

ITEM 2
MANAGER'S REPORT NO. 52
COUNCIL MEETING 34/08/20

RE: REZONING REFERENCE #16/83

EDMONDS BUS LOOP AND KISS AND RIDE AREA

PARCEL 1, D.L. 95, GROUP 1, REF. PLAN 60693
PART OF LOT "C", D.L. 95, GROUP 1, PLAN 16808
PART OF LOT 52, BLOCK 2, D.L. 95, GROUP 1, MAP 927
REF. PLAN 6916.

6943, 6944 and 6954 - 18th AVENUE
7449 AYRES AVENUE
6485 - 19th STREET
(ATTACHED SKETCHES 1 and 2)

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

TO: MUNICIPAL MANAGER 1984 August 14
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: RZ #16/83

SUBJECT: REZONING REFERENCE #16/83
EDMONDS BUS LOOP AND KISS AND RIDE AREA

LEGAL: PARCEL 1, D.L. 95, GROUP 1, REF. PLAN 60693
PART OF LOT "C", D.L. 95, GROUP 1, PLAN 16808.
PART OF LOT 52, BLOCK 2, D.L. 95, GROUP 1, MAP 927, REF.
PLAN 6916.

FROM: M2 GENERAL INDUSTRIAL DISTRICT and
R5 RESIDENTIAL DISTRICT

TO: P2 ADMINISTRATION AND ASSEMBLY DISTRICT

ADDRESS: 6943, 6944 AND 6954 - 18TH AVENUE
7449 AYRES AVENUE
7485 - 19TH STREET
(ATTACHED SKETCHES 1 and 2)

APPLICANT: The Corporation of the District of Burnaby
4949 Canada Way
Burnaby, B.C., V5G 1M2

DEVELOPER: BC Transit
8th Floor, 1055 Dunsmuir Street
Vancouver, B.C., V7X 1P6

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.3 of this report.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1984 August 27, and to a Public Hearing on 1984 September 18 at 19:30 h; and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site. All services are to be designed to Municipal standards and constructed in accordance with the Engineering design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c) The installation of all electrical, telephone and cable servicing and all other wiring underground throughout the development and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The definition of the project site in legal terms.
- e) The granting of any necessary easement.
- f) Completion of the Highway Exchange Bylaw as outlined in Section 3.3 of this report.

REPORT

1.0 REZONING INTENT:

The intent of the proposed bylaw is to accommodate a major bus loop and an area for "kiss and ride" purposes on lands adjacent the Edmonds ALRT station.

2.0 BACKGROUND:

On 1983 May 24, the initial rezoning report for the Edmonds Bus Loop was submitted to Council and on 1983 June 06 the requisite rezoning bylaw, (Amendment Bylaw 23/83, Bylaw 8069), was granted First Reading. The previous report to Council noted that, in due course, a further report would be submitted to Council giving detailed information regarding the Edmonds bus loop and requesting that Council advance the rezoning bylaw to a Public Hearing. (The Metrotown bus loop, which was also included in the previous rezoning report, is at present being handled through the comprehensive rezoning proposal submitted by Daon Development Corporation - RZ#78/83).

The area encompassed by the Edmonds bus loop rezoning proposal has been expanded to include a "kiss and ride" area just north of the Edmonds ALRT station.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS:

- 3.1 The Director Engineering has been requested to prepare estimates for all services necessary to serve the bus loop area and the kiss and ride area.
- 3.2 Council on 1983 November 28 approved a cooperative cost sharing proposal related to the 18th Avenue cul-de-sac access off 19th Street to the Edmonds ALRT station and bus loop. The cooperative proposal included:
 - a) 18th Avenue cul-de-sac widening property acquisition,
 - b) 18th Avenue cul-de-sac corner truncation acquisition,
 - c) Kiss and ride area property acquisition,
 - d) 18th Avenue cul-de-sac road construction to the final standards including undergrounding of wiring within the existing 18th Avenue right-of-way and street storm sewers, and
 - e) 18th Avenue/19th Street intersection improvements to accommodate a left-turn slot on 19th Street.

- 3.3 In conjunction with the cooperative proposal outlined in Section 3.2, a Highway Exchange Bylaw is being pursued to rationalize the final lot line configuration of both the bus loop and ALRT station areas and the 18th Avenue cul-de-sac. This involves the closure of redundant portions of Ayres Avenue, 18th Avenue and lane rights-of-way (10,796.7 sq.ft.) and the dedication of 18th Avenue cul-de-sac right-of-way (3,834.4 sq.ft.). See Sketch #3. This property rationalization will assist in achieving the necessary suitable public access to the ALRT station and bus loop and is not intended to involve any further financial considerations.

BC Transit will be submitting the required Highway Exchange Bylaw plans together with required easement plans to cover underground wiring and sanitary sewer lines within the closed portion of Ayres Avenue and storm and sanitary sewer lines within a closed portion of 18th Avenue. The easements must be in accordance with engineering design drawings approved by the Municipal Design Engineer.

