



## MEMORANDUM

June 14, 2005

TO: Mayor and Council

CC: Judy Rogers, City Manager  
Ann McAfee, Director of City Plans  
Larry Beasley, Director of Current Planning  
Syd Baxter, City Clerk

FROM: Tom Timm, P.Eng., General Manager

SUBJECT: **TRANSPORTATION REQUIREMENTS FOR THE REZONING OF THE MARINE DRIVE CANADIAN TIRE AND WALMART SITES**

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The referral reports for 26 S.W. Marine Drive (Canadian Tire) and 86 S.E. Marine Drive (WalMart) include detailed staff reviews of supporting documentation provided by the proponents' respective traffic consultants. The work of both consultants, Bunt & Associates for Canadian Tire and Ward Engineering for WalMart, took into account the development of both sites, though the final Ward study was completed subsequent to Bunt's and, therefore, has more up-to-date assumptions for the sizes and uses of the developments.

As stated in the WalMart referral report, Canadian Tire and WalMart, separately or in combination, will exert substantial increases in traffic on the street grid. Even with provision of the consultant-recommended measures there will be added congestion during peak activity periods.

The recommendations contained in the two referral reports comprise a comprehensive transportation strategy that would be necessary to mitigate expected additional traffic. To minimize the additional traffic:

- Potent Transportation Demand Management Plans, including strategies to support means of travel other than the private vehicle for employees and customers, are a fundamental part of this strategy.
- Parking will be limited to the minimum necessary.
- Plans for managing truck deliveries will be required.
- There is also a condition supporting traffic calming.

In addition to the measures to minimize impacts from vehicles, the construction of local measures to offset the new traffic will be necessary. These include:

- Traffic signals at Marine/Ontario and at Main/69th Avenue.
- Additional left turn bay provisions on Marine at Ontario and at Main.
- Upgrading Main Street south of Marine to 69th Avenue.
- Improving 69th from Main Street westward to the Canadian Tire site.

The consultants' studies for both sites were very comprehensive; however, one item was not highlighted because the consultants were not aware of some of the future issues on Marine Drive.

As a result of the emerging Vancouver/UBC Transit Plan, and future bus integration with the RAV line, it is anticipated that there will be significantly more buses on this section of Marine Drive. Upon opening of RAV, it is expected that the Main Street bus service will be extended along Marine Drive to the station at Cambie Street. With this increased service along Marine Drive, maintaining schedule compliance through this increasingly busy section of Marine could become a problem.

While not included in the staff report, Council may wish to consider an additional condition of rezoning to provide greater assurance that these future transit improvements are not compromised unduly by increased traffic associated with the Canadian Tire and WalMart developments. Improvements to detection and signalization, which would extend green time to enable a bus to clear an intersection, would expedite the movement of buses. Similar measures are planned as part of the Main Street Transportation Showcase project that is being constructed this year. Thus, if Council wishes to provide greater assurance that transit service not be compromised, an appropriate additional motion would be:

**THAT measures to expedite transit movement in either direction along Marine Drive between Manitoba Street and Prince Edward Street be determined by staff in consultation with appropriate transit authorities, and the funding for the measures be shared equally between Canadian Tire and WalMart, or 100% by the developer should only one of these developments be approved, to a maximum of \$200,000 total, for any measures implemented within 5 years of final occupancy.**

Council approval would be required before installation of the measures.

Yours truly,

Tom Timm, P.Eng.  
General Manager/City Engineer

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