

TO: CITY MANAGER

2001 September 25

FROM: APPROVING OFFICER

**SUBJECT: ROAD CLOSURE REFERENCE #01-9**  
**X. REFERENCES: REZ #00-25; SUB #01-15**  
**Lougheed Highway, Gilmore Avenue and Dawson Street**

PURPOSE: To seek Council authority for the introduction of a Highway Exchange Bylaw for the closure of the Totem Court road allowance and the dedication of property for road widening along Lougheed Highway, Gilmore Avenue and Dawson Street.

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**RECOMMENDATION:**

- 1.0 THAT Council authorize the preparation and introduction of a Highway Exchange Bylaw involving the closure of the Totem Court road allowance and dedication of property for road widening along Lougheed Highway, Gilmore Avenue and Dawson Street as outlined in this report.

**REPORT**

**1.0 BACKGROUND:**

At its meeting of 2000 September 25, Council received an initial rezoning report (Rezoning Reference #00-25) related to lands owned by Standard Life on the east side of Gilmore Avenue between the Lougheed Highway and Dawson Street (see *attached* Sketches #1 and #2). The Standard Life lands encompass some 12.5 acres and are addressed at 4120, 4160 and 4170 Lougheed Highway and 4161 and 4171 Dawson Street. A major mixed-use phased development with commercial and residential components in line with the adopted Brentwood Town Centre Development Plan is being pursued. Council directed staff to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report would be submitted at a later date. Due in part to the current lower demand for major office space, this rezoning proposal is not being advanced quickly at this time.

However, the Gilmore SkyTrain Station (Rezoning Reference #99-29) is currently being constructed on the subject lands at the northeast corner of Gilmore Avenue and Dawson Street. As part of this SkyTrain development, the upgrading of Gilmore Avenue and the undergrounding of existing overhead wiring along the east side of Gilmore Avenue are being pursued. The dedication of road widening along the Gilmore Avenue frontage is needed to accommodate the noted road and underground wiring works.

This report outlines a proposal to obtain the desired road widening dedication along Gilmore Avenue by means of a Highway Exchange Bylaw.

## 2.0 PROPOSED HIGHWAY EXCHANGE BYLAW:

Standard Life has indicated its willingness to provide the desired Gilmore widening dedication if presented as part of a larger Highway Exchange Bylaw proposal which would provide other identified widening dedications along the Lougheed Highway and Dawson Street as well as additional protective statutory rights-of-way in exchange for the closure of Totem Court. This closure will allow Standard Life greater design and siting leeway in pursuing the development of its extensive lands in a more conceptually integrated fashion.

While closed as a dedicated right-of-way, the existing physical appearance of Totem Court would remain unchanged with its continuing functioning as a public access and for public services being protected. Any future physical change to Totem Court and its current services would be determined in conjunction with the rezoning and consideration of specific redevelopment proposals for the abutting properties.

Staff are supportive of pursuing such an exchange proposal in advance of the rezoning of the site, subject to conditions and requirements identified for such a Highway Exchange Bylaw being met. The widening dedications to be provided are considered of considerable benefit to the City. Other than the closure of Totem Court, all other aspects of the adopted Brentwood Town Centre Development Plan would continue to apply. For example, the public open space and access corridor concept generally along the Totem Court alignment between Dawson Street and Lougheed Highway would continue to be protected and specifically resolved in conjunction with Rezoning Reference #00-25.

With the proposed closure of Totem Court, the resulting lot configurations are outlined on the attached Sketch #1:

- (a) **Lot X** - consolidation of former Lot C (4170 Lougheed), Lot D (4180 Lougheed) and the closed Totem Court right-of-way.
- (b) **Lot A** - at 4171 Dawson Street to remain unchanged.
- (c) **Lot B** - at 4161 Dawson Street to remain unchanged.

The area of the closed Totem Court road allowance area is approximately 1,745 m<sup>2</sup> (18,784 sq. ft.) while the dedications on the three streets frontages are approximately 3,065 m<sup>2</sup> (32,992 sq. ft.). As the area to be dedicated is greater than the road allowance to be closed, there will be no exchange of funds. The widening dedications are based on road geometrics available to date and subject to future minor requirements as necessary through the detailed rezoning process.

CITY MANAGER

Re: Road Closure Reference #01-9  
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Required statutory rights-of-way for the City (water, sanitary, storm sewers and urban trails) as well as for underground services for B.C. Hydro, B.C. Gas, Telus and Cable will be conditions for the completion of this Highway Exchange as well as final approval of the subdivision. Any encroachments as a result of this proposed lot configuration and provided dedications will be removed or resolved to the satisfaction of the Director Engineering. The provision of easements and/or statutory rights-of-way for reciprocal and public access by vehicles and pedestrians will also be a condition of the final approval of the subdivision. The submission of a Site Profile is also required.

