

TO: CITY MANAGER

2002 February 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE # 99-42
9211 & 9195 Cameron Street, 3250, 3312, 3338 & 3362 Noel Drive
Multiple Family Townhouse Development
Lougheed Town Centre Plan

PURPOSE: To respond to a number of issues raised at the Public Hearing concerning the subject rezoning.

RECOMMENDATIONS:

1. **THAT** a copy of this report be sent to those individuals who spoke at or provided correspondence to the Public Hearing in relation to Rezoning Reference #99-42.

R E P O R T

1.0 BACKGROUND

At the 2002 February 4 Council meeting, Council requested that staff respond to the issues raised at the Public Hearing on 2002 January 22 concerning Rezoning Reference #99-42 and report back to Council. The issues raised include:

- options for the configuration of roads abutting the subject site
- impact of traffic from the proposed development on the local neighbourhood, including the proposed location of the site access
- the possibility of reducing vehicle parking in the development
- impact of the proposed development on local school capacities
- adequacy of children's play area for the proposed development
- allocation of density in the Lougheed Town Centre Plan
- the suitability of handicap accessible units in the development
- the suitability of units for seniors in the development
- environmental concerns regarding sediment control, storm water quality, impervious surfaces in the proposed development and impact of the proposed development on vegetation

This report is being provided to respond to these issues.

2.0 DISCUSSION

2.1 Roads and Traffic Impacts

Issues related to the reconfiguration of Cameron Street, Beaverbrook Drive and Noel Drive raised in the Public Hearing have been addressed through a report which was presented to the Traffic and Transportation Committee on 2002 February 13 and referred to Council at its 2002 February 18 meeting. Issues raised related to traffic and road configuration at the Public Hearing included impact of traffic from the proposed development, impact of the proposed closure of Cameron west of Beaverbrook on neighbourhood access and pedestrian safety. The road configuration adopted by Council at 2002 February 18 meeting calls for a signalized Cameron Street/Beaverbrook Drive intersection with a realignment of Beaverbrook. It was recommended that this configuration would still provide adequate local access to Cameron and accommodate future vehicle capacity along the Cameron/Beaverbrook corridor. The recommended configuration was also seen as the most suitable for pedestrian safety at the Cameron/Beaverbrook intersection. The Lougheed Town Centre Plan was amended accordingly as a result. Under the adopted road configuration the applicant is expected to fund the reconstruction of the south-west leg of Cameron Street portion of the intersection realignment. Copies of the report recommending the revised intersection configuration were forwarded to those individuals who spoke at or corresponded on this issue at the Public Hearing.

In relation to vehicle parking for the proposed development, the issue of possible reduced parking was raised as a method to encourage residents to take advantage of nearby transit facilities. Given that the proposed development is not in the core area of the Lougheed Town Centre, but rather on the edge in a low density multiple family form, a reduction in vehicle parking was not considered feasible. Reduction in parking standards will be pursued in the high density residential developments proposed for within the core area.

2.2 Impact on Local School Capacities

At the Public Hearing the issue of local school capacity to accommodate additional demand created by the proposed development was raised. Staff have discussed this with the Burnaby School Board staff. Elementary schools in the immediate area which would serve the proposed development are Cameron, Lyndhurst and Stoney Creek Community School. Cameron and Lyndhurst Schools are currently at capacity. Stoney Creek Community School is not at capacity, and can accommodate additional students. As well, an expansion is planned for the Stoney Creek Community School and is expected to be complete by 2005.

Burnaby Mountain Secondary School would serve high school age students living at the proposed development. Burnaby Mountain Secondary is currently not at its capacity of 1,500 students, and is not expected to be so in the foreseeable future. Therefore, the Burnaby School Board has advised that it expects to be able to accommodate new demand in local schools from the proposed development.

2.3 Children's Play Area

At the Public Hearing a concern was raised about provision of a suitable children's play area at the proposed development. A small play area for young children is proposed in the central greenspace of the development. Any additional demand for children's play facilities from the proposed development would be accommodated by the local parks which include Bell Park located directly to the south-west and Cameron Park located to directly to the east of the development site. Bell Park is equipped with play equipment, which has been recently updated in 2000, and a baseball diamond. Cameron Park is the location of the Cameron Recreation Centre and Library. Future expansion of the park will include the lots directly to the east across Beaverbrook Drive from the subject site, which are currently city-owned and developed with rental houses. Future facilities in this area of Cameron Park include children's playgrounds, swings, tennis courts, trails and picnic areas.

2.4 Designation of Density Within the Lougheed Town Centre Plan

At the Public Hearing for the subject rezoning application, questions were raised about the process which was used to establish the Lougheed Town Centre Plan and the designation of the subject site within that Plan. In 1995 May, Burnaby Council initiated a citizen based review of the community plan for the Lougheed Town Centre area. To begin the review process, two community meetings were held to identify issues to be addressed by the review and to solicit names of community members interested in serving on the Advisory Committee. Subsequently, a 12-member Advisory Committee was formed which included 2 Councillors, a Lougheed Mall representative, a Chamber of Commerce representative and 10 community members. As well, an additional 13 community members were appointed to serve on sub-committees to review issues related to youth, public safety, traffic and facilities and services.

Over a two year period the Lougheed Area Advisory Committee, with assistance from the issue-specific sub-committees, worked to develop draft recommendations for a renewed Lougheed Town Centre Plan. The draft plan for the area was distributed to the approximately 7,800 households, businesses, non-resident owners and other interested parties in the Lougheed Community in 1997 April in the form of a brochure which summarized the proposals. The brochure and further illustrations were also displayed at Lougheed Mall and copies of the draft plan brochure were available at the Cameron Library, Stoney Creek School and the Planning Department's office. As well, two public open houses were held

in 1997 May. In response to the comments and suggestions received on the draft Plan, the Advisory Committee amended certain aspects of the draft Plan. The current Lougheed Town Centre Plan was then adopted by Council on 1997 June 23.

