

TO: CITY MANAGER

2003 August 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #03-10
Proposed Low-Density Multi-Family Development
9753, 9789, 9825 & 9845 Cameron Street, Ptn. of 9720
and 9812 Sullivan Street - Lougheed Town Centre

PURPOSE: To provide Council with information in response to the issues and questions raised at the 2003 July 22 Public Hearing with respect to the subject rezoning application.

RECOMMENDATION:

1. That a copy of this report be sent to the applicant and all those who submitted correspondence and made submissions to the 2003 July 22 Public Hearing for Rezoning Reference #03-10.

REPORT

1.0 BACKGROUND

Council, at its regular meeting of 2003 August 11, gave Second Reading to the subject rezoning bylaw and requested a report in response to the issues and questions raised at the 2003 July 22 Public Hearing, with respect to the subject rezoning application. The subject site proposed for rezoning is illustrated on **attached** Sketch #1

Seven Burnaby residents and two non-residents representing two Burnaby residents appeared at the Public Hearing and two letters were received from Burnaby residents. Seven of the speakers live in single-family homes on Sullivan Street and David Drive near the proposed development site. The letters were written by a Burnaby resident who lives on Sullivan Street and a non Burnaby resident whose mother owns a house on Sullivan Street.

2.0 GENERAL DISCUSSION

The following responds to the concerns and questions raised at the Public Hearing.

2.1 Provision of Visitor Parking for the Proposed Development.

Concerns were expressed about the provision of adequate parking for visitors on the project site and the potential for spillover on to adjacent streets including Sullivan Street.

The subject development proposal includes a total of 118 residential units comprising 53 townhouses and 65 apartment units. A total of 198 off-street parking stalls are to be provided to satisfy the Burnaby Zoning Bylaw requirements of which 30 stalls will be specifically designated for visitor parking. The proposed new Willoughby Avenue cul-de-sac which provides vehicular access to the site will allow for an additional 8 curbside parking spaces which may also be used by visitors to the project. Street parking will not be permitted on Cameron Street adjacent to the site and while parking is permitted on Sullivan Street, visitors who may park at this location would have a considerable distance to walk to the project and would have to drive a circuitous route along Cameron Street, Beaverbrook Drive and Noel Drive.

In summary, adequate visitor parking for the project will be provided within the development and additional limited parking for visitors may be available on the new cul-de-sac if necessary. It is also noted that the subject site is located in the Lougheed Town Centre which is in close proximity to SkyTrain and the bus loop and within walking distance to a full range of commercial services provided in the mall and surrounding properties.

2.2 **Questions About The Proposed New Cul-de-sac and Potential Traffic Congestion.**

Concerns were expressed about the need for the cul-de-sac, the timing of construction and the potential for traffic congestion.

The proposed new Willoughby Avenue cul-de-sac will extend approximately 87 metres north of Cameron Street and will be constructed by the developer prior to the completion of the proposed development. This cul-de-sac will provide the only vehicular access to the development site, will include concrete curbs and gutters, a sidewalk, boulevard landscaping, an urban trail and the full signalization of the cul-de-sac intersection at Cameron Street. Consistent with the adopted Lougheed Town Centre Plan, a portion of the road allowance north of the cul-de-sac will be dedicated (without construction) through to Sullivan Street. However, an actual road link to Sullivan Street will not be constructed at this time and is only being protected as a future option.

The proposed cul-de-sac with a traffic signal at Cameron Street will be able to accommodate all additional traffic generated by the project and avoid any traffic congestion. Since there will be no direct road connection through to Sullivan Street, little or no additional traffic on Sullivan Street is expected to be generated from this development.

2.3 **Loss of Buffer Provided Between The Single Family Homes and the Lougheed Mall**

Concern was expressed that the proposed development will eliminate this buffer and that

appropriate landscaping adjacent to the properties fronting Sullivan Street should be provided.

The majority of the subject development site is currently undeveloped and, as suggested by some of the speakers at the Public Hearing, provides a vegetated buffer between the single-family area to the north and the Lougheed Mall to the south.

Consistent with the adopted Lougheed Town Centre Plan, the subject site has been designated for ground-oriented, low-density multiple-family residential development which will provide an appropriate density transition between the single family residential area to the north and the Lougheed Mall to the south. As such, the site is not expected to remain in its present underdeveloped state and will be redeveloped with low-density multiple-family residences. While it was determined through a tree survey and arborist's report that there are few if any significant trees on the site intended to be preserved, the developer is required to provide a detailed plan for landscaping which will provide significant landscaping throughout the development site when the project is completed.

A City sewer is located within the northern 4 meters of the site which will limit major tree planting in this area but will be planted with a solid evergreen hedge adjacent to the north property line of the subject site. Additional buffer and privacy landscaping will be provided to the south of the sewer easement area and a 10.5 meter (34.34 ft.) building setback from the north property line will be observed which will provide an appropriate interface between the proposed development and the adjacent single family residences. Additional screening along the north property line of the subject site will be provided through the retention of the existing fences that have been erected along the south property lines of some of the adjacent single-family residences fronting the south side of Sullivan Street. The developer will be required to offer replacement fencing to all abutting properties and provide additional fences along the north property line of the subject site where required to complete this screening element across the full north frontage of the development site.

