

TO: CITY MANAGER 2003 June 18
FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 17.317.1
RZ#02-27

SUBJECT: CPTED REVIEWS METROPOLIS AT METROTOWN
REZONING REFERENCE #02 - 27

PURPOSE: To provide Council with background information for consideration of a recommendation from the Community Policing Committee regarding a Crime Prevention Through Environmental Design (CPTED) Review of specific high-traffic areas in and adjacent to Metropolis at Metrotown.

RECOMMENDATION:

1. **THAT** a copy of this report be forwarded to the Community Policing Committee for information.

REPORT

1.0 BACKGROUND

At its meeting of 2003 June 16, Council considered a staff report which outlined responses to issues raised at the Public Hearing for RZ#02-27 (the integration and renovation of the Metropolis at Metrotown and Metrotown Centres retail/office complexes.) Among the issues addressed in the report was the lighting, general appearance and perceived presence of criminal activity in the Metrotown bus loop, with specific reference to the potential relationship between the bus loop and the recruitment of young people into the sex trade. The report advised that staff had already met with the rezoning applicant and TransLink to discuss the bus loop issues raised at the Public Hearing. It noted that Ivanhoe Cambridge, the shopping centre owner, had agreed to undertake lighting and other possible safety improvements to the bus loop area as part of Phase 2 of the rezoning.¹ The report noted that a specific program for such improvements would be developed following further study of the bus loop area by the applicant, TransLink and other relevant parties.

In a separate but related process, the Community Policing Committee discussed the bus loop and its alleged role in sex trade recruitment at its meeting of 2003 June 12.² As a result of that discussion, the Committee approved the following recommendation to be forwarded to Council:

¹ Phase 2 of the rezoning involves a two-level retail mall connection, replacement of the two existing food courts with retail stores, and additions and renovations to exterior plazas.

² The Committee had been requested to discuss this issue by the Burnaby-New Westminster Task Force on the Sexual Exploitation of Children and Youth.

“THAT Council authorize staff to undertake a comprehensive Crime Prevention Through Environmental Design (CPTED) Review, during the redevelopment process of Metrotown Centre and Metropolis at Metrotown involving the shopping centre developer, TransLink, City of Burnaby and the RCMP Southwest Community Policing District to address safety issues at the Metrotown transit area, the SkyTrain Station, and the food court within the shopping centre.”

The recommendation from the Committee appears elsewhere on this Agenda.

2.0 CONTEXT FOR THE COMMITTEE RECOMMENDATION

It is the view of Planning Department staff that the Community Policing Committee recommendation for a CPTED review of specific areas in and adjacent to Metropolis is, for the most part, consistent with the aforementioned commitment by the developer to further study and develop an improvement program for the bus loop area. The Committee recommendation focuses on a safety review of three areas: the bus loop, the SkyTrain Station, and the food court. As the shopping centre developer does not have jurisdiction over the SkyTrain Station, any desired safety improvements to that property cannot be linked to the rezoning of the shopping centre. However, a review of and possible improvements to the food courts and the bus loop can be undertaken as part of the rezoning process. At its meeting of 2002 July 4, the City’s CPTED Review Committee reviewed the plans for the Metropolis expansion. To facilitate a more in-depth assessment and to address the Community Policing Committee’s request for a review, staff also intend to organize on-site CPTED reviews of the future food court area and the bus loop in the near future. Ideally, the advisory reviews will include the participation of the shopping centre management, City staff, TransLink, and any other relevant stakeholders. Possible improvements arising out of the reviews would be integrated into the proposed safety improvement program.

This report is for the information of Council.


J.S. Belhouse, Director
PLANNING AND BUILDING

JS/sa

cc: Deputy City Manager
Director Parks, Recreation & Cultural Services
OIC - Burnaby RCMP