

**TO: CITY MANAGER**

**1997 November 25**

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: REZONING REFERENCE #37/97  
8525 & 8555 BAXTER PLACE  
PROPOSED OFFICE BUILDING AND PARKING STRUCTURE**

**PURPOSE:** To respond to traffic and parking issues raised at the Public Hearing regarding the proposed development of an office building and parking structure.

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**RECOMMENDATION:**

1. THAT the following be added as a prerequisite condition to Rezoning Reference #37/97:
  - a) The provision of the transportation improvements outlined in Section 2.3 of this report.

**R E P O R T**

**1.0 BACKGROUND:**

- 1.1 On 1997 August 25, Council gave favourable consideration to Rezoning Reference #37/97 which involved a proposal to construct a 5 storey office building and multi-level parking structure on the subject property located within the Lake City Industrial Park. The rezoning request was subsequently advanced to a Public Hearing on 1997 September 23 and to Second Reading on 1997 September 29.
- 1.2 On Second Reading of the Rezoning Bylaw Amendment, Council requested that a further report be prepared to respond to the issues raised at the Public Hearing regarding the impact that the proposed development would have on traffic and parking in the immediate area. This report provides the further requested information.

**2.0 GENERAL DISCUSSION:**

- 2.1 In response to the issues raised at the Public Hearing, the applicant hired a consultant to examine the parking and traffic situation in the immediate area. The consultant's study has been submitted to the Planning Department and Engineering Department for review. A copy of this study can be obtained from the Planning and Building Department.
- 2.2 Issues raised at the 1997 September 23 Public Hearing included such items as the possible need for a traffic signal at Production Way/Broadway, traffic congestion in the Production Way/Broadway corridor, parking restrictions on Baxter Place and Production Way, improvements to the Baxter Place/Production Way intersection, vehicle turning movements at intersections and driveways, and student and commuter parking in the area.

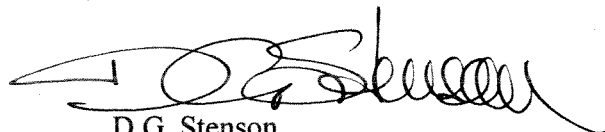
2.3 Staff have now completed its review of the relevant traffic and parking issues along with the consultant's study and advise that the situation should be approached through a comprehensive treatment of the Production Way/Broadway corridor from the Lougheed Highway to Gaglardi Way. This approach will aim to develop Production Way as a four lane corridor during peak periods through the removal of street parking, lane marking for four lanes and minor reconfiguration at the Baxter Place and Forest Grove Drive intersections. These improvements will address the traffic issues at the Baxter Place/Production Way intersection by creating more gaps in traffic to accommodate left turn movements, improving sight lines and increasing vehicle capacity at the Production Way/Broadway intersection and reducing vehicle speeds from Production Way to Forest Grove Drive.

More specifically, the following transportation improvements will be required:

- a) Reconfiguration of the Production Way/Broadway intersection to provide four traffic lanes between Production Way and Broadway through the intersection.
- b) Provide lane line painting and "no parking" signs on Baxter Place in order to create separate left and right turn lanes on Baxter Place at Production Way.
- c) Provide lane line painting and parking bans during morning and evening peak periods for four traffic lanes on Production Way and Broadway between Lougheed and Gaglardi Way.
- d) Provide a revised painted centre median on Production Way between Baxter Place and the GVRD access road to improve the safety of left turn traffic movements at this location.

2.4 Implementation of the foregoing measures will thus confirm that a traffic signal at Production Way and Broadway intersection will not be necessary at this time. Further, there does not appear to be evidence of student or commuter parking on Baxter Place or Production Way.

2.5 In view of the foregoing information, the implementation of the foregoing measures as outlined in Section 2.3 above should resolve the traffic and parking issues raised at the Public Hearing and become the responsibility of the applicant since the proposed development will have an impact on the adjacent roads. Staff have met with the rezoning applicant and their traffic consultant to discuss the foregoing traffic improvements, which they have agreed to implement. It is therefore recommended that these transportation improvements be added as a prerequisite condition of rezoning.

  
D.G. Stenson,  
Director Planning and Building

PS/ds

cc: Director Engineering  
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