

COMMUNITY DEVELOPMENT COMMITTEE

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: WILLARD STREET AREA NEIGHBOURHOOD CONSULTATION
PROCESS – OPEN HOUSE**

RECOMMENDATIONS:

1. THAT Council endorse the conclusions and actions arising from the Willard Street and Meadow Avenue public process, as outlined in this report.
2. THAT following Council adoption of the recommendations of this report, a copy be forwarded to members of the Working Group and to businesses and residents within the Willard Street area.
3. THAT the Mayor, on behalf of Council, send a letter of thanks to the Working Group members for their participation and commitment.

REPORT

The Community Development Committee, at its meeting held on 2009 January 20, received and adopted the *attached* report regarding on the Willard Street and Meadow Avenue Open House.

This report concludes the Willard Street and Meadow Avenue Working Group process. Further detailed reports will be submitted to the Community Development Committee, Parks, Recreation & Culture Commission and Council to seek specific approvals for identified community identity initiatives as required.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor D. Johnston
Vice Chair

Councillor P. Calendino
Member

<p>Copied to: City Manager Deputy City Manager Director Planning & Building Director Engineering Direct Finance Chief Licence Inspector Director Parks, Recreation and Cultural Services Officer in Charge, Burnaby RCMP Fire Chief</p>

COMMITTEE REPORT

TO: CHAIR AND MEMBERS OF THE COMMUNITY DEVELOPMENT COMMITTEE **DATE:** 2009 January 15

FROM: DIRECTOR PLANNING & BUILDING **FILE:** PL 71120 - 20
Willard/Meadow Consultation

SUBJECT: WILLARD STREET AREA
NEIGHBOURHOOD CONSULTATION PROCESS – OPEN HOUSE

PURPOSE: To report on the Willard Street and Meadow Avenue Open House

RECOMMENDATIONS:

1. **THAT** the Committee recommend that Council endorse the conclusions and actions arising from the Willard Street and Meadow Avenue public process, as outlined in this report.
2. **THAT** following Council adoption of the recommendations of this report, a copy be forwarded to members of the Working Group and to businesses and residents within the Willard Street Area.
3. **THAT** the Mayor, on behalf of Council, send a letter of thanks to the Working Group members for their participation and commitment.

REPORT**1.0 BACKGROUND**

On 2005 April 11, Council adopted a report outlining a proposed consultation process within the Willard Street / Meadow Avenue area (see attached Sketch). The report responded to a request from Council to review issues and concerns in the Willard Street / Meadow Avenue area with local residents to develop a common understanding of concerns, identify possible resolutions to specific issues and advance arising supportable proposals.

On 2005 June 02, staff held an Open House at Kenneth Gordon School in the Willard Street / Meadow Avenue area to obtain comments on the identified issues of local drainage, sanitary sewers, filling, neighbourhood traffic, park allocation and Marine Way noise. As a result of this open house and community feedback, a number of additional discussion topics were identified including local bus service, sidewalk provisions, street lighting, neighbourhood identity, bylaw enforcement and community policing.

The open house also provided an opportunity for local residents and landowners to be nominated for membership to a Working Group to discuss the above noted issues, review information in relation to each discussion topic, and to develop general conclusions and proposals to address the issues. Of the nominees received, seven community members were selected to represent the broader community, with the understanding that a second public open house would be held to report back to the community and solicit input on the recommendations of the Working Group.

At its regular meeting of 2008 March 3, Council adopted a report dated 2008 February 21 outlining the general conclusions and directions of each discussion topic that arose from the working group process and endorsed the recommendation that staff hold a second Public Open House for the broader Willard Street / Meadow Avenue area to seek further public input.

On 2008 March 26, staff held a second Open House to present the findings and conclusions of the Working Group process to the broader community. This report outlines the comments received regarding the twelve Working Group topics (Local Parkland and Park Facilities, Local Bus Service, Neighbourhood Traffic, Street Lighting, Marine Way Noise, Local Sidewalks, Sanitary Sewers, Local Drainage, Neighbourhood Identity, Localized Filling, Bylaw Enforcement and Community Policing) and the general conclusions and actions that arose from the working group process.

