

TO: CITY MANAGER

2000 JANUARY 05

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: DELEGATION RELATING TO HOLDOM SKYTRAIN STATION
REZONING REFERENCE #99-31**

PURPOSE: To provide the requested report on the delegation at the Council Meeting of 1999 December 20 appearing on behalf of the owners of the site of the Holdom SkyTrain Station.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mr. Daniel McIntyre of Pines McIntyre & Shrieves, 1950-1177 West Hastings Street, Vancouver, B.C. V6E 2K3.

REPORT

On 1999 December 20, Council received rezoning reports for each of the Gilmore (Rezoning #99-29), Brentwood (Rezoning #99-30) and Holdom (Rezoning #99-31) SkyTrain Stations with recommendations for advancement of these rezonings to a Public Hearing on 2000 January 25. The three rezoning reports were tabled by Council at that time. At the same meeting, Mr. Daniel McIntyre of Pines McIntyre & Shrieves, business lawyers, appeared as a delegation on behalf of Delesalle Holdings Ltd., the owners of the site on which the Holdom SkyTrain Station is proposed to be located. A presentation was made by Mr. McIntyre, and following further Council discussion, staff was requested to report on the delegation.

Mr. McIntyre indicated that the property owner had not requested nor consented to the proposed rezoning and requested an opportunity to speak to Council on the owner's concerns. Points raised by the delegation and Council discussion included matters relating to the SkyTrain coordination process to date, the fast-tracked design and construction schedule of the developer, Rapid Transit Project 2000 Ltd. (RTPO), the integration of bus transit at the SkyTrain Stations by TransLink, how the balance of the property not encumbered by SkyTrain and bus requirements would function and have its redevelopment potential protected, and the rezoning process being pursued.

The delegation to Council had been requested as a result of contact made by Planning staff with property owners on which the SkyTrain Stations are located with respect to the proposed rezoning process. The rezoning applications for the SkyTrain Stations have been initiated by the City as the applicant and not by RTPO or TransLink. Both RTPO and TransLink have cooperated in providing information and detailed design proposals. The rezoning of station sites which was also pursued for the initial SkyTrain Stations in south Burnaby continues to be considered appropriate to recognize the significant land use impact of the SkyTrain Stations. Although RTPO has hosted a number of public open houses and distributed information brochures on the SkyTrain Stations, the rezoning process permits a formal public review and discussion of the proposals in virtually their final design state and addresses the integration of ancillary elements and establishes the pertinent servicing requirements. Also, it is desirable that proposals be not so far advanced that some adjustments considered appropriate arising out of the rezoning discussion process including the holding of a Public Hearing could not be made prior to construction commencing.

Staff have met with Mr. McIntyre and have discussed the Holdom SkyTrain Station proposal at length with him. The owner has commented on the low amount of contact and information provided by RTPO to date. The owner now has a much clearer understanding of the station design and bus provisions and the implications of the design on the balance of the property. The station and bus loop cover an approximate area of 0.95 acres, 20.6% of the overall 4.6 acre property. The property owner has had renewed contact with RTPO and TransLink, subsequent to the December 20 appearance, and is continuing to negotiate the SkyTrain use on the property. The owner has also engaged a traffic and transportation consultant to pursue site access and bus access studies towards possible workable alternatives. City staff have expressed a willingness to host coordination meetings involving the property owner and his consultants with RTPO and TransLink staff. Staff do not see these or further refinement initiatives as impediments to rezoning but rather as a constructive approach permitted by the rezoning process itself.

RTPO is pursuing the design and construction of the Lougheed SkyTrain line on an advanced schedule. The City has little control over this schedule. However, City staff are endeavouring to assure that the wide range of issues which need to be discussed and coordinated for this mega-project are brought forward and addressed. The Project Integration Committee (PIC) and the Station Transit Integration Committee (STIC) involve staff of RTPO and its consultants, TransLink, and various City departments who meet regularly to deal with myriad technical details and issues including various integration issues, site servicing, environmental matters, crime and safety concerns, traffic and transportation and urban design.

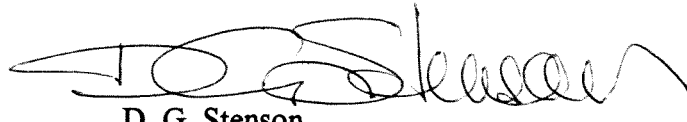
As previously indicated, RTPO has now submitted 65% Design Review drawings for the Holdom Station with substantial working drawing and engineering consultant drawing content. It is not desirable to delay advancement of the rezoning process which allows for formal Council and public consideration of the proposal.

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Property owners on which the stations are located have been advised by the City of the zoning process. In this regard, it is reiterated that the provision of legal authority will be needed, prior to the applicable rezoning bylaw being advanced for Final Adoption, for RTPO to pursue development of SkyTrain Station and related facilities at this privately-owned site.

In summary, City staff have promoted an integrated and coordinated approach in discussions with all involved parties including RTPO, TransLink and affected private property owners. The advancement of the rezoning process will permit further public discussion on the individual SkyTrain Stations in order to achieve a SkyTrain system that will attain maximum economic and social benefits to the community including residents and businesses while minimizing any potential detrimental effects.

This is for the information of Council.



D. G. Stenson
Director Planning and Building

KI:lf

cc: Director Engineering
City Clerk

a:\PL Delegation Holdom SkyTrain Station