The vision for the Lougheed Town Centre is based in the fact that it is one of Burnaby's four Town Centres and is identified as a centre of regional significance within the GVRD's Livable Region Strategic Plan. The vision calls for intensification of both commercial and residential use in town centres to create mixed-use, pedestrian and transit-oriented town centres which lead to more complete communities, efficient use of land and services and protection of green zones within Burnaby and the GVRD.

In the Lougheed Town Centre Plan, two thirds of the planned additional 3,700 new housing units are designated for the core area within and immediately around the Lougheed Mall. The plan designates the subject site as low density multiple-family residential. This designation could have accommodated a low-rise apartment of up to 1.1 F.A.R. The applicant in this case has chosen to propose a lower density form of ground-oriented townhouses at 0.9 F.A.R. This fulfills the goal of the Lougheed Town Centre Plan to introduce ground-oriented forms of family housing wherever feasible and appropriate to help respond to an overall regional deficiency of this housing form within the inner portions of the GVRD.

The questions were also raised at the Public Hearing about the potential for units in the proposed development being handicap accessible and/or suitable for seniors. The proposed units are all three-bedroom, multi-level units. Units that are handicap accessible and/or suitable for seniors typically are single level units with potential for wheelchair/walker access and special design considerations in kitchens and bathrooms. Due to the multi-level design of the units, compatibility with handicap accessibility or seniors is not feasible. Future potential for handicap accessible units and units for seniors is possible in the core area of the Lougheed Town Centre where higher density residential development closer to services and amenities provides opportunities for appropriate access and unit designs.

2.5 Environmental Issues

At the Public Hearing, there were a number of concerns which were raised in relation to the potential impact of the proposed development on storm water management, total impervious surfaces in the proposed development, sediment and erosion control related to clay-based soils, construction practices, and vegetation retention.

The subject site lies within the Stoney Creek Watershed and, as such, is subject to the requirements of the Stoney Creek Watershed Management Plan as approved by Council in 1999 April. The Management Plan has a goal of maintaining the watershed's effective

impervious area at 1998 levels. The plan outlines on-site stormwater flow criteria for meeting this goal.

The proposed development incorporates a number of innovative features to meet these stormwater criteria, including pervious pavers, vegetated swales and a detention vault under the internal driveway. Underground parking also limits the amount of on-site impervious surfaces. All impervious surfaces will flow to some form of detention. The detention facilities will contain up to the 1 in 5 year flow event, and will release it at a more natural rate to the storm water system and then into Stoney Creek.

The applicant will be required to deposit funds with the City to guarantee all the required works related to storm water management are completed. Funds will also be set aside for monitoring the functioning of the system, to ensure that the system meets the Stoney Creek Plan stormwater flow criteria. The City will retain 20% of the estimated cost of stormwater management works for 3 years to assure any deficiencies in the system are repaired.

A sediment and erosion control plan will be required as part of Preliminary Plan Approval. The plan will include a geotechnical report with particle size analysis, and a strategy for addressing sediment and erosion control. An environmental monitor will be required on-site to monitor water quality during construction, and ensure appropriate construction practices. These measures will guarantee proper management of the clay-based soils on the site during construction. The monitor will also inspect use of construction materials (i.e. concrete) to ensure that they are contained on-site.

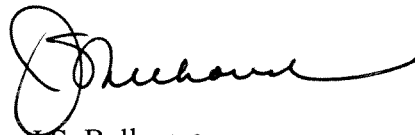
The proposal retains an approximately 1,097 m²/11,815 sq.ft. treed greenspace at the north end of the site. At the time of development, a professional arborist will inspect the greenspace to remove any hazard trees and outline the placement of additional native infill planting. Infill planting will focus on native conifers, with a vegetated understory. A 1.2 m /4 ft. wide gravel trail will wind through the greenspace to provide access to the Noel/Beaverbrook intersection. A restrictive covenant will be required over the treed greenspace to guarantee that it remains in a natural and vegetated state.

The storm water collection swales around the perimeter of the site will be planted with native shrubs and grasses to enhance potential biofiltration and vegetation in the development. The proposal also retains four significant trees along the southern edge of the site which will be protected by covenants. Monitoring by City staff of planting will occur, and bonding will be held for one year after installation of planting to cover the cost of any required replacement planting.

3.0 SUMMARY

A number of issues were raised at the Public Hearing for Rezoning Reference #99-42. Issues related to traffic impacts of the development and the configuration of roads adjacent to the development were discussed in a report which appeared before Council at the 2002 February 18 meeting. As a result, the adopted road configuration adjacent to the development includes a signalized Cameron Street/Beaverbrook Drive intersection with a realignment of Beaverbrook. A reduction in the required parking for the development was not considered due to it being located outside the core area of the Lougheed Town Centre. The Burnaby School Board has indicated that local schools can accommodate additional demand on local schools as a result of children living in the proposed development. The proposed development does provide a small children's play area in a central green space, with any additional need for children's play areas accommodated by the two adjacent public parks. The subject site is designated for low density multiple family housing in the adopted Lougheed Town Centre Plan and the proposed development is in line with this designation. Units for handicap and/or seniors are not compatible with the multi-level design of the proposed units. Environmental standards for the proposed development have been based on the requirements in the Council-approved Stoney Creek Storm Water Management Plan and a treed greenspace to be protected by a restrictive covenant has been provided on the northern portion of the site.

This is provided for the information of Council.



J.S. Belhouse
Director Planning and Building

PSF:gk

cc: Director Engineering
Director Parks, Recreation and Cultural Services
City Clerk