite 409 - 545 Clyde Avenue, West Vancouver, B.C. V7T 1C5.

**R E P O R T**

An item of correspondence dated 1986 October 30 from M. Fisher was on the Agenda for the Council Meeting of 1986 November 17. A report related to this letter has been requested from this department, and it was noted that the report would be submitted to the Council Meeting of 1986 November 24.

The writer has submitted an extensive, four-page, typed letter commenting on traffic and parking matters both within and outside of the Metrotown Centre site. In reply, we would indicate that the primary concern of Municipal transportation and traffic staff relates to the manner in which a development may affect traffic on abutting public streets. Within development sites where abutting streets are not affected, project drawings are reviewed by Municipal transportation and traffic staff through which improvements are suggested and any obvious traffic and parking problems highlighted. The ultimate responsibility for parking and traffic management within development sites rests with the developer/owner. In a project as large and as complex as Metrotown Centre, continuing traffic and parking monitoring will be necessary by the developer/owner and appropriate adjustments and improvements pursued. The writer has highlighted some traffic and parking problems and we would expect that the developer/owner will welcome these comments for consideration in improving his existing shopping centre.

The concerns raised by M. Fisher are in part the very reasons why the Municipality has retained a transportation consultant to assist in assuring that the continuing major redevelopment of the Metrotown core is properly managed. The concerns raised also reconfirm the efficacy of being able to monitor the traffic and parking situation in the light of actual usage in order to pursue improvements and to properly plan for future development phases.

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With regard to comments of the writer with respect to abutting streets, we would reply briefly as follows:

- a) Municipal staff are working in cooperation with the Ministry of Transportation and Highways to achieve a continuous streaming lane on the south side of Kingsway and other improvements to Kingsway to accommodate turning movements and improved traffic flow along this street. These are being achieved in conjunction with rezoning proposals within the core area.
- b) With respect to the relationship of turns into the parkade off Bennett Street, the Engineering Department will be requested to examine this matter in order to determine whether additional signing restrictions are necessary and feasible.
- c) The provision of traffic signals at the Bonsor/Bennett intersection would be subject to the availability of sufficient warrants.
- d) Additional accesses to the parking areas are not considered appropriate and would either reduce traffic efficiency or create additional traffic conflicts.
- e) The Engineering Department is currently pursuing the establishment of a pedestrian signal between the SkyTrain Station and the bus loop. In future, a grade-separated covered passerelle is intended to connect the SkyTrain Station with the bus loop.
- f) There is a public concrete sidewalk along the north side of Central Boulevard to accommodate pedestrians for most of the distance between Metrotown Centre and the bus loop. For a short distance, west of the Metrotown Centre property, a temporary chip walk accommodates pedestrians along Central Boulevard until such time as the Galleria project is constructed and permanent sidewalks and pedestrian plazas are provided by the developer. In the interim, this chip walk connection will continue to be maintained by the Engineering Department. A future linkage of the two adjacent malls - Metrotown Centre with the proposed Galleria - is also being promoted.

The comments outlined by M. Fisher are appreciated and will assist staff in pursuing continuing Metrotown improvements. It is also proposed that a copy of this report and M. Fisher's letter be sent to the developer of Metrotown Centre, Cal Investments Ltd., for consideration of comments related to the internal workings of his existing development.

This is for the information of Council.

  
A. L. Parr  
Director Planning &  
Building Inspection

KI:lf

cc: Director Engineering  
Municipal Clerk