

ITEM	8
MANAGER'S REPORT NO.	27
COUNCIL MEETING	90/04/09

RE: CANADA WAY/WILLINGDON AVENUE INTERSECTION IMPROVEMENTS

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 April 03

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 08.640
"Canada Way"

SUBJECT: CANADA WAY/WILLINGDON AVENUE INTERSECTION IMPROVEMENTS

PURPOSE: To request Council authorization to discuss with Shell Oil Company proposed intersection improvements relative to the service station at the intersection of Canada Way and Willingdon Avenue.

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RECOMMENDATION:

1. THAT Council authorize staff to commence preliminary discussions with Shell Oil Company with regard to intersection improvements at Canada Way and Willingdon Avenue.

R E P O R T

A number of office developments are either approved or in the development approval process for the Willingdon Green Office Park on Canada Way near Willingdon Avenue. As shown in Figure 1 attached, BC Cellular is developing an office complex near the Canada Way/Willingdon Avenue intersection and interest has been shown in the development of two other parcels of municipally owned land in Willingdon Green located on Canada Way between Willingdon Green Avenue and Beta Avenue. Additional development along the section of Canada Way between Willingdon and Westminster Avenues in the future could include the TNT Kwikasair trucking facility at Westminster Avenue and the British Columbia Institute of Technology.

To address the traffic demands generated by these developments, it will be necessary to widen the section of Canada Way from Westminster Avenue to Willingdon Avenue to six lanes including a median and left turn channelization. Especially critical to accommodating traffic demands is the intersection of Canada Way and Willingdon Avenue where a right turn lane from Canada Way westbound to Willingdon northbound will be required to accommodate traffic movements to the Willingdon interchange of Highway 1. Figure 2 attached provides a geometric layout for the right turn lane.

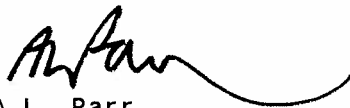
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Provision of the right turn lane will require acquisition of approximately 6m (20 ft.) of property from the south side of the service station located at the northeast corner of the intersection which is currently owned and operated by Shell Oil Company. Sufficient property would remain to permit continued operation of the service station but relocation of gasoline pumps would be required.

In summary, widening of Canada Way is expected to be undertaken as development proceeds but immediate improvement of the right turn capacity from Canada Way to Willingdon is required to accommodate the traffic volumes on Canada Way. At current peak period traffic, this right turn movement is delayed by the westbound traffic queue on Canada Way at Willingdon Avenue. It would therefore be advisable to initiate preliminary discussions with Shell Oil as soon as possible to ascertain the disposition of the service station relative to the proposed intersection improvements and determine the municipal actions necessary to implement the right turn lane.

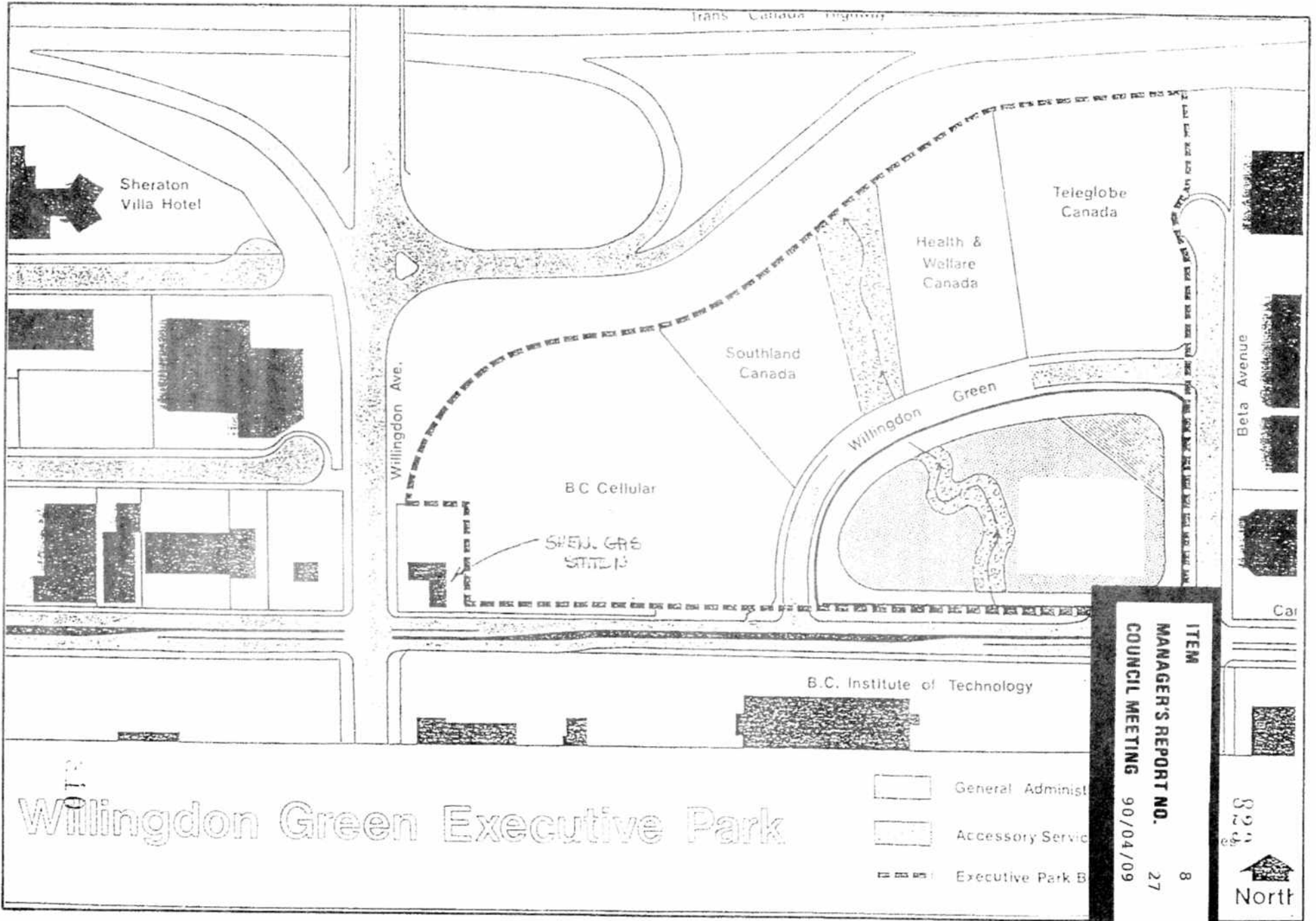
It is therefore recommended that Council authorize staff to begin discussions with the Shell Oil Company. Following these discussions a report will be brought forward for Council consideration on the overall improvements to Canada Way including the right turn lane.



A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION


RG/mcb
Attach:

cc: Director Engineering



Willingdon Green Executive Park

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 COUNCIL MEETING 90/04/09

820
 North

Date: 90 MAR 27
 Scale:



Drawn By:

FIGURE 1
 Willingdon Green Executive Park