2.0 OPEN HOUSE COMMENTS

The second Willard Street Meadow Avenue Open house was held between 5:00 p.m. and 8:00 p.m. on Wednesday, 2008 March 26. The Open House was well attended, with 67 registered attendees. At the Open House, the purpose and intent of the Working Group process, a brief summary of each working group topic and the general conclusions were presented on large format posters. Community members were encouraged to fill out comment forms regarding the conclusions, and staff members from the Planning and Building Department; Engineering Department; Parks, Recreation and Cultural Services Department, Licence Office, Fraser Health and the Burnaby RCMP were present to answer questions. Of the 67 registered attendees, 28 elected to submit comment forms. The following is a breakdown of the community member comments by topic and a brief summary of the actions to be pursued by the City as they pertain to each topic.

2.1 Local Parkland and Park Facilities

Issue: Provision of Parkland and Local Park Facilities

Comments: Of the 28 responses, 9 indicated that Local Park Facilities were in need of improvement, 8 indicated that the current Park Facilities are adequate and 11 responses were blank.

Specific comments relating to improvements to existing park facilities include a cleared area for sports activities and improved visibility of the children's play area, as well as trails through and around the perimeter of Willard Park. There was no written support for the change of the Parks Name from the historically inaccurate Willard Park to Woolard Park in relation to John Woolard.

General Conclusions/Actions: The Willard / Meadow area meets established City standards for the provision of parkland. Notwithstanding, staff will assess the opportunity to create a larger grassed component near the children's play area and to examine the future construction of a trail network through, and around Willard Park.

2.2 Local Bus Service

Issue: *Frequency of Local Bus Service and Provision of Bus Shelters and Schedules*

Comments: Of the 28 responses, 8 indicated that Bus Service needs improvement, 8 indicated that the current level of service is adequate and 12 responses were blank.

Specific comments relating to improvements to local bus service include increasing the frequency of bus service, posting schedules on bus poles and constructing bus shelters and pads at designated bus stops.

General Conclusions/Actions: As noted in the report dated 2008 February 21, staff have forwarded a request to TransLink to have schedules installed on bus stop poles in the area and are reviewing the feasibility of installing bus shelters at specific locations on Willard Street and Marine Drive under the TransLink Transit Related Road Infrastructure Program (TRRIP). Staff will continue to follow up with TransLink to pursue these items.

2.3 Neighbourhood Traffic

Issue: *Short-Cutting Commuter Traffic, Excess Vehicles Speeds, and Truck Movements*

Comments: Of the 28 responses, 14 indicated that there was too much traffic and vehicles were moving too fast, 6 stated that neighbourhood traffic was not excessive and 8 responses were blank.

Specific comments relating to traffic speed and volume related to truck and vehicle traffic short cutting through the neighbourhood from Byrne Road to Marine Drive.

General Conclusions/Actions: As noted in the report dated 2008 February 21, a traffic count and related analysis of vehicle movements at key intersections in the area was undertaken by Engineering staff and it was found that traffic volumes in the area are amongst the lowest for any rural or residential neighbourhood in the City. However,

there were cases of excess speed, and vibration impacts on adjacent residential properties generated from heavy vehicles, including trucks and buses, due to the nature of soft peat soil conditions in the area.

In an effort to reduce speeds and to address the related vibration impacts, particularly on Willard Street, two additional stop signs at the intersection of Willard Street and Twelfth Avenue have been installed to create a four way stop. In addition, 30km speed signs have been installed adjacent to Kenneth Gordon School on Meadow Avenue and adjacent to Willard Park on Twelfth Avenue. The option of speed bumps on Willard was also explored. However, due to the bus routing, area soil conditions and expected additional vibration impacts, this option was not pursued.

Residents were also concerned that new development in the Big Bend area may lead to increased short-cutting through the neighbourhood. As a component of Neighbourhood Identity, staff will be pursuing Neighbourhood Identification Signs at Byrne Road and Meadow Avenue, at Marine Drive and 12th Avenue and at Marine Drive at Thorne Avenue to inform drivers that this is a rural/agricultural area and to drive with caution. Staff will continue to monitor the speed and volume of traffic in the area as a basis to determine the need for additional traffic calming measures, especially in light of recent changes to the transportation network nearby in New Westminster.

2.4 Street Lighting

Issue: Adequacy of Existing Street Lighting

Comments: Of the 28 Responses, 12 indicated that street lighting needs improvement, 7 indicated that existing lighting was adequate and 9 responses were left blank.

Some specific comments regarding the need for further streetlights were that due to the distance between properties and the distance from buildings to the street, there is limited private lighting to augment street lights as there is in more urban residential communities.

