

RE: ROAD CONSTRUCTION
GRIFFITHS AVENUE NORTH OF KINGSWAY
(Item 7, Report No. 33, 1987 May 11)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 MAY 21

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: ROAD CONSTRUCTION
GRIFFITHS AVENUE NORTH OF KINGSWAY

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 BACKGROUND INFORMATION:

1.1 On 1987 May 11 Council received the Second Report from the Planning & Building Inspection Department on Rezoning Reference #24/87, in which this Department recommended the subject rezoning amendment bylaw be advanced to First Reading and a Public Hearing. The applicant has requested that the property located at 6879 Kingsway be rezoned from C4 Service Commercial District to CD Comprehensive Development District (based on C1 Neighbourhood Commercial District guidelines) for the purpose of establishing a neighbourhood pub.

1.2 The above-referenced report on the subject rezoning application noted that the applicant will be required to enter into a servicing agreement in order to upgrade Griffiths Avenue adjacent to the site to a 46 ft. standard, with a curb and sidewalk on the west side.

During Council discussion on this rezoning application, concern was expressed regarding the upgrading and the transportation function of this portion of Griffiths Avenue. This report arises from the Council directive that the Planning & Building Inspection Department report to Council regarding these concerns.

2.0 GENERAL DISCUSSION:

2.1 The following information on the construction standard and the traffic capacity of Griffiths Avenue between Kingsway and Imperial Street is supplied to address Council's concerns on this matter:

Griffiths Avenue between Imperial Street and Kingsway functions as a minor residential collector providing access into a low-density and older apartment residential area which is separated from Kingsway by a commercial strip.



The roadway is constructed to an interim standard having a 6 m (20 ft.) pavement cap and is controlled with stop signs. Completion of the street to a finished standard from Imperial Street to Arcola Street to an 11 m (36 ft.) width will provide one travel lane with parking in each direction.

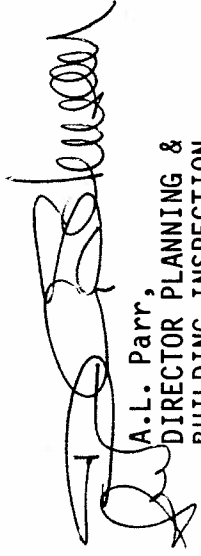
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A 14 m (46 ft.) pavement is required at Kingsway to permit the larger clearances necessary at the intersection where turning movements will take place. The 14 m width is extended across the subject site to the lane immediately north of Kingsway to facilitate access to the rear of the commercial businesses fronting Kingsway.

The transition from the 14 m width at the lane to 11 m north of the lane is required for operational safety (refer to attached sketch).

2.2 In light of the preceding information, this Department would like to assure Council that the upgrading of Griffiths Avenue to a 46 ft. standard will only extend from Kingsway to the lane immediately north of Kingsway, with Griffiths Avenue between Arcola Street and Imperial Street completed to a finished 36 ft. standard. In this regard, the upgrading of Griffiths Avenue adjacent to the subject site is not intended to facilitate increased traffic flow along Griffiths Avenue between Kingsway and Imperial Street.

This is for the information of Council.



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

BW/js

Attachment

ITEM 7

MANAGER'S REPORT NO. 38

COUNCIL MEETING 87/06/01

APARTMENTS

11m

RESIDENTIAL

ARCOLA ST.

11m

APARTMENTS

RESIDENTIAL

LANES

14m

SUBJECT SITE

COMMERCIAL

GRIFFITHS AVE.

KINGSWAY



City of BURNABY
Planning &
Building Inspection
Department

Date:

1987 May

Scale:

114

Drawn By:

Griffiths Avenue Upgrading ↑
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