

REPORT
1993 December 20

CITY OF BURNABY

TRAFFIC AND TRANSPORTATION COMMITTEE
(TRANSPORTATION AND TRANSIT DIVISION)

HIS WORSHIP, THE MAYOR
AND COUNCILLORS

Re: Transit and Land Use Planning -
BC Transit Report

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. G. Leicester, General Manager, Product Development, BC Transit.

R E P O R T

The Traffic and Transportation Committee (Transportation and Transit Division), at its meeting held on 1993 December 09, adopted the attached staff report summarizing and reviewing the BC Transit report entitled "Transit and Land Use Planning: Transit Friendly Design Features".

Respectfully submitted,

Members:

Mr. Ernest Neumann
Mr. Peter Miller
Mr. Len Werden

Councillor D. Evans
Chairman

Councillor D. Lawson
Member

Councillor C. Redman
Member

Councillor J. Young
Member

: COPY - CITY MANAGER
- DIRECTOR ENGINEERING
- DIR. PLNG. AND BLDG.

TO: CHAIR AND MEMBERS 1993 DECEMBER 01
TRAFFIC AND TRANSPORTATION COMMITTEE
(TRANSPORTATION AND TRANSIT DIVISION)

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 08.201

SUBJECT: TRANSIT AND LAND USE PLANNING
B.C. TRANSIT REPORT

PURPOSE: To provide comments to BC Transit on the report entitled "Transit and Land Use Planning".

RECOMMENDATION:

1. THAT a copy of this report be forwarded to Mr. G. Leicester, General Manager, Product Development, B.C. Transit.

REPORT

1.0 BACKGROUND

At its regular meeting of 1993 November 29 Council received a copy of a report from BC Transit entitled " Transit and Land Use Planning: Transit Friendly Design Features". The report notes the need for improved coordination of transit and land use planning and identifies this report as a first step in initiating a process for municipalities to develop transit friendly designs for development in their jurisdictions. The correspondence requests that comments be forwarded to Mr. G. Leicester, General Manager, Product Development by 1993 December 31.

This report reviews the BC Transit report for the consideration of the Traffic and Transportation Committee.

2.0 REPORT SUMMARY

The report notes the key aspects of transit-friendly design are urban structure and urban design, and the report prescribes guidelines under both areas.

2.1 Urban Structure

The four elements which have a major impact on the transit system are the density, land use mix, location and road network. These are discussed as follows:

- (i) **development density** - denser development close to a transit route increases the potential customers for transit.
- (ii) **land use mix** - a broad mix of development including residential, retail, commercial, institutional and recreational uses generates higher transit ridership than single purpose developments.
- (iii) **location** - major developments should be located in close proximity to each other.
- (iv) **road network design** - the road network on which transit travels should provide for direct movements which are competitive with auto travel times and pedestrian access to transit stops which is not circuitous. Road design should also accommodate transit priority measures.

2.2 Urban Design

The aspects of urban design which are important to promote transit involve considerations of commercial site layout, retail mall design and subdivision staging.

- (i) **commercial site layout** - transit supportive commercial developments are street oriented with design features that encourage a pedestrian orientation.
- (ii) **retail mall design** - the standard shopping mall should provide direct and protected access between the transit stop and the mall entrance for pedestrians.
- (iii) **subdivision staging** - the phasing of residential subdivisions should accommodate penetration by transit at each stage in order to ensure new residents have access to transit services.

3.0 REVIEW OF THE REPORT

3.1 Regional and Local Objectives

The BC Transit report provides a handy compendium of techniques for municipal planners to use in reviewing development proposals with respect to their compatibility with transit. Ensuring that developments facilitate transit usage is critical to promoting those changes in travel behaviour that are required to realize the goals and objectives for regional growth management and transportation.

Many of the draft policies in the Burnaby Transportation Plan recognize the principles of transit-friendly land use planning including the following.

Policy 11 - That the City support the continued development of town centre areas with the provision of rapid transit linking these town centre areas with other town centre areas.

Policy 13 - That the City promote appropriate high density development along existing and proposed major transit routes.

Policy 16 - That the City ensure that land development and the road network are designed to facilitate transit.

Policy 23 - That safe and comfortable pedestrian facilities be provided on City roads and street oriented commercial areas.

Policy 24 - That town centre areas be designed as pedestrian oriented centres.

All of these policies will encourage the development of appropriate densities in conjunction with transit improvements and the recognition of the close relationship between pedestrian orientation and transit usage. These are key features of any effort to change travel behaviour in favour of the transit.

3.2 Implementation

In releasing the draft report on Transit and Land Use Planning, BC Transit is attempting to develop a cooperative relationship with municipalities to formulate land use policies that promote transit use. The report, however, is silent on the matter of how transit-friendly development will be achieved.

Without a process in place to review development proposals with regard to their implications for transit, the achievement of transit-friendly development is subject to the awareness, expertise and inclination of individual municipal planners. Currently Burnaby does consult with BC Transit on major development and transportation proposals. Transportation Planning staff regularly meet with other staff of the Planning Department to review transportation and transit development proposals in relation to considerations. The BC Transit report will be made available to all staff of the Planning Department responsible for reviewing development proposals.

It is suggested, however, that consistent application of these principles will require development of a process for coordinated review of development proposals. In this regard, BC Transit may be advised to convene a seminar on this topic for municipal planners with a view to getting input on an appropriate and workable process for development review.



for D.G. Stenson, Director
PLANNING AND BUILDING

RG/jp