Council authority is requested to introduce the necessary Highway Exchange Bylaw.

- 3.4 The cooperative proposal outlined in Section 3.2 reflects the relocation of the kiss and ride area to an area just to the north of the ALRT Station in order to achieve larger and more efficient bus loop and kiss and ride areas.


4.0 DEVELOPMENT PROPOSAL

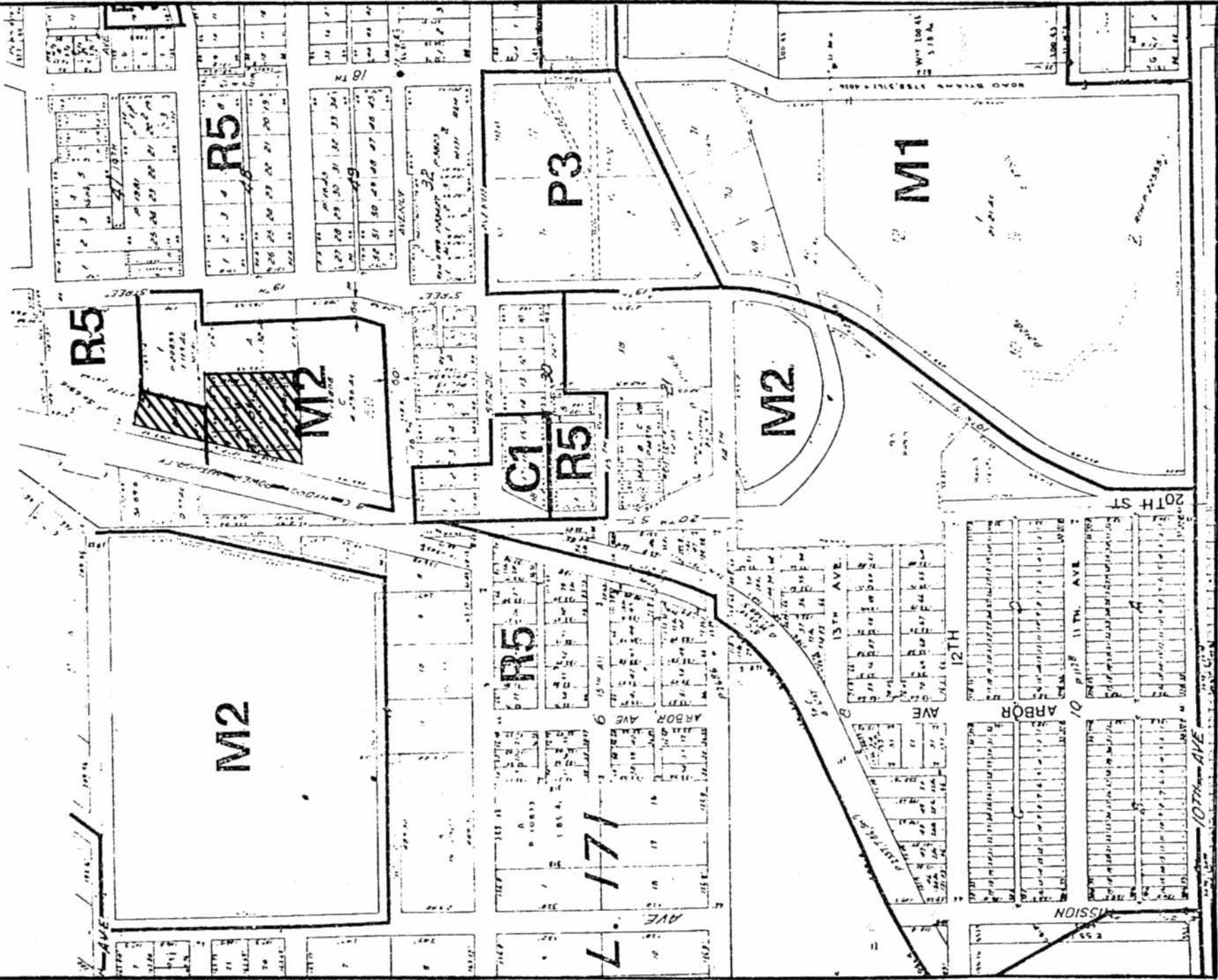
An appropriate bus loop has been designed by BC Transit in cooperation with municipal staff accommodating up to 10 bus bays, extensive decorative paved pedestrian areas and landscaping, and future bus shelters. A kiss and ride area is indicated accommodating 22 kiss and ride spaces, taxi laybys, and a handidart layby with extensive landscaping. Both the bus loop and the kiss and ride areas are integrally designed with the Edmonds ALRT station. The bus loop area is approximately 47,785 sq.ft. and the kiss and ride area is approximately 14,375 sq.ft.

5.0 SUMMARY

The various components related to the bus loop and the kiss and ride area are now established and are being pursued towards completion through standard procedures. A suitable plan of development has been prepared for the subject areas. It is appropriate that this proposal be advanced to a Public Hearing.

