

TO: CITY MANAGER

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #8/96
(X-REF. REZONING REFERENCE #66/94)
4330 SANDERSON WAY
DISCOVERY PLACE COMMUNITY PLAN
ISSUES ARISING FROM THE PUBLIC HEARING

1997 MARCH 19

PURPOSE: To inform Council of responses to issues raised at the 1997 February 25 Public Hearing for the subject rezoning.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

REPORT

At the 1997 February 25 Public Hearing for Rezoning Reference #8/96, an advanced technology research and office facility providing the Canadian headquarters for Electronic Arts, concerns were raised about the location of the Urban Trail and a watercourse on site.

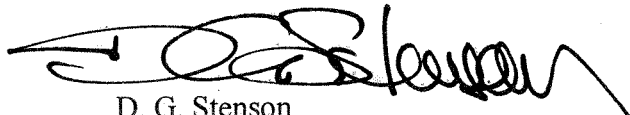
For clarification, the Urban Trail abutting this site, known as Site K in the Discovery Place Community Plan, is already approved through the overall rezoning for Discovery Place, Rezoning Reference #66/94, which received Final Adoption on 1996 September 23 and staff are ensuring satisfactory construction.

This new trail segment serves as an important extension of the Burnaby Urban Trail System which provides bicycle and pedestrian linkages through the community to encourage alternate modes of commuting and recreational travel. The linkage in Discovery Place along Sanderson Way, Gilmore Way and Carleton Avenue furthers these City objectives in the area. As **attached** Sketch #1 shows, the Urban Trail runs within road rights-of-way along a portion of the site's frontage on Sanderson Way and the Carleton Avenue right-of-way. At the time of the adoption of the original Discovery Parks Willingdon (BCIT) Site Community Plan, the construction of Carleton Avenue between Moscrop Avenue and Sanderson Way was part of the Major Roads Network in the Burnaby Transportation Plan but, now, this extension has been deleted from the revised Burnaby Transportation Plan. As discussed through Rezoning Reference #66/94, the Urban Trail will be built to typical standards with a 4m pavement bordered by safe, attractive landscaping. On Sanderson Way, the trail is within 6 ft. of the street curb with some existing planted trees and shrubs being removed and with street trees being provided within the 6 ft. grassed boulevards. Along the Carleton right-of-way some of the blackberry underbrush associated with the existing powerlines will be removed.

In addition, another trail affecting Site K is being provided through Rezoning Reference #66/94, a nature trail through the south and west edges of the site in the conservation area. This is intended to be an informal path using existing trails where possible to provide a continuing amenity to employees and the public.

With regard to the watercourse, at present it appears as an open, ephemeral channel and areas of overland flow fed by storm run-off from a small residential catchment area above the site. It is culverted for an extensive length below the site and currently has no access for fish. The intent of the applicant is to work with staff, the Ministry of the Environment and the Department of Fisheries and Oceans to place it in a suitable location that minimizes the loss of surrounding vegetation and riparian habitat while maintaining an open watercourse that provides habitat as well as food and nutrients downstream. The three options being studied are a) through the parking lot, b) along the edge of the development site or c) through the conservation area. The last option is the applicant's preference and discussions with the local community indicate it will be a welcome amenity. Thus, once the appropriate alignment which resolves all technical requirements has been established, a further report detailing it will be submitted to Council.

