

**TO:** CITY MANAGER

2000 May 17

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #99-35  
LOUGHEED TOWN CENTRE SKYTRAIN STATION  
PUBLIC HEARING SUBMISSIONS**

**PURPOSE:** To provide a response to the submissions made at the Public Hearing held on 2000 March 28 for Rezoning Reference #99-35.

---

**RECOMMENDATION**

1. **THAT** a copy of this report and a copy of the Public Hearing Minutes for Rezoning Reference #99-35 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.

**REPORT**

At the Public Hearing held on 2000 March 28 for Rezoning Reference #99-35, Lougheed Town Centre SkyTrain Station, representations were made by seven residents. On 2000 April 03, Council subsequently requested staff to submit a report responding to these Public Hearing submissions.

All seven residents (six from Burnaby and one from Coquitlam) expressed opposition to the rezoning application. Specific issues raised at the Public Hearing included the station location, security, noise, traffic and elevator access. Responses to the Public Hearing submissions are outlined as follows:

- a) Many of the residents objected to the location of the station at the intersection of Lougheed Highway and Austin Road. A location further to the east on the Lougheed Mall property closer to the mall itself and North Road was suggested as more appropriate. In view of the property negotiations that have taken place along with the alignment and construction commitments undertaken, the proposed location of the station at the intersection of Lougheed Highway and Austin Road has been determined by the provincially-sponsored Rapid Transit Project, and must be considered fixed.

- b) Residents expressed concerns about providing appropriate security in and around the station, including the need for appropriate lighting, additional policing and security fencing around nearby multi-family residential sites. Additional concerns included appropriate security for the pedestrian tunnel under the Lougheed Highway just east of Austin Road and prevention of loitering in the neighbourhood.

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 and will address lighting and policing measures. However, 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. This matter will be the subject of a further report to Council.

Security concerns beyond the actual station site such as those expressed regarding the provision of security fencing around nearby residential sites and potential loitering in the vicinity of the station will likely not be addressed by the RTPO. Security and crime concerns related to the pedestrian tunnel under the Lougheed Highway as well as the adjacent wooded area were noted. City staff will be reporting separately on this pedestrian tunnel matter to Council. RTPO and TransLink are requested to pursue steps to mitigate these expressed concerns.

Staff will be meeting with the parents and staff from Cameron School to review security issues and prepare a recommended strategy to address the concerns.

- c) Concerns were expressed about the noise generated by SkyTrain and the potential need for mitigation measures. The impact that SkyTrain would have on privacy and property values was also raised. One suggestion made at the Public Hearing to reduce noise is that the trains when entering the town centre area slow down to a single low speed. These concerns are referred to RTPO for their evaluation and consideration for providing the appropriate mitigation.
- d) Concerns were expressed about the potential traffic congestion generated by the SkyTrain station. In this regard, Council is advised that the Lougheed Town Centre Station will be one of the major stations on the SkyTrain Line with most passengers accessing the station by bus from Coquitlam and Burnaby and walking from the high density residential areas close to the station. Less than 10% of riders using Lougheed Station are expected to come to the station or be picked up by car but to accommodate these vehicles and the buses accessing the

station, road and traffic improvements are planned. The extension of Government Place to connect with Austin at a new signalized intersection and the signalization of North Road at Government Place will provide appropriate access to the station for vehicular traffic.

- e) The proposed elevator location(s) in the East Station House of the SkyTrain station was considered to be too far from the bus loop, exposed to the elements and difficult to access from the sidewalk adjacent to the Lougheed Highway for those who may be physically impaired. There are two elevators proposed for the East Station House: one in Phase 1 and a second in Phase 2 (Coquitlam Extension). The elevators will be located at the concourse level of the station house within the enclosed and weather-protected "Fare Paid Zone" area. While appropriate access for physically impaired will be provided, the final details have not been worked out at this time. The East Station House elevator in Phase I will be approximately 32 metres (105 ft.) from the entrance point of the adjacent bus loop. These concerns are referred to the RTPO for their consideration.

As previously indicated, the City is pursuing the rezoning applications for the stations in Burnaby. The RTPO has agreed to co-operate with this rezoning process and is providing the necessary information to advance the rezoning applications. 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 concerns expressed in pursuing the appropriate final design and construction of the SkyTrain stations and associated provisions.



D. G. Stenson  
Director Planning and Building

PS:gk

cc: City Clerk  
Director Engineering

