

**TO:** CITY MANAGER

2002 March 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** CAMERON PARK AND REALIGNMENT OF BEAVERBROOK DRIVE  
AND CAMERON STREET INTERSECTION  
X-REF REZONING REFERENCE # 99-42  
9211 & 9195 Cameron Street, 3250, 3312, 3338 & 3362 Noel Drive

**PURPOSE:** To outline the required Highway Exchange and removal of a rental house on the future Cameron Park site to accommodate the realignment of Beaverbrook Drive and Cameron Street intersection in conjunction with Rezoning Reference #99-42.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 2.1 of this report.
2. **THAT** the issuance of a demolition permit for the City-owned house at 9355 Cameron Street be authorized as outlined in Section 2.2 of this report.
3. **THAT** a copy of this report be forwarded to the Parks, Recreation and Cultural Services Commission.

**R E P O R T**

**1.0 BACKGROUND**

Rezoning Reference #99-42 is an application for the triangular site bounded by Noel Drive, Beaverbrook Drive and Cameron Street. The purpose of the application is to seek approval for an 87-unit townhouse development. The application was forwarded to Public Hearing on 2002 January 22, and received Second Reading by Council on 2002 February 4.

When the application was forwarded to Public Hearing at the 2002 January 7 regular Council meeting, a servicing requirement of the application included the reconfiguration of the surrounding roads as outlined in the Lougheed Town Centre Plan. This included the reconfiguration of the Beaverbrook Drive and Cameron Street intersection into a "sweep" at a four-lane standard and a cul-de-sac closure of Cameron Street west of Beaverbrook. Staff was directed by Council at that time to report on the feasibility and advisability of the proposed cul-de-sac closure on Cameron and to examine alternatives to the proposed closure. This issue was also raised at the Public Hearing for the subject rezoning. As well, a portion of north side of Cameron Street adjacent to Cameron Park is to be widened from 11 m to a 14 m standard to achieve the required width under its classification

as a major collector - primary in the Burnaby Transportation Plan.

Subsequently, at its regular meeting of 2002 February 3, Council approved an approach which involved a reassessment of the original Lougheed Town Centre Plan configuration for the intersection of Cameron and Beaverbrook with the Cameron closure. The more detailed assessment of the two options presented was referred to the Traffic and Transportation Committee (Transportation and Transit Division).

The Traffic and Transportation Committee, and subsequently Council, adopted a revised option for the reconfiguration of the Beaverbrook and Cameron intersection. The adopted option is a reconfiguration of the Beaverbrook and Cameron intersection with a sweep connection. Cameron Street to the west of the intersection is to remain open, with a right-angle connection into the new road alignment, as shown in the *attached* Figure #1. Construction of the road reconfiguration would occur in co-ordination with the construction of the townhouse project proposed through Rezoning #99-42. An Urban Trail is planned for the north side of Cameron Street in this area, with a connection to the Stoney Creek trail to the north along Beaverbrook Drive.

Funding for the proposed road work associated with Rezoning #99-42 is to be shared between the applicant and the City. Funds are available in the Land Assembly and Development component of the 2003 Provisional Capital Program for the road construction. A further report to Council will outline the proposed detailed cost sharing arrangement once preliminary estimates for the required work are available.

## 2.0 DISCUSSION

### 2.1 Road Construction Impact on Cameron Park

The realignment of the Beaverbrook and Cameron intersection into a sweep connection will require dedication for road purposes of property from the Cameron Park site of approximately 1,220 m<sup>2</sup>/13,132 sq.ft. It is proposed that this property be dedicated as road by a Highway Exchange Bylaw initiated by the City. In exchange, an existing unconstructed lane right-of-way in the park will be legally closed and consolidated with Park property (see *attached* Figure #1). The Cameron Park Conceptual Master Plan, which shows an entry feature at the corner, will require a minor revision to accommodate the road dedication area.

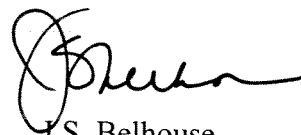
Construction of the road works will also require existing trees in Cameron Park to be removed. Trees adjacent to the area of the urban trail and road widening on Cameron Street and the sweep connection of Beaverbrook and Cameron will be removed. It is planned that the replacement of trees to be removed will occur on a one-to-one basis in appropriate locations. A cost estimate for the replacement of these trees has been provided by Parks staff and this will be included in the overall budget for the road project.

