

---

**TO:** CITY MANAGER **DATE:** 2018 August 22

**FROM:** DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20  
*Reference:* *Rez. #16-58*

**SUBJECT: RESPONSE TO ISSUES RAISED AT PUBLIC HEARING  
REZONING REFERENCE #16-58 - 3755 BANFF AVENUE**

**PURPOSE:** To respond to issues raised at the Public Hearing For Rezoning Reference #16-58.

---

**RECOMMENDATIONS:**

1. **THAT** a copy of this report be sent to the applicant and to those who spoke or submitted correspondence at the Public Hearing.
2. **THAT** a copy of this report be sent to the Traffic Services Division of the RCMP for information.

**REPORT****1.0 BACKGROUND**

On 2018 July 24, a Public Hearing was held for Rezoning Reference #16-58 (Sketches #1 and #2 *attached*). The subject rezoning application proposes a partial redevelopment of a leased City-owned site that is improved with the Burnaby Association for Community Inclusion (BACI) buildings to accommodate additional non-market rental housing units and replace the existing child care centre. Specifically, the development proposal encompasses one two-storey mixed-use building to accommodate the replacement childcare centre (up to 36 children) and nine units of non-market rental housing ("Filby II"); one two-storey non-market rental apartment building with six units ("Filby III"); and, to acknowledge the retention of the existing Filby Court Housing Development ("Filby I") and Amenity Building within the site. Vehicular access to the site is currently provided via Woodsworth Street, for which there is no proposed change.

At the Public Hearing, a resident of the area expressed concerns regarding street lighting, traffic safety, as well as child safety within the proposed mixed-use development and broader neighbourhood. Arising from discussion, Council requested that staff prepare a report responding to the issues raised.

**2.0 ISSUES RAISED*****Issue #1 – Street Lighting***

Concern was raised regarding insufficient street lighting along the west segment of Woodsworth Street.

To: City Manager  
From: Director Planning and Building  
Re: Response to Issues Raised at Public Hearing  
2018 Aug 22 ..... Page 2

*Response:*

Traffic Engineering has reviewed the street lighting provisions for Woodsworth Street and have determined that there is merit in providing an additional street light (Hydro lease light) to the west of the existing street light at the intersection of Woodsworth and Banff Avenue. The Engineering Department will pursue the installation of a new street light with BC Hydro.

***Issue #2 – Traffic Safety***

Concern was raised regarding traffic safety, particularly for children within the proposed replacement child care centre, related to the proximity of the existing driveway to the intersection at Banff Avenue and Woodsworth Street.

*Response:*

As part of the development proposal, driveway access to the site/surface parking area will continue to be provided via the existing driveway at Woodsworth Street. It is acknowledged that the existing driveway is proximate to the intersection of Banff Avenue and Woodsworth Street, both of which are classified as *Local Residential* roads. The existing driveway access, however, is identified as the optimal location given the infill nature of the proposed development. Consideration was given for the relocation of the driveway access to the lane, but this is not desirable given that it would pose a safety concern for pedestrians making use of the adjacent Woodsworth-Canada Way pedestrian linkage.

A Parking Demand Study provided by the applicant, which has been reviewed and accepted by the Transportation Division of the Planning Department, indicates that the number of vehicles from the proposed development would have minimal impact to neighbourhood traffic. Given the land development pattern of the neighbourhood (no through roads) and installation of traffic calming infrastructure at all intersections (stop sign at the intersection of Banff Avenue and Woodsworth Street; Jambor Court and Woodsworth Street; and, at Dundonald Avenue) traffic and transportation issues are considered to have been adequately addressed. The traffic safety concerns raised at Public Hearing, related to the lack of adherence to stop signs, can be responded to as an enforcement issue. Staff will ensure that the Traffic Services Division of the RCMP is aware of the concern. BACI has advised that additional signage on the property will be installed, and they will consider other on-site traffic calming measures (i.e. speed bumps), on the property to ensure traffic safety. BACI will also work with the child care families to educate them on the importance of respecting traffic safety while entering and exiting the driveway.

***Issue #3 – Child safety within a mixed-use development***

Concern was raised regarding the safety of the children within the proposed replacement child care centre within a mixed-use development that includes non-market housing.

To: City Manager  
From: Director Planning and Building  
Re: Response to Issues Raised at Public Hearing  
2018 Aug 22 ..... Page 3

*Response:*

The compatibility of the proposed land uses have been carefully considered through the rezoning process, in which the proposed non-market housing, institutional uses and replacement child care centre are deemed compatible uses. It should be noted that the Variety Children's Centre, prior to its relocation to 7200 Cariboo Road (in anticipation of future redevelopment) has successfully operated at the BACI site since 1991. No concerns have been raised by the Fraser Health Authority regarding the previous or proposed child care centre and its compatibility with the non-market housing component.