General Conclusions/Actions: The Engineering Department undertook a review of current "Lease Lighting" in the area. This form of lighting is provided by mounting streetlights to existing BC Hydro poles. The review determined that the lighting in the Willard Street / Meadow Avenue area generally meets the City's current standard for maximum spacing of one light per 700 ft. (213 m) between lease lights. However, four locations were found to be deficient, including adjacent to 7589 Meadow Avenue, 6320 - 14th Avenue, 7647 and 7941 Willard Street. A request was forwarded to BC Hydro for the installation of additional lease lighting at these locations.

The review of existing street lights identified four locations where additional lighting was warranted. These additional lights have now been installed by BC Hydro. Staff are also pursuing the installation of additional lighting near the children's play area.

2.5 Marine Way Noise

Issue: Marine Way Noise Mitigation

Comments: Of the 28 responses, 14 felt that noise levels were excessive, 2 responses were left blank.

Some specific comments regarding excessive Marine Way noise included the impact of large truck brakes at night and that some residents adjacent to Marine Way feel that they can not use their back yards due to excessive vehicle noise.

General Conclusions/Actions: As noted in the report of 2008 February 21, the City has committed to the installation of noise mitigation measures along Marine Way adjacent to residential properties in the Willard / Meadow area, as part of a future City Capital Works program when Marine Way is widened to its final standard. Unfortunately, due to existing soil and drainage conditions it is not feasible to install noise fencing at this time, in advance of Marine Way widening.

2.6 Local Sidewalks

Issue: Provision of Sidewalks and Pedestrian Facilities

Comments: Of the 28 responses, 15 indicated that pedestrian facilities needed improvements, 4 indicated that sidewalk improvements were not necessary and 9 responses were left blank.

Some specific comments regarding pedestrian improvements include the widening of the gravel shoulder to provide adequate space for pedestrians to walk. Currently there is little remaining gravel shoulders due to ditch widening and erosion. There were no specific comments pertaining to the installation of concrete curbs and sidewalks in response to the projected costs of installing these services.

However, in order to better accommodate pedestrians on the narrow road shoulder, the Working Group put forward a proposal to repair and re-grade the gravel shoulder on one side of Willard Street, 12th Avenue and Meadow Avenue to create walking linkages through the neighbourhood to Byrne Road and Marine Drive.

General Conclusions/Actions: The City will assess the feasibility of designing and constructing a widened gravel shoulder along one side of Willard Street, 12th Avenue and Meadow Avenue to improve pedestrian facilities.

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From: Director Planning & Building
Re: Willard Street Area
Results of Community Open House
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2.7 Sanitary Sewer

Issue: Provision for City Sanitary Sewer System

Comments: Of the 28 responses, 13 indicated that sanitary sewers are needed, 3 indicated that the City should assist in promoting alternative septic systems, 5 indicated that the current septic systems are adequate and 7 responses were blank.

Some specific comments were received regarding City installation of sanitary sewers and the City's support of alternative septic systems. Reasons cited for necessary sanitary sewer upgrades were that a significant number of private septic systems are not functional, especially during heavy rains, and that despite advances in on-site sewage treatment options, the Fraser Health Authority is very restrictive in permitting ecological alternatives to traditional septic systems.

General Conclusions/Actions: As noted in the report dated 2008 February 21, the City has undertaken a preliminary assessment of costs to service the Willard / Meadow area with sanitary and it has been determined that the cost will be approximately \$8,000,000, exclusive of road reconstruction costs or individual property connection costs. Necessary road rehabilitation costs would be in the range of an additional \$3,000,000 to \$6,000,000 and individual property connection costs would be in the order of up to \$30,000 for each residential property. Although this approach is not considered economically feasible, staff are pursuing infrastructure grant funding from the Federal Government to assist in the future provision of sanitary sewers in the area. Until a significant source of additional funding is secured, the current private on-site sewerage system provides for the most cost effective means to meet the sanitary sewer needs of the area.

2.8 Local Drainage

Issue: Capacity of the Area Surface Drainage System

Comments: Of the 28 responses, 7 indicated that local drainage needs improvement, 8 indicated that the current storm ditches are adequate and 13 responses were left blank.

Some specific comments regarding local drainage include that if on-site (private) and off-site (City ditches) are maintained and cleared properly then site drainage is suitable

General Conclusions/Actions: As noted in the report dated 2008 February 21, the City has installed water level monitors on the storm ditch outflows at 10th Avenue and Thorne Avenue. The City is continuing to monitor, maintain and make general improvements to the surface drainage system in the Willard / Meadow area. Given the naturally flat grades and high water table, the area is expected to experience continued localized flooding during heavy storm events in future. However, continuing enhancements will be made as identified and determined through the ongoing monitoring of the existing system.