## 2.2 Road Construction Impact on City Rental Houses

Currently three houses are located on the north side of Cameron Street, east of Beaverbrook Drive, in the undeveloped western portion of Cameron Park. To accommodate the road realignment outlined above, demolition of the house closest to the corner, located at 9355 Cameron Street, is required. The two other rental houses, located at 9375 and 9423 Cameron Street are not affected by the road realignment or the Urban Trail. The timing for the demolition is dependent on Rezoning #99-42 receiving Final Adoption and the applicant proceeding with obtaining a Building Permit and construction. Staff would co-ordinate the timing of the application for demolition permit at 9355 Cameron Street to allow the required two-month notice to be given to the tenants. Funds are available in the Land Assembly and Development component of the 2003 Provisional Capital Program for demolition of the City-owned house at 9355 Cameron Street.

## 3.0 SUMMARY

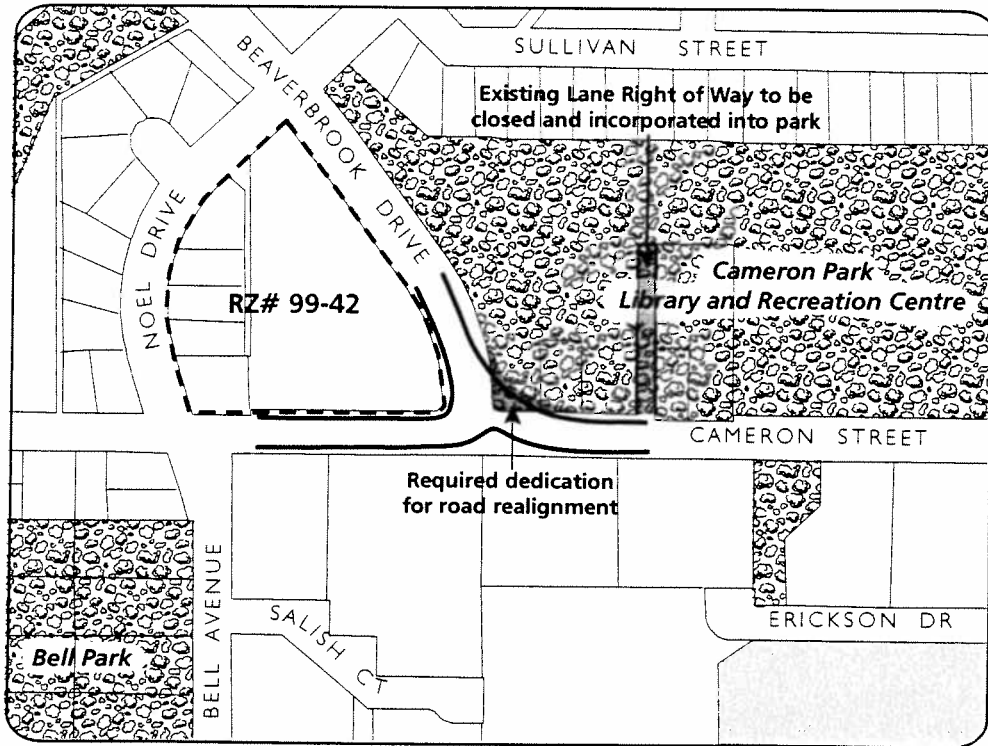
Rezoning #99-42 proposes the construction of a townhouse development on the site bounded by Cameron Street, Noel Drive and Beaverbrook Drive. The approved reconfiguration of the Cameron Street and Beaverbrook Drive intersection requires a dedication of land from the Cameron Park site as road. It is being proposed that this be accomplished through a Highway Exchange Bylaw which would close a portion of unconstructed lane within the Park site. As well, the City-owned rental house located at 9355 Cameron Street is required to be demolished in order to allow the intersection reconfiguration construction to occur. A demolition permit for this house is proposed at the appropriate time to allow the required two-month notice to be given to the tenants. Timing for the demolition would be dependent on the timing of the applicant of Rezoning #99-42 moving ahead with the construction of the proposed development. This report has been written in collaboration with Parks, Recreation and Cultural Services staff.



J.S. Belhouse  
Director Planning and Building

PSF:gk  
Attach

cc: Director Parks, Recreation and Cultural Services  
Director Engineering  
Chief Licence Inspector

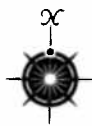


**Figure 1**

**Adopted Plan  
Beaverbrook / Cameron realignment**



PLANNING & BUILDING DEPARTMENT



2002 January

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