A letter was also received from the owner of 9796 Sullivan Street who has requested that the conifers on the east side of the property be retained and a six foot high wooden privacy fence be constructed adjacent to the east property line in order to provide privacy between the property and the adjacent area to the east where the urban trail will be constructed. In this regard, it has been determined that the majority of these trees are situated on 9812 Sullivan which is proposed to be dedicated to the City for installation of the urban trail. Some of trees are considered to be worth preserving and will be retained wherever possible and appropriately incorporated into the required landscape plan for the project. The applicant has also agreed to provide a six foot high fence along the east property line of 9796 Sullivan Street.

2.4 Purchase of 9805 Cameron Street For Inclusion In The Development Site.

A lawyer representing the owner of 9805 Cameron Street expressed concerns about the developer not making sufficient effort in negotiating the purchase of this property for inclusion in the development site.

This concern was raised by a delegation that appeared before Council on 2003 June 23 which subsequently dealt with through a report to Council on 2003 July 07. On that occasion, staff advised that the applicant's offer to purchase was considered to be more than reasonable and that 9805 Cameron Street and the south portion of 9789 Cameron Street together is a reasonable future development site consistent with the Lougheed Town Centre Plan.

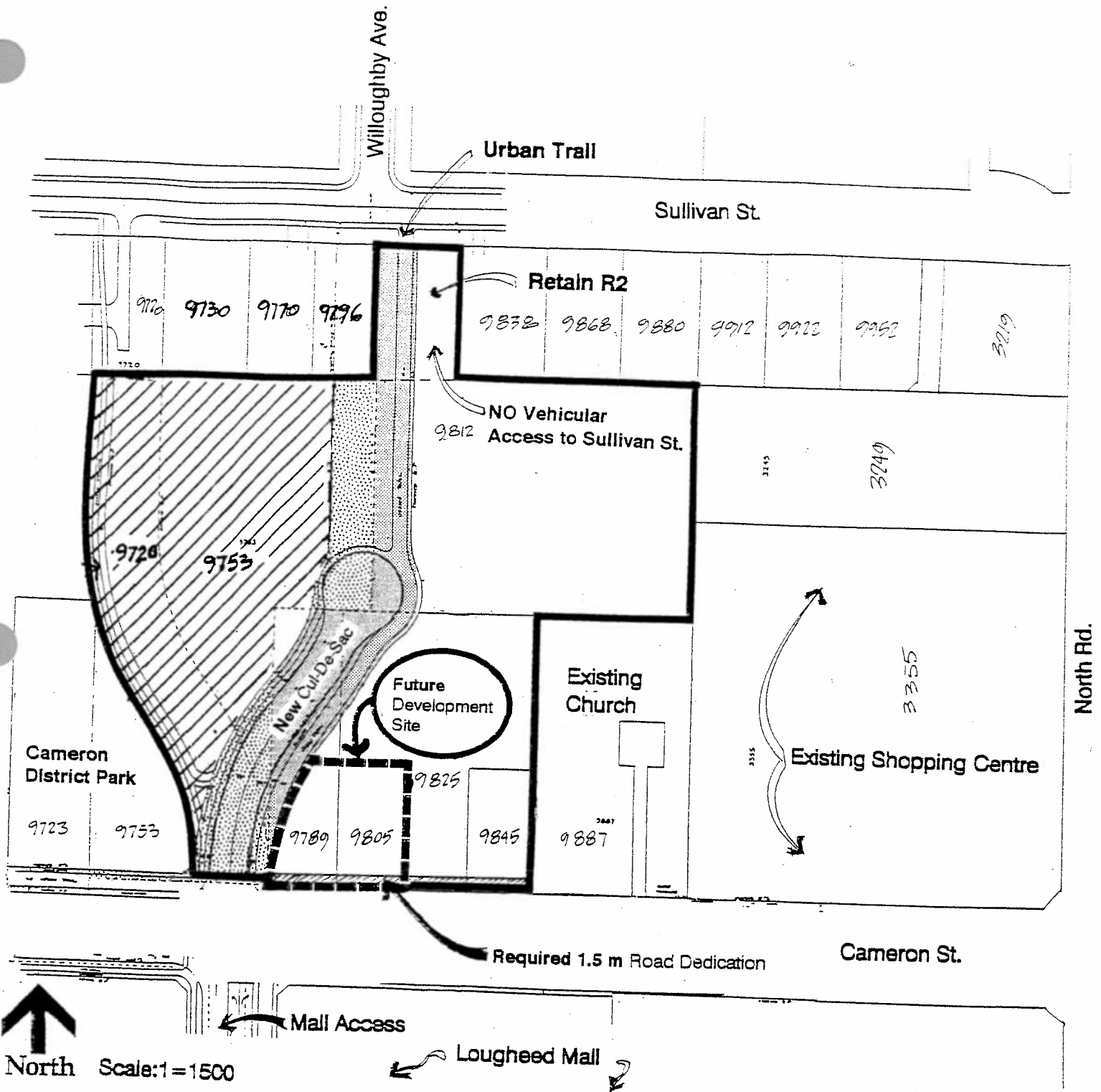
This is for the information of Council






J. S. Belhouse
Director Planning and Building

PS:gk
Attach

cc. Director Engineering
City Solicitor



Proposed Development Site
And Road Configuration

- LEGEND**
-  - Private Property Dedication
 -  - City Lands Dedication
 -  - City Lands Included in Development Site