2.9 Neighbourhood Identity

Issue: Issues were raised regarding the uniqueness the Willard community and its identity within Burnaby.

Comments: Of the 28 responses, 9 indicated that local identity needs improvement, 5 responded that they disagree with the proposed A2 Text Amendment and 14 responses were left blank.

Some specific responses were received regarding the need for local identity improvement, including improving awareness of the agricultural nature of the neighbourhood. The Zoning Bylaw defines the A2 District as an area that “provides for those residential uses desiring large outdoor areas, as well as for the maintenance of larger parcels of land for possible future development.” Some concern was expressed that the phrase “for the maintenance of larger parcels for possible future development” gives the impression that the properties are subdividable or that opportunities exist for more intensive development. As noted five respondents felt that the removal of this phrase may have an affect on property values.

General Conclusions/Actions: Although responses regarding local identity were relatively low, it is felt that due to the neighbourhoods unique rural / agricultural nature, the area would benefit from localized projects that reinforce its distinct character and sense of community. As noted in the 2008 February 21 report, proposed projects include:

- *The adoption of a common name for the area, the use of this name to demarcate the neighbourhood on specialized street signs*

Open House attendees were poled on a proposed common community name (Willard Meadow Area, Flatlands, Elsona, Woolard, Rosehill, Trapp Station, Meadowlands, Riverside, Fraser Arm, Mandeville or Riverway). Of the 22 responses, the top options were Meadowlands with 5 responses and Willard Meadow Area with 4 responses. Given that the common name for the area is Willard/Meadow, the results of the survey are not considered sufficient support to amend the neighbourhood name to Meadowlands.

- *To amend the historical inaccuracy of Willard and have the name of the park changed to Woolard Park to represent pioneer and landowner John Woolard*

Of the 28 responses from community members there was no specific support to change the historically inaccurate Willard Street and Willard Park to “Woolard.” Therefore it is recommended that the street and park name remain as Willard at this time.

- *To install “welcome” signs at the entry roads to neighbourhood and to install specialized street signs at road intersection.*

There was general support both from the Working Group and the attendees of the Open House for the installation of welcome signage and specialized street signage to assist in improving community identity and assisting in traffic calming by identifying the area as rural/agricultural. As noted above, signs will be indicated with the Willard Meadow Neighbourhood name. Specific designs and identified locations for welcome signs and specialized street signs will be brought forward as part of a future report for Council approval. Funding for the proposed street signs will be drawn, where possible, from existing budgets. However, any further funding requirements above and beyond existing budgets will be identified through further reports to Committee and Council for approval.

- *To install interpretive signage and commemorative benches at Woolard Park and the Burnaby Allotment Gardens*

There was general support both from the Working Group and the attendees of the Open House for the pursuance of commemorative benches and interpretive signage within Willard Park and the Burnaby Allotment Gardens. Specific designs and locations of interpretive signage and commemorative benches will be identified in a future report to Council prior to installation. Funding for the proposed interpretive signs and benches will be drawn, where possible, from existing budgets. However, any further funding requirements above and beyond existing budgets will be identified through further reports to Committee and Council for approval.

- *To initiate a walking/driving tour of market gardens in the Big Bend area including those in the Willard Street / Meadow Avenue area.*

There was general support both from the Working Group and the attendees of the Open House for the initiation of a walking/driving tour of market gardens in the Big Bend Area. As such, staff will contact market garden operators in the Willard Meadow and broader Big Bend area to request their inclusion in the tour. Once a suitable route and specific designations have been determined, staff will prepare a brochure outlining the self directed tour and provide copies to City facilities and to the specific market garden establishments on the tour for distribution to the public.

