

TO: CITY MANAGER

1997 September 23

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: ADDITIONAL PARKING LOT
ALBERT STREET AND ROSSER AVENUE
HASTINGS STREET AREA PLAN**

PURPOSE: To inform Council of the response to the proposal to designate an additional parking lot at the southeast corner of Albert Street and Rosser Avenue and to amend the Hastings Street Area Plan to include this additional parking lot.

RECOMMENDATIONS:

1. **THAT** the Hastings Street Area Plan be amended to show 304 Rosser Avenue and 4410 Albert Street designated as a future public surface parking lot.
2. **THAT** a copy of this report be sent to the owners and tenants of the properties indicated on attached Sketch #2 and to the Heights Merchants Association.

REPORT

At the 1997 May 25 meeting, Council received an information report regarding the feasibility of adding an additional public parking lot to the Hastings Street Area Plan at the southeast corner of Albert Street and Rosser Avenue (see **attached** Sketch #1) similar to other intersections in the Hastings Street Area Plan. This report was in response to a request from the Heights Merchants Association for additional public parking at the east end of the area in a block which has no designated public parking lots.

Since the designation of this site for a future public parking lot requires an amendment, albeit minor, to the Hastings Street Area Plan, it was deemed appropriate to seek the opinion of the property owners and tenants in the vicinity immediately affected. Thus a copy of the 1995 May 25 report and accompanying letter were sent to the properties in the vicinity of the proposed site as indicated in **attached** Sketch #2 as well as the Heights Merchants Association. A response on the designation of 304 Rosser Avenue and 4410 Albert Street for redevelopment as a public parking lot was requested by 1997 June 30 with the understanding that a further report would be submitted to Council with discussion of the comments received and finalized recommendations regarding the proposed further public parking lot within the Hastings Street Area Plan.

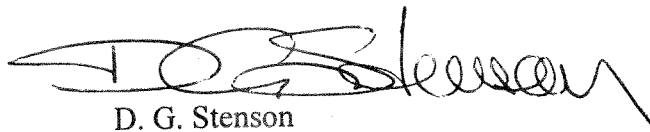
Overall, the response rate was low, with the most immediate neighbours responding. One of the owners of the subject site expressed interest in negotiating with the City; the other did not respond. The owners of the building at 4411 Hastings Street most affected by the lack of local parking wrote in favour of and included a petition signed by 17 local business people.

Concerns were expressed by one tenant and the owner of the apartment building to the north at 4421 Albert Street as well as by the neighbours to the west and east. These concerns about additional traffic and strangers in the neighbourhood as well as possibly intrusive noise and light were similar to those voiced by the neighbours of other proposed parking lots during the development of the Hastings Street Area Plan and which we consider have been appropriately addressed in pursuing the parking lots constructed to date. Users of the parking lots are typically people previously parking on neighbourhood streets. The design of the existing lots has made every effort to incorporate features that promote the safety of the parking lot users while protecting the privacy of adjacent residences. Additional ornamental lights are installed to supplement adjacent existing street lighting, with care taken to minimize off-site glare. In addition, to enhance the interface between residential and commercial uses, existing trees are retained where possible and attractive new landscaping and six foot fences are installed between parking lots and adjacent residences, while landscaping abutting the lane and streets is kept low to facilitate visual surveillance. The parking lots constructed to date have been well received.

Thus, given that there is an increased need for parking in the 4400 Block Hastings Street now that the Ministry of Transportation and Highways has initiated the removal of on-street parking along Hastings Street during rush hours, increasing the demand for public parking and that the concerns expressed have been appropriately addressed on the parking lot sites developed to date, it is recommended that the Hastings Street Area Plan be amended to designate 304 Rosser Street and 4410 Albert Street as a future public parking lot site.

However, it is acknowledged that the development of the parking lot may take some time, since property acquisition is sought from willing vendors. Nevertheless, this process is in keeping with the steady incremental approach of achieving the Hastings Street Area Plan.

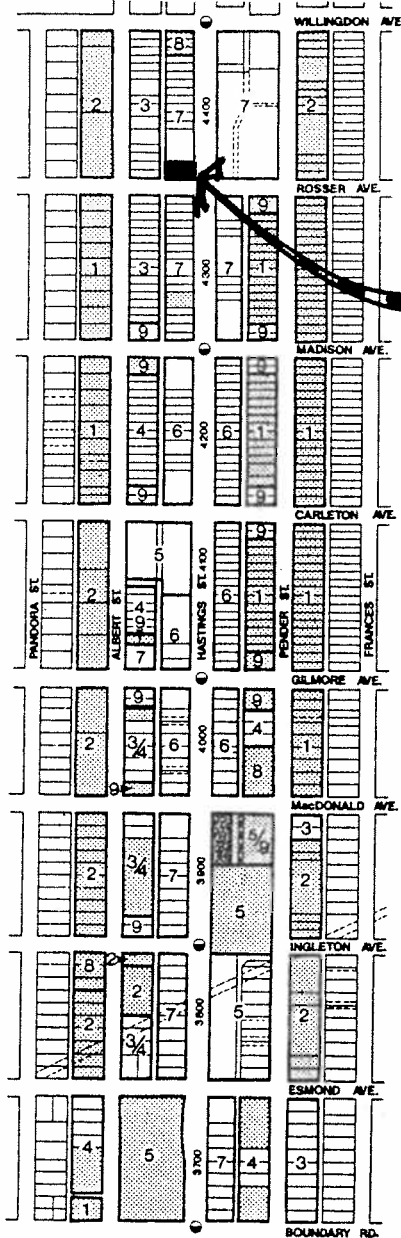
Therefore in conclusion it is proposed that the necessary amendment to the Hastings Street Area Plan be approved and that a copy of this report to the property owners and tenants in the immediate area (see attached Sketch #2).



