
Technical Memorandum

To: Gerry Reibling, Mosaic Homes Inc.

From: Donna Howes, P.Eng., FEC, Howes Technical Advantage Ltd.

Date: August 19, 2020

Re: **Murray Street Development, Port Moody, BC:
- 3009-3011 Murray Street - Future access review**

1. Introduction

This memorandum provides advice regarding the future access to lots 3009-3011 Murray Street, Port Moody BC. This advice is being prepared as part of the rezoning application for the adjacent Murray Street Development on lots 3033, 3093 and 3015 Murray Street.

The question of the future access to lots 3009-3011 Murray Street (the site) was raised by City of Port Moody staff with the concern that these lots may be orphaned as a result of the Slaughterhouse Creek upgrade to the west of the site. The existing site has a current access onto Murray Street.

2. Access Review

The site has been reviewed by Michael Green Architects (MGA) to assess the possible size and massing of a proposed future development on these lots. The proposal includes one access off Murray Street. This is shown in **Attachment 1**.

The Murray Street road alignment was reviewed between Electronic Avenue to the east and Hugh Street to the west. The road improvements on the frontage of the Murray Street Development are such that there will be one general purpose lane in each direction, a parking lane on each side and a central painted median. The intersection of Electronic Avenue/Murray Street will be signalized in the future. The intersection of Hugh Street/Murray Street is located approximately 470m from the intersection of Electronic Avenue/Murray Street. This is shown in **Figure 1**.

The proposed future access is located equidistant between Electronic Avenue and Hugh Street. The painted median along the frontage of the mixed use development can be extended west to allow for a shared turning lane or a designated left turn bay.

This access will allow clear sightlines into the site and with sufficient roadway to allow a turn lane for left turning vehicles into the site. The new signal at the Park East Access, to the west of Hugh Street, and the proposed signal at Electronic Avenue will provide gaps for vehicles exiting the site.

3. Summary

The site is located equidistant between two existing intersections of Murray Street and is ~ 230m from each intersection. There is sufficient road space on Murray Street to provide a westbound left turn bay in the future. With the installation of traffic signals at Electronic Avenue and Park East Access, the operation will provide gaps in the traffic flow on Murray Street for exiting traffic. A future access onto Murray Street is feasible and supportable.



Figure 1: Site Location, Murray Street

4. Conclusion

The assessment was undertaken to provide advice for a future access for 3009-3011 Murray Street in relation to the Murray Street Development. This review revealed that a future access onto Murray Street is feasible and supportable.

