

**TO:** CITY MANGER 2001 August 07  
**FROM:** DIRECTOR PLANNING AND BUILDING Our File: RZ #01-08  
**SUBJECT:** REZONING REFERENCE #01-08  
4560 TILLICUM STREET  
RESPONSE TO PUBLIC HEARING CONCERNS

**PURPOSE:** To respond to the concerns raised regarding alternate road access to and from the Riverfront Business Park area in the Big Bend.

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**RECOMMENDATION:**

1. **THAT** a copy of this report be sent to Mr. Michael Williams, Columbia Manufacturing Co. Ltd., 4375 Tillicum Street, Burnaby, BC V5J 3J9.

**REPORT**

**1.0 BACKGROUND**

On 2001 June 26, the Public Hearing was held for Rezoning Reference #01-08 which involves an Amended CD Comprehensive Development District, based on M5 Light Industrial District and the Riverfront Business Park Concept Plan, to permit additional floor area within the existing Grand & Toy building at 4560 Tillicum Street.

At the Public Hearing, Mr. Michael Williams of Columbia Manufacturing Co. Ltd. raised concerns regarding road access to and from the Riverfront Business Park area. In addition to the presentation of concerns at the Public Hearing, Mr. Williams hosted a meeting on 2001 July 18 with representatives of businesses from the Riverfront area to forward area concerns to the City. This meeting was attended by two members of Council and City Planning and Engineering staff.

This report responds to Council's request for a staff report on the concerns arising from the Public Hearing.

**2.0 GENERAL DISCUSSION**

**2.1 *North Fraser Way***

Within the Big Bend Development Plan, North Fraser Way is the planned industrial loop road which will provide for alternative access points for industrial users to Marine Way at Boundary Road, Glenlyon Parkway, Byrne Road and at its eastern connection with Marine Way near Meadow Avenue. See Map 1, *attached*.

Currently, North Fraser Way is constructed to a finished standard from Boundary Road into the Glenlyon Business Park. From the east, North Fraser Way is open from Marine Way to Wiggins Street (formerly Marshland Avenue). The future upgrading and completion of the eastern section of North Fraser Way through to Tillicum Street will accompany future business park development within the Burnaby Business Park and the proposed Glenwood Industrial Estates development areas. The future upgrading of North Fraser Way from Tillicum Street to Byrne Road will again be achieved through the development approval process. The City generally participates in the cost sharing of road improvements at the time of new development where City owned development sites abut the road frontage.

**2.2 *Byrne Road***

The concern raised at the Public Hearing is focussed around the fact that Byrne Road, which is currently only developed to an interim standard, provides the only access to and from the Riverfront Business Park area. Byrne Road has an allocation of \$7.5 million within the City's Major Roads Program to provide for the upgrading of the road to a finished industrial standard over the next 3 - 4 year period. On an interim basis, however, ease of access to and from the Riverfront Business Centre area will be further compromised by the required future road construction activity on Byrne Road. Works completed to date on Byrne Road include the relocation of Byrne Creek, and the installation of the storm drain system.

**2.3 *Alternate Access***

The development of the Glenlyon Business Park has advanced the completion of North Fraser Way through the developed portion of the business park, however, the final connection to Byrne Road has yet to be constructed. This route is intended to provide for the alternate access into the Riverfront Business Park area requested by the speaker at the Public Hearing. This alternate connection will also need to be put into place prior to advancing further road improvements on Byrne Road in order to avoid excessive delays of traffic due to construction

The road right-of-way for this alternate access, the North Fraser Way / Glenlyon Parkway connection to Byrne Road, is in place and has been pre-loaded in preparation for road construction. Future road construction requires removal of the pre-load material. The developers of Glenlyon, Canada Lands Company Ltd. (CLC), are seeking Department of Fisheries and Oceans (DFO) and Ministry of Water, Land and Air Protection (WLAP) approvals for the relocation of this pre-load material to final location near Byrne Creek and Gray Creek within the Glenlyon development. At this time, however, it does not appear that these approvals can be secured in time to allow for the relocation of all of the pre-load material prior to the start of the fall rains.

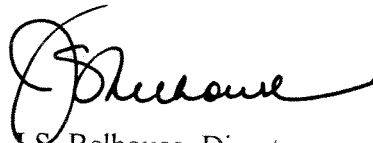
CLC has agreed to remove about 25,000 cubic metres of the fill material off-site in order to allow for the opening of an interim standard road connection from Glenlyon Parkway to Byrne Road. Subject to weather conditions and availability of equipment to complete this work, CLC and staff anticipate that this interim connection for alternate access to Byrne Road could be in place by 2001 November/December. With Fisheries approval, relocation of the remaining pre-load material on-site would likely occur in 2002 July/August, followed by the construction of the remaining portion of North Fraser Way to Glenlyon Parkway.

Given the interim standard of this connection, and the need to maintain security within the undeveloped portion of the Glenlyon Business Park, general public access to this alternate route would likely be restricted to daytime hours -- typically 6:30 am to 8:30 pm. These hours would meet the needs of businesses in the Riverfront area for access during peak times. For nighttime hours, the route would be secured by locked gates. Signs advising of the opening and closing times for the route would be posted at each entrance. This system of gates would serve to protect the undeveloped portion of the Glenlyon Business Centre from illegal dumping and trespass. The road would be open to general public use at all times with the expected final completion of the remaining portion of North Fraser Way in the Fall of 2002.

### 3.0 CONCLUSION

This report responds to concerns raised regarding alternate access into the Riverfront Business Centre. Once in place, the interim connection from Byrne Road to Glenlyon Parkway would address the immediate concerns of businesses in the Riverfront Business Centre for alternate access. The connection of North Fraser Way to Byrne Road would also allow for the continued advancement of Byrne Road upgrading works consistent with the adopted Capital Program and with required Council approvals.

The applicant is proceeding to Third Reading and Final Adoption with the rezoning (RZ Reference #01-08) which appears elsewhere on Council's agenda.



J.S. Belhouse, Director  
PLANNING AND BUILDING

LP/ma  
Attachment

cc: Director Engineering  
City Clerk

Map 1