D. G. Stenson
Director Planning and Building

FA:gk
Attach.

cc. Director Engineering
Director Finance
Director Recreation and Culture
City Solicitor



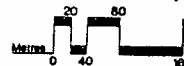
SUBJECT SITE

**Hastings Street Area Plan
(Adopted)**

Legend:

- 1 > Single and Two Family Dwellings (Retained)
- 2 > Low Rise Multi Family Residential
- 3 > Single, Two Family Or 2 1/2 Storey Townhousing
- 4 > 3 1/2 Storey Townhousing
- 5 > Comprehensive Development (CD)
- 6 > Core Commercial (4 Storey Mixed Use)
- 7 > Non-Core Commercial (4 Storey Mixed Use)
- 8 > Institutional
- 9 > Parking
- > Park
- > Existing
- > Existing Traffic Signal

Updated to 1996 May



← North

Community Plan Three

Date:
SEPTEMBER 1997

Scale:
N.T.S.

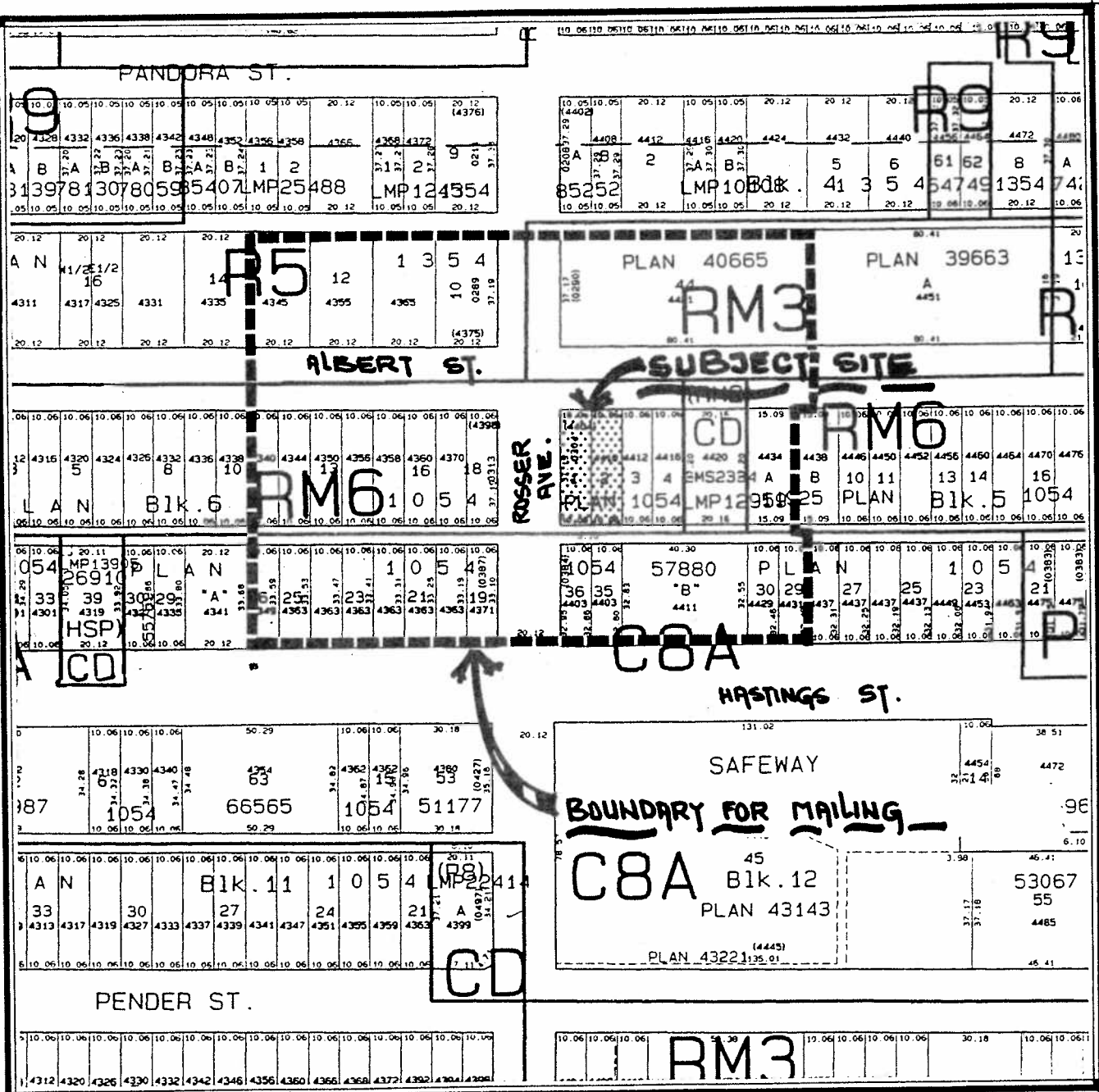
Drawn By:
J.P.C.



City of
Burnaby
Planning & Building Dept.

PROPOSED ADDITIONAL PARKING LOT
304 ROSSER AVE. + 4410 ALBERT ST

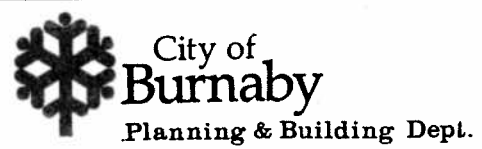
SKETCH # 1



Date:
SEPTEMBER 1997

Scale:
1:2000

Drawn By:
J.P.C.



PROPERTIES FOR MAILING
POTENTIAL ADDITIONAL PUBLIC PARKING LOT

SKECH # 2