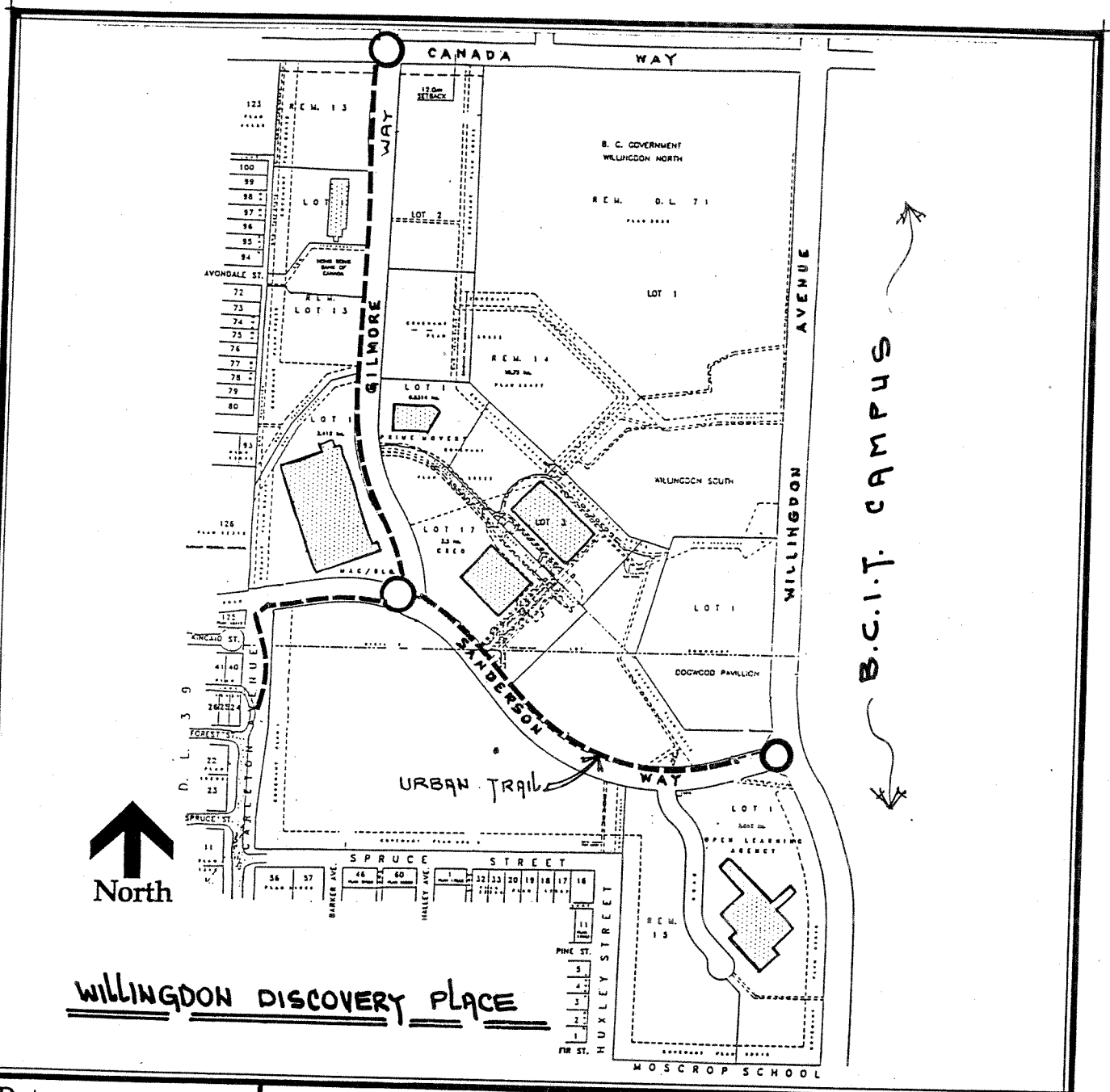
This is for the information of Council.



D. G. Stenson
Director Planning and Building

FA:gk
Attach

cc. Director Engineering
Director Recreation and Cultural Services
City Solicitor
Chief Environmental Health Officer




WILLINGDON DISCOVERY PLACE

B.C.I.T. CAMPUS

Date:
 AUGUST 1996

Scale:
 N.T.S.

Drawn By:
 J.P.C.

 City of
 Burnaby
 Planning & Building Dept.

PROPOSED URBAN TRAIL ROUTING

SKETCH # 1

