

TO: CITY MANAGER 2000 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #99-29
GILMORE SKYTRAIN STATION
PUBLIC HEARING SUBMISSIONS

PURPOSE: To provide a response to the submissions made at the Public Hearing held on 2000 January 25 for Rezoning Reference #99-29.

RECOMMENDATION:

1. **THAT** a copy of this report and a copy of the Public Hearing Minutes for Rezoning Reference #99-29 be sent to Rapid Transit Project 2000 Ltd., #200-3875 Henning Drive, Burnaby, B.C., V5C 6N5 and TransLink, 1700 - 4720 Kingsway, Burnaby, B.C. V5H 4M2, with the view that this information, including expressed concerns, would assist the Rapid Transit Project 2000 Ltd. and TransLink in pursuing the appropriate final design and construction of the SkyTrain stations and associated provisions.

R E P O R T

At the Public Hearing held on 2000 January 25 for Rezoning Reference #99-29, Gilmore SkyTrain Station, representations were made on behalf of the property owner, Standard Life, on whose property the station is located as well as by one further individual. Council subsequently on 2000 February 07 requested staff to submit a report responding to these Public Hearing submissions.

The responses to the Public Hearing submissions are outlined as follows:

- a) On behalf of the property owner, Standard Life, the desire was expressed that the rezoning application be postponed for 6 to 8 weeks to permit further master planning work to be pursued by the owner to determine how future major site redevelopment would be appropriately integrated with the SkyTrain station. Council gave Second Reading of the rezoning bylaw on 2000 February 07. More than eight weeks will have been available to the

property owner to pursue studies prior to the rezoning application being advanced for finalization.

Staff have had two meetings to date and other contacts with the property owner representatives since the Public Hearing. Integration with future development is inherent in the SkyTrain station designs and future development would be handled through a further rezoning application with staff continuing to express its willingness to pursue such initiatives in cooperation with the property owner at any time. Staff would be guided by the Brentwood Town Centre Development Plan adopted by Council on 1996 June 10. It is acknowledged that some adjustment to the Development Plan may be appropriate and pursued in light of the finalized SkyTrain station location.

It is appropriate for the station rezoning to continue to be advanced as the station proposal represents the proposed actual construction including its extent that will shortly be pursued on-site. As previously indicated, the station rezoning designation is additive and does not change the prevailing existing zoning of the site.

It is also noted that the level of site servicing and infrastructure including road improvements to be provided in relation to the station development and rezoning by RTPO, TransLink and the Municipal Integration Fund (MIF) has been determined through a further agreement involving RTPO, TransLink and the City which was approved by Council at its meeting of 2000 March 13. Other desirable infrastructure improvements in the vicinity of the station will be achieved through other auspices including future rezoning applications in the area.

The owner had also expressed some concern that the proposed within-station retail component would detract from other future retail proposals. The City has expressed the desire for some within-station retail to provide some further activity within the station and provide an "eyes-on-the-street" security component, although such a retail component could be relatively modest and should not detract from future nearby retail potential.

- b) A resident spoke to register his opposition to the subject rezoning application due to his view that the proposed SkyTrain station locations will not be an asset to the community and their designs are poor in light of evident security and criminal activity issues at existing SkyTrain stations. Discussions which included RCMP input have indicated the need for Crime Prevention Through Environmental Design (CPTED) and station policing to be addressed in the station designs and operations. A report entitled "Security, Safety and Rapid Transit" had been prepared by a security consultant engaged by RTPO. The report is general in nature and not site specific. Staff have requested more detailed information on the security arrangements that TransLink intends to put in place but have not yet received such information.

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As previously indicated, the City is pursuing the rezoning applications for the stations in Burnaby. The RTPO has agreed to cooperate with this rezoning process and is providing the necessary information to advance the rezoning applications. Although representatives of both RTPO and TransLink were in attendance at the Public Hearing for this subject rezoning held on 2000 January 25, it is recommended that a copy of this report as well as a copy of the Public Hearing minutes be sent by the City Clerk to both RTPO and TransLink. The RTPO and TransLink are requested to consider this information including expressed concerns in pursuing the appropriate final design and construction of the SkyTrain stations and associated provisions.



D. G. Stenson
Director Planning and Building

KI:lf

cc: City Clerk
Director Engineering

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