KI:lf
Attachment
cc: Municipal Clerk
Director Engineering
Director Finance
Director Recreation & Cultural Services
Municipal Solicitor


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION



Burnaby Planning Department

EDMONDS BUS LOOP & 'KISS AND RIDE' AREA
AT 18TH AVE AND BC HYDRO R/W.

FROM: R5 AND M2
TO: P2

RZ # 16/03

SKETCH 1

Date

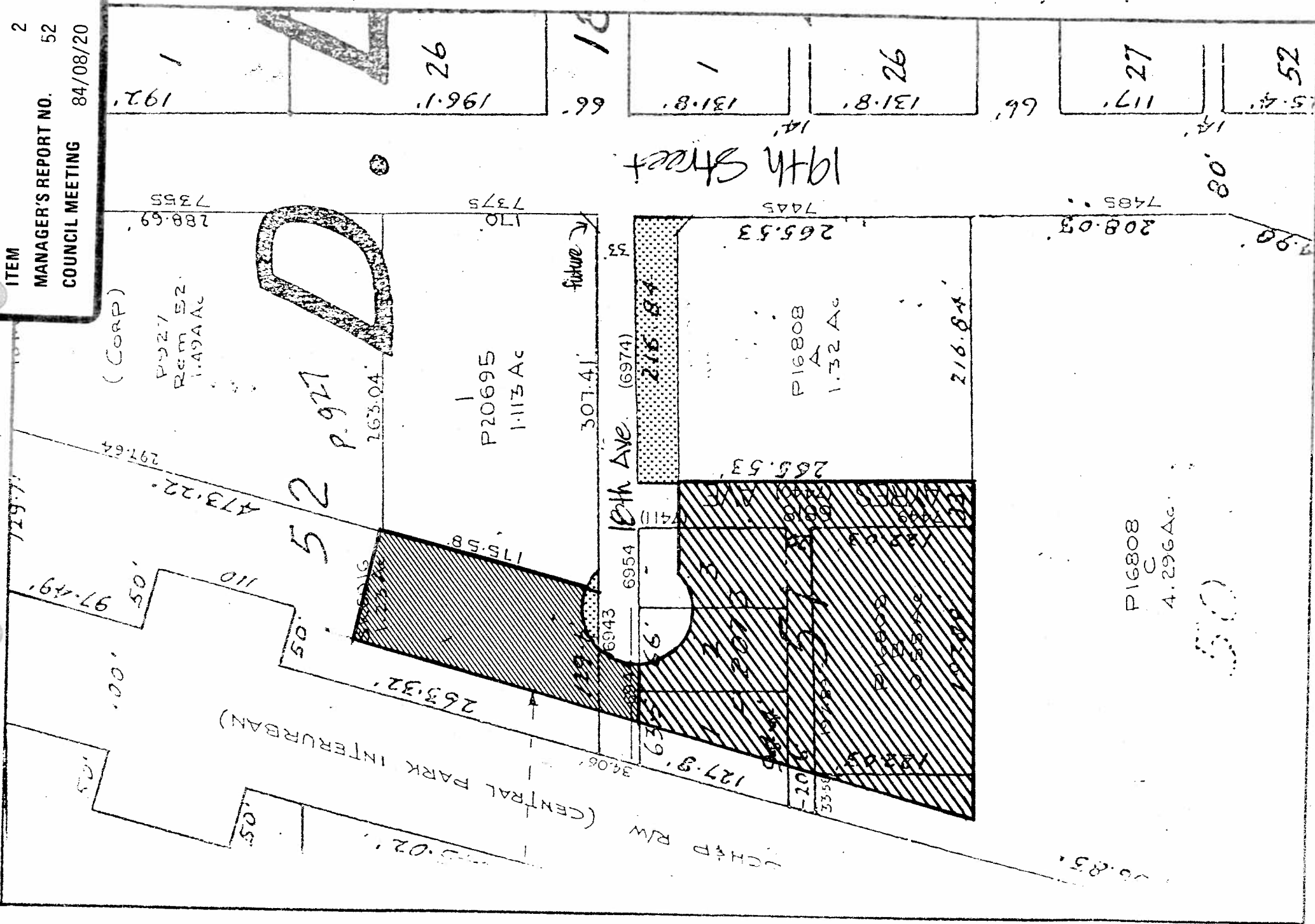
AUG/04

Scale

1" = 400'

Drawn By

ITEM 2
 MANAGER'S REPORT NO. 52
 COUNCIL MEETING 84/08/20



Date AUG/84	Burnaby Planning Department	
	REZONING # 16/83	
Scale 1" = 100'	EDMONDS BUS LOOP & 'KISS AND RIDE' AREA	
Drawn By	X REF: EDMONDS ART STATION RE#47/82 SKETCH 2	



- BUS LOOP
- KISS AND RIDE
- DEREGATIONS