- *It has also been raised by the Working Group that the A2 Zoning District description be amended to remove a portion of the subtext that identifies the A2 District as providing for “as well as for the maintenance of larger parcels of land for possible future development” given the areas OCP and Community Plan designations for continued agricultural and residential uses.*

Although there was general support from the Working Group and attendees of the open house to the proposed A2 District text amendment, as noted, there were 5 specific comments of concern regarding the affect this would have on property values and on future development potential. It should be recognized, that the Council adopted Big Bend Area Plan identifies the Willard Meadow area to remain A1 Agricultural District and A2 Small Holdings District. This has been clearly articulated throughout the Working Group process and the open houses held. There has been no intention to permit rezoning or subdivision to provide for alternate residential uses or the provision of smaller lots. The Working Group process established quite strongly that the community wishes to maintain the existing rural/agricultural character of the neighbourhood, and as such the removal of the subtext “the maintenance of larger parcels of land for possible future development” upholds the intent of the adopted Big Bend Development Plan, and helps to dispel the misconception that there is future development potential other than what is prescribed in the A2 District zoning. Therefore, the pursuance of the necessary Zoning Bylaw Text Amendment process to remove the text “*as well as for the maintenance of larger parcels of land for possible future development*” will be pursued through Committee and Council.

2.10 Localized Filling

Issue: Issues were raised regarding the placement of fill material on properties in the area in relation to its impact on agricultural lands, off-site drainage, landscaping and other localized impacts.

Comments: Of the 28 responses, 11 responses were opposed to extensive property filling, 2 responses supported property filling and 15 responses were left blank.

Specific comments regarding the opposition to extensive filling were in regards to the negative impact filling had on the future agricultural viability of the soil and the effect extensive filling had on neighbouring properties drainage.

General Conclusion/Actions: As noted in the report dated 2008 February 21, the Engineering Department has undertaken to ensure that fill permit requirements are based on best practices and to prepare Best Management Practices (BMP’s) guidelines for fill applications to allow for permitted use of property in the area while protecting adjacent lands from anticipated impacts. As well, the department is pursuing a requirement for posting of fill permit application information within Agricultural Districts on subject properties, which must be prominently visible prior to the commencement of filling with specific fill permit information, including the amount of fill, its purpose and the sites proposed final elevation clearly indicated. This is intended to assist the community in

identifying illegal fill activities and to monitor activities associated with approved permits.

2.11 Bylaw Enforcement

Issue: Issues were raised regarding unsightly premises within the neighbourhood and properties illegally operating construction contracting businesses.

Comments: Of the 28 responses, 8 indicated that bylaw enforcement needs improvement, 3 indicated that bylaw enforcement was sufficient and 17 responses were left blank.

Some specific comments regarding the need for improvement included the lack of active enforcement. As discussed through the Working Group process and the open houses, Bylaw enforcement related to issues such as inappropriate uses of properties and unsightly premises are primarily investigated on a complaints basis whereby residents report a perceived infraction and then City staff would undertake a site visit to investigate. Should an infraction be confirmed, correspondence will be sent to the property owner to encourage voluntary compliance.

General Conclusions/Actions: The City will continue to work with residents and property owners to bring problem properties into conformance with the zoning bylaw and unsightly premises bylaw, and the Licence Office will investigate problem properties reported by residents.

2.12 Community Policing

Issue: Issues were raised regarding a lack of police presence and impact of property crime and illicit activities within the neighbourhood.

Comments: Of the 28 responses, 12 indicated that community policing needs improvement, 2 indicated that community policing was sufficient and 14 responses were left blank.

Specific comments relating to needed improvements to community policing included the lack of random patrols through the area, specifically in the evening around the children's play area in Willard Park.

General Conclusions/Actions: As noted in the report dated 2008 February 21, the RCMP has indicated that random patrols are undertaken. However, residents are encouraged to report any illegal activity in the neighbourhood. At the open house pamphlets were made available regarding the RCMP Block Watch Program and residents were encouraged to contact the Southwest Community Police Office for further information on establishing a Community Block Watch Program.

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From: Director Planning & Building
Re: Willard Street Area
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3.0 CONCLUSION OF THE WORKING GROUP PROCESS

This report requests Committee and Council endorsement of the general conclusions and actions based on the public process outlined in this report. Further more detailed reports will be submitted to Committee, Commission and Council to seek specific approvals for identified community identity initiatives outlined, as required. This report concludes the Willard Street and Meadow Avenue Working Group process. It is recommended that copies of this report be sent to members of the Working Group as well as to residents and businesses in the Willard Meadow area. It is also recommended that a letter from the Mayor, on behalf of Council, be sent to Working Group members thanking them for their participation and commitment to the Working Group process. Staff will continue to be available to address community concerns and to work with residents and property owners towards the implementation of the above noted actions.

