

TO: **CITY MANAGER**

2000 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #99-31
HOLDOM SKYTRAIN STATION
PUBLIC HEARING SUBMISSION**

PURPOSE: To provide a response to the submissions made at the Public Hearing held on 2000 January 25 for Rezoning Reference #99-31.

RECOMMENDATION:

1. **THAT** a copy of this report and a copy of the Public Hearing Minutes for Rezoning Reference #99-31 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 #99-31, Holdom SkyTrain Station, representations were made on behalf of the property owner, Delesalle Holdings, on whose property the station is located and the adjacent Brentwood Recreation Centre and Coastal Ford properties, as well as by six residents. Council subsequently on 2000 February 07 requested staff to submit a report responding to these Public Hearing submissions.

The responses to the Public Hearing are outlined as follows:

- a) The spokespersons for Delesalle Holdings promoted an alternative to an on-site bus loop. Further subsequent discussions with TransLink have resulted in the elimination of the on-site bus loop through proposed bus route adjustments which would call for on-street bus stops adjacent the station. As previously indicated, the station rezoning is intended to only encompass the proposed SkyTrain station and directly related works. Advancement of the zoning bylaw for Final Adoption will take into consideration the elimination of the on-site bus loop and will be pursued when the Rapid Transit Project 2000 Ltd. (RTPO) has achieved the legal right to enter the property to construct the station. The proposed adjusted bus route

would also continue to be proximate to the Parkcrest Plaza retail centre located a few blocks to the north-east.

- b) A spokesperson for the adjacent Brentwood Recreation Centre to the west of the station expressed opposition to the rezoning citing opposition to the elimination of the east-west driveway on the former "Lumberland" site, Delesalle Holdings property, adjacent the Lougheed Highway which it is contended patrons of the Centre currently use to access the Centre from Holdom Avenue. This is considered to be a matter between the two private property owners. Reduced visibility of the Centre was also cited as being detrimental to the business.
- c) Two persons spoke on behalf of Coastal Ford, the existing auto dealership located to the east of the station across Holdom Avenue. While no objection was expressed to SkyTrain, in principle, concerns were expressed regarding potential traffic congestion and the need for corresponding road improvements, reduction in visibility of the business, and achieving reasonable access and egress from the dealership site. Efforts are being made to mitigate or avoid any traffic problems with the advent of SkyTrain. Elimination of the previously proposed on-site bus loop should lesson traffic difficulties regarding access to the dealership site. 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.

It is evident that the SkyTrain line, with its regular spacing of large supporting columns and its location along large stretches on the Lougheed Highway frontage, will have the effect of reducing the visibility of a number of properties behind this frontage such as the Coastal Ford property. While some screening is unavoidable, it is up to individual property owners to pursue any adjustments which may be technically possible regarding detailed column locations through negotiations with RTPO, particularly in situations where RTPO needs to obtain rights to cross over private property along the Lougheed Highway frontage.

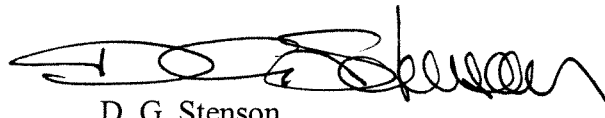
- d) Five other residents spoke in opposition to the rezoning with concerns about the impact of SkyTrain on the neighbourhood. Concerns were mentioned regarding increased crime, traffic congestion, littering, parking problems and adverse impact on businesses. It was indicated that this "fast-tracked" SkyTrain project should be delayed until further area studies and neighbourhood input were pursued.

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.

Staff are cognizant of potential traffic and parking problems relative to SkyTrain stations and are addressing these issues in continuing discussions and through the agreements with Rapid Transit Project 2000 Ltd. (RTPO) and TransLink. Continued monitoring of the situation is considered appropriate.

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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