This exchange proposal is not considered to fetter any rights of the City related to rezoning of the Standard Life lands or to easements and statutory rights-of-way within the closed Totem Court area. The outlined road widening dedications are one significant requirement of Rezoning Reference #00-25 but are now proposed to be provided on this advanced basis. Therefore, Rezoning Reference #00-25 will otherwise continue to be pursued in the usual manner.

In summary, through this proposal, the desired road widening dedication will be obtained to permit the upgrading of Gilmore Avenue between Dawson Street and the Lougheed Highway as well as the undergrounding of wiring along this frontage to proceed relative to the Gilmore SkyTrain Station provisions. The achievement of additional road widening dedications along the Lougheed Highway and Dawson Street are considered of further benefit to the City.

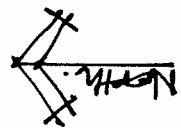
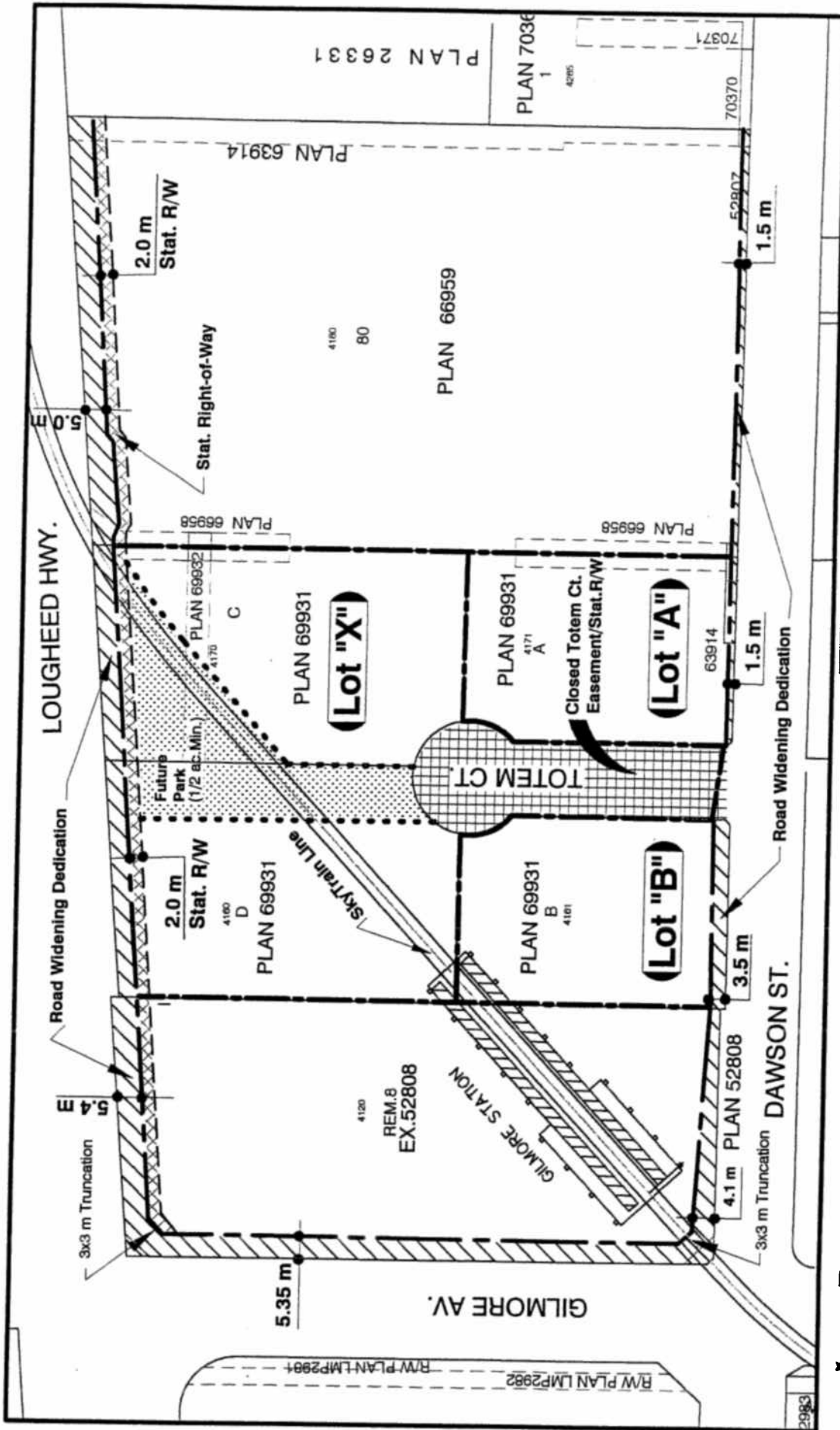
Accordingly, this report is submitted to Council seeking authority for the introduction of the necessary Highway Exchange Bylaw.