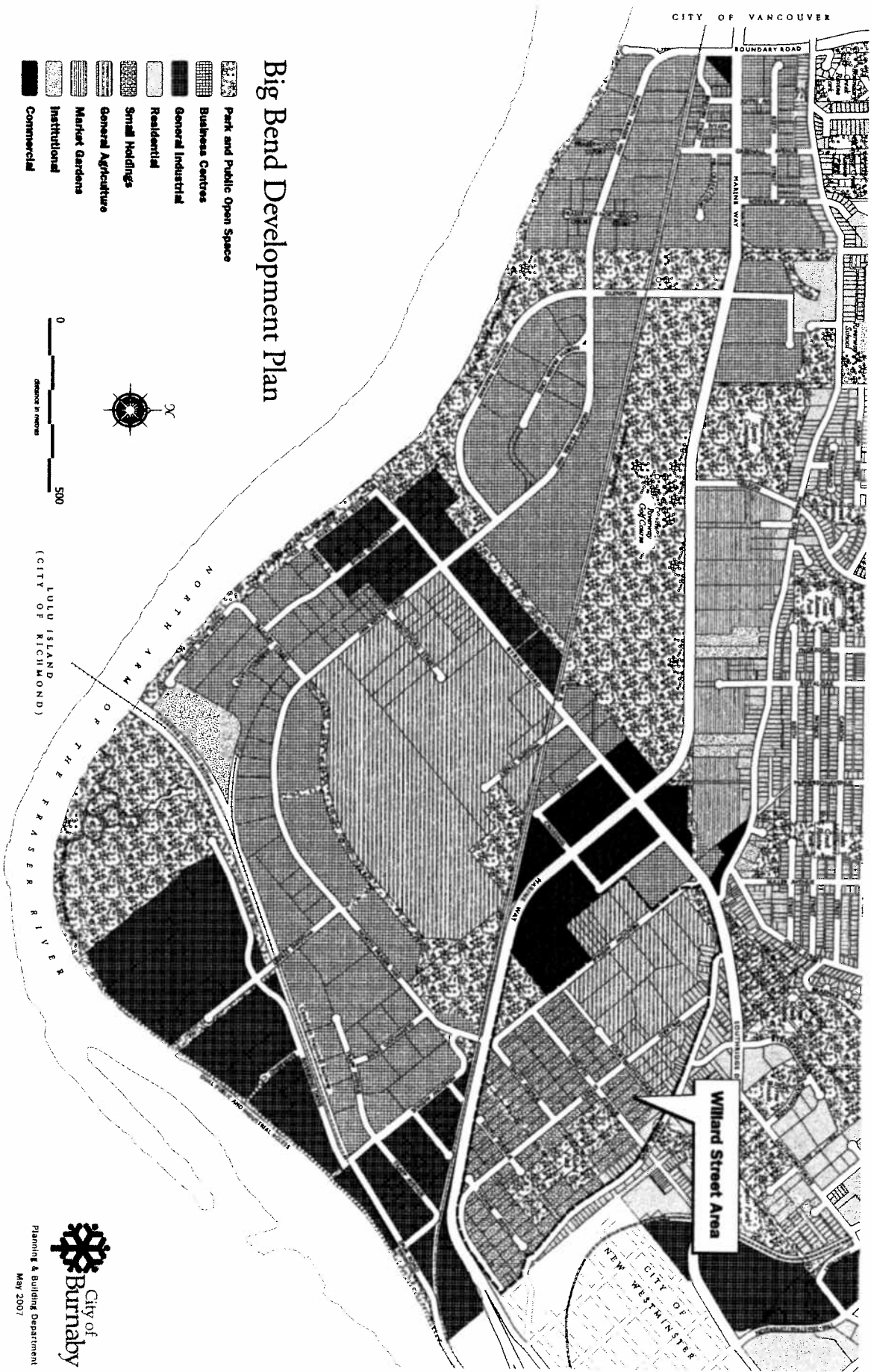


B. Luksun, Director
PLANNING & BUILDING

JBS:jc/tn
Attachments

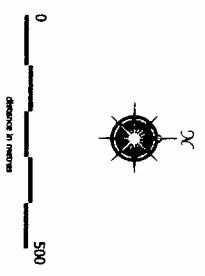
Copied to:	City Manager	Director Finance
	Deputy City Manager	Director Parks, Recreation and Cultural Services
	City Clerk	Officer in Charge, Burnaby RCMP
	Director Engineering	Fire Chief
	Chief Licence Inspector	

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Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



LULU ISLAND
(CITY OF RICHMOND)