### **3.0 CONCLUSION AND RECOMMENDATIONS**

The development proposal for the subject rezoning application (Rezoning Reference #16-58) is to permit the redevelopment of a portion of the site to accommodate additional non-market rental housing units and replace the existing child care centre within the BACI site. The proposal is considered a supportable social benefit to the community that meets the Burnaby Social Sustainability Strategy. The development proposal would contribute to the overall supply of non-market housing within the City, providing more affordable housing, support and services for populations in need of special housing. The development proposal would also contribute to the overall supply of child care space within the City.

This report presents information with regard to the issues raised at the Public Hearing as it relates to street lighting, traffic, compatibility of the proposed mix of uses and child safety. Staff will refer traffic safety concerns to the Traffic Services Division of the RCMP. In addition, the applicant has committed to pursue initiatives to further address concerns with safety on-site. In view of the above, the development proposal is considered to be supportable.

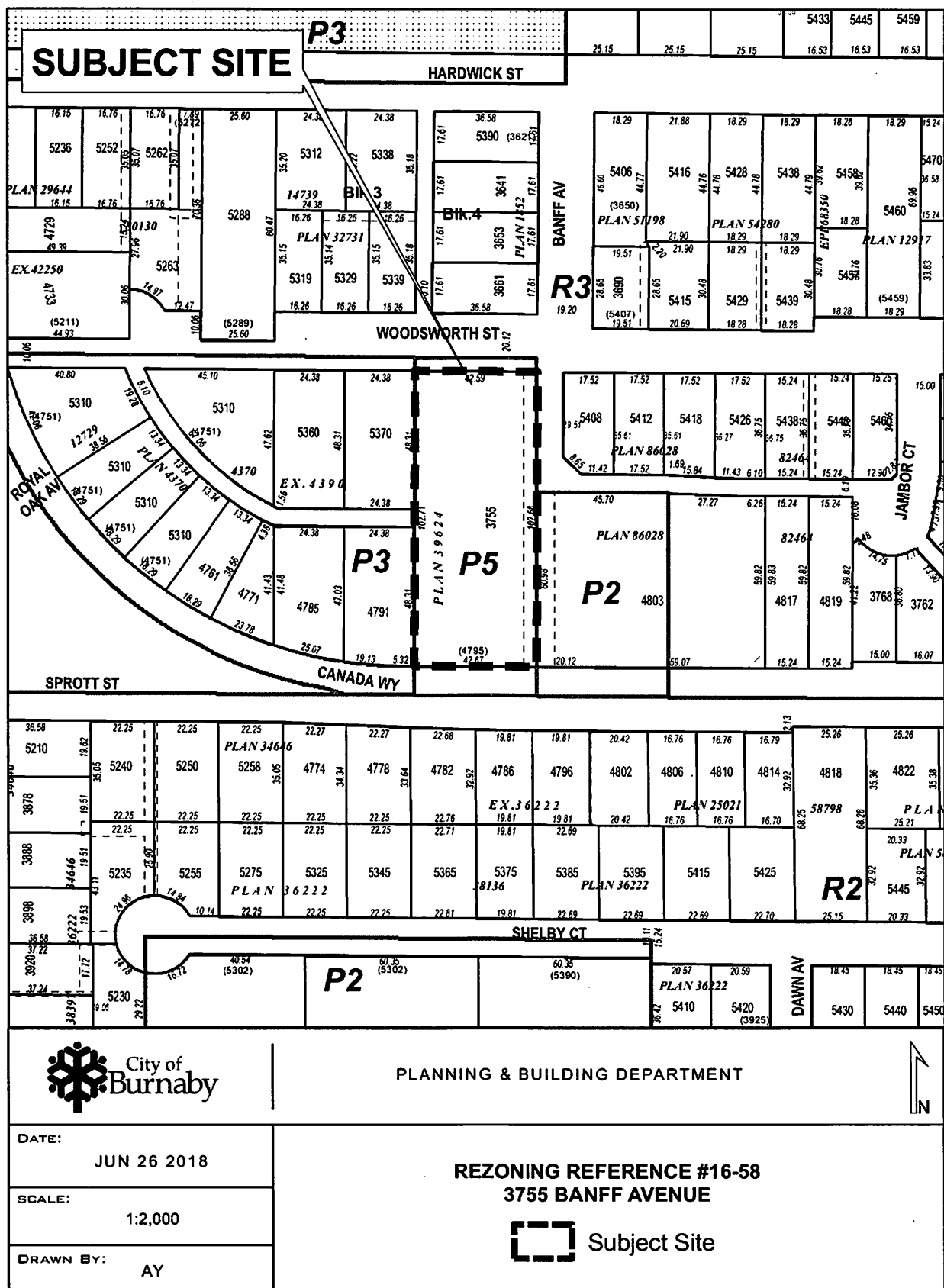
It is recommended that a copy of this report be sent to the applicant and to those who spoke or submitted correspondence at the Public Hearing for Rezoning Reference #16-58. It is also recommended that a copy of this report be sent to the Traffic Services Division of the RCMP for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:tn

**Attachments**

cc: Director Public Safety and Community Services  
OIC-RCMP  
City Solicitor  
City Clerk



### Sketch #1