  
J.S. Belhouse  
APPROVING OFFICER

  
KI:SAM:hr  
Attachments




cc: Director Engineering  
Director Finance  
City Solicitor

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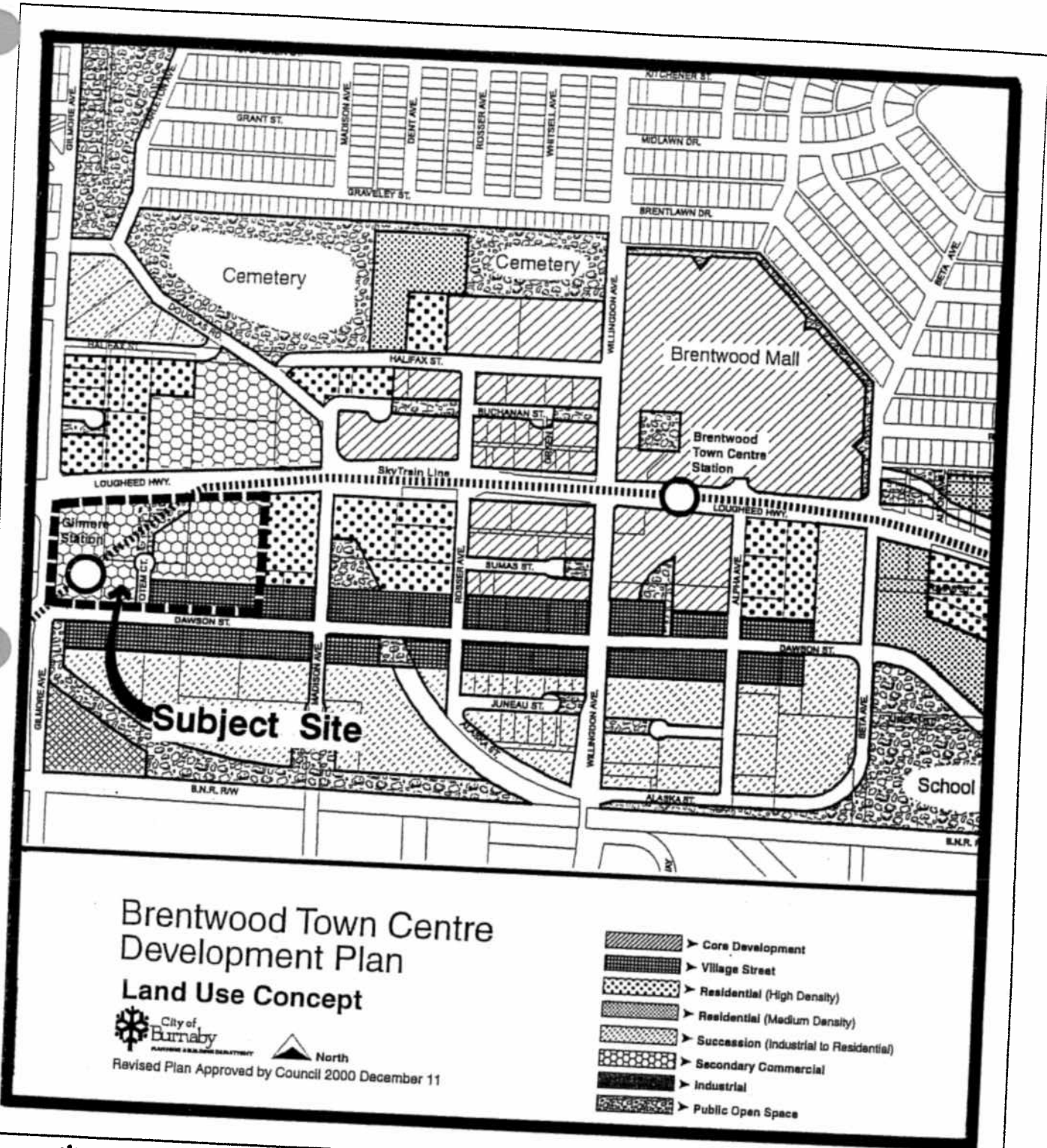


# Proposed Highway Exchange

Planning and Building Department  
 Scale: 1 = 1000 2001 August 28

-  Road Widening Dedication
-  Closed Area of Totem Ct. (Stat. R / W Maintained)
-  Statutory Right-of-Way Required

Sketch #1



**Brentwood Town Centre  
Development Plan  
Land Use Concept**

City of Burnaby  
 Planning & Building Department  
 Revised Plan Approved by Council 2000 December 11

- Core Development
- Village Street
- Residential (High Density)
- Residential (Medium Density)
- Succession (Industrial to Residential)
- Secondary Commercial
- Industrial
- Public Open Space



Planning And Building Department

Scale: N.T.S.  
 Drawn By: J.P.C.  
 Date: Sept. 2001

**REZONING REFERENCE 00 -- 25**

Sketch # 2