Respectfully submitted,



Donna Howes, P.Eng., FEC

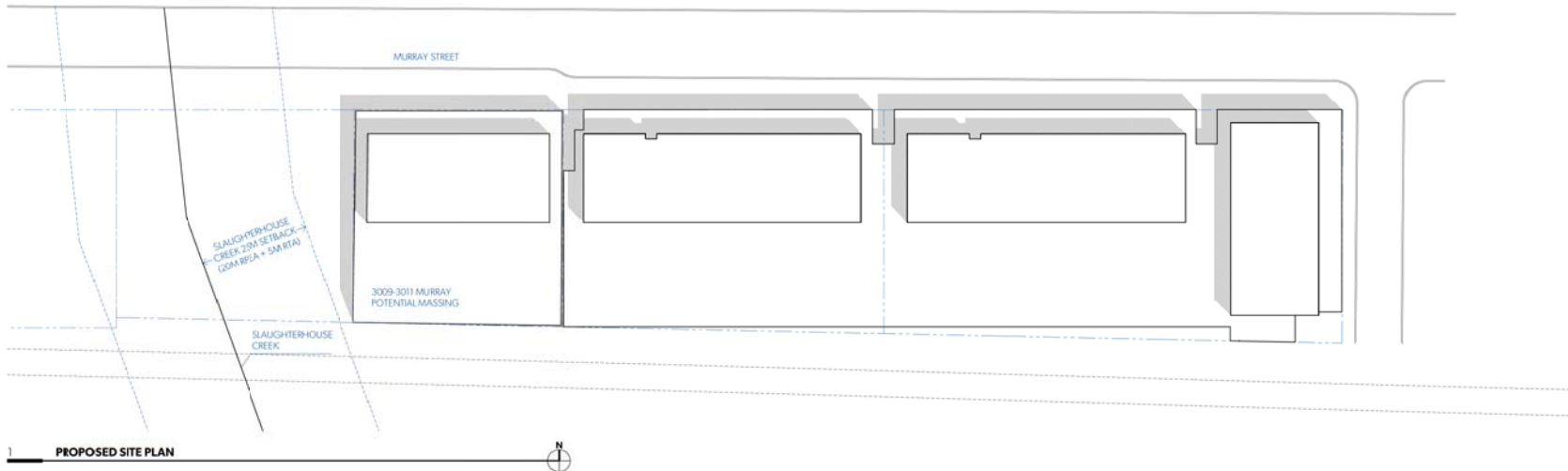
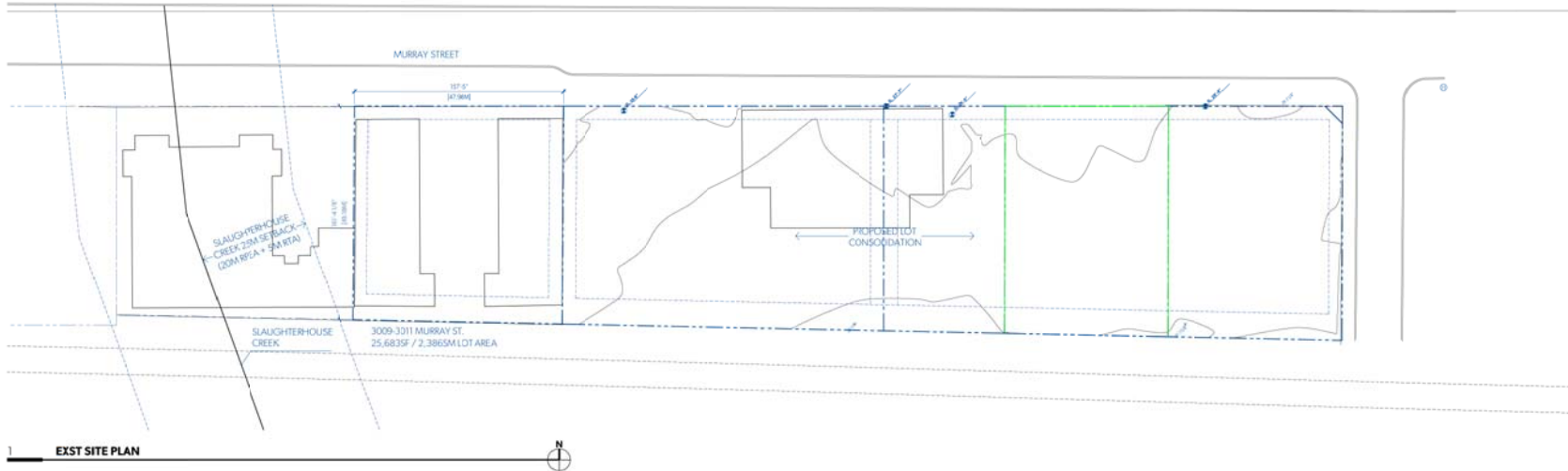


Certified by Engineers and Geoscientists of BC

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ATTACHMENT 1
MGA Drawings

DRAFT



MICHAEL GREEN ARCHITECTURE
1535 W 3RD AVENUE,
VANCOUVER BC
CANADA V6J 1J8

1	2010-03-11	AREA CALC
2	2010-03-06	AREA CALC
3	2010-03-11	AREA CALC
4	2010-06-17	AREA CALC
ISSUE	DATE	DESCRIPTION

MURRAY STREET PROJECT

3015, 3033, 3093 MURRAY STREET
PORT MOODY, BC V3H 1X3
2018-012

A051
ORPHAN LOT
FEASIBILITY STUDY
2019-12-18

