

Re: OAKALLA LANDS REDEVELOPMENT

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 December 24

FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: 15.404

SUBJECT: OAKALLA LANDS REDEVELOPMENT

RECOMMENDATIONS

1. THAT staff be authorized to initiate preparation of a community plan for the Oakalla Prison lands on the basis as outlined in Section 2.0 of this report.
2. THAT staff be authorized to continue working with the British Columbia Buildings Corporation on a site selection process for a Women's Correctional Centre in the Big Bend Area.
3. THAT a further report be submitted to Council concerning the total Oakalla Prison Relocation Program including the question of a Women's Correctional Centre in the Big Bend Area and its preferred siting.
4. THAT a copy of this report be forwarded to the Hon. Elwood Veitch, Minister of Consumer and Corporate Affairs, and Minister Responsible for Redevelopment of Oakalla Lands.

R E P O R T

1.0 BACKGROUND

In 1986 August, the Provincial Government completed a study entitled "The Oakalla Lands, Burnaby, Proposal for Redevelopment" related to the proposed redevelopment of the Lower Mainland Regional Correction Centre property (Oakalla lands). Copies of this report, excluding appendices, have been provided to members of Council as an attachment to this report item. For others, this report is available for viewing in the Planning and Building Inspection Department.

The broad concept plan in the report recommends that the site be redeveloped for low density multi-family housing and park purposes following a comprehensive dismantling of the existing prison facilities. The Planning & Building Inspection Department has now received a letter dated 1986 December 08 (see attached) from the British Columbia Buildings Corporation, requesting that the Municipality initiate preparation of a community plan for the Oakalla lands based on the concept plan prepared by the Provincial Government. The community plan would provide specific development guidelines for the site and be the basis for subsequent rezoning.

2.0 REDEVELOPMENT CONCEPT

The attached Figure 1 summarizes the broad land use concept for the Oakalla site as contained within the study prepared for the Province. The concept has incorporated generalized land use guidelines provided by this department that were identified at the time of the previous B.C. Place proposal involving the Oakalla lands in 1982 December. These guidelines have been related to five different sub-areas within the site. The general site and concept plan as presented in Figure 1 are described as follows:

- a) Areas A, B, C, D which comprise the Provincial component of the site total 68.1 acres.
- b) Areas C and D totalling 38.2 acres, constitute the main redevelopment site.
- c) Area B (12.1 acres) is generally maintained as an open space transition, but with some residential opportunity along the interface of Areas B and C.
- d) Area A (17.9 acres) is proposed to be dedicated to the Municipality of Burnaby for inclusion within the Deer Lake Park site.
- e) Area E (3.6 acres) is owned by the Municipality of Burnaby and is proposed to be included within the Oakalla lands redevelopment site.
- f) The redevelopment site as described above is proposed for low density, multi-family residential development.
- g) Density is proposed at an average of 10-12 units per acre on a gross site of 53.9 acres.
- h) A major pedestrian walkway and linear park is proposed to traverse the site on a southwest/northeast axis intended to help complete a major pedestrian linkage between Metrotown and the trail system proposed for the Deer Lake Park area.

These broad elements are considered supportable and an adequate basis for initiating the more detailed community planning process as requested. However, a number of related issues will need to be addressed as part of the community plan process. These include items such as water quality control measures relative to Deer Lake, housing form compatibility with adjacent residential areas, view protection, site access and egress, potential Royal Oak Avenue right-of-way requirements and other site planning matters.

3.0 REVENUE SHARING COMPONENT

One of the original tasks included within the Provincial Government's study for the Oakalla lands was to review opportunities for a sharing of Provincial land sale revenues between the Province and the Municipality of Burnaby that could be allocated to construction of public amenities within the local community. The finding of the study was that the potential sharing of projected revenues between the Province and the Municipality should be reviewed in detail as part of the overall redevelopment program. More specific details on a revenue sharing formula and the proposed use of such funds will be reported on at the time of the preparation of the draft community plan as more discussions occur. One option that has been

suggested by municipal staff is to apply these funds towards the Deer Lake Water Quality Improvement Program and/or the adjacent park development.

4.0 RELOCATION OF EXISTING PRISON FACILITIES


The relocation of the antiquated correction facilities on the Oakalla lands is a necessary and integral step in the residential redevelopment of these lands. The Provincial Government has proposed that the existing prison be replaced with three separate facilities distributed in different areas of the region. A \$30 million, Women's Correctional Centre has been proposed for the Big Bend area of the Municipality as one of these elements. The construction of this 126 bed facility represents an important part of the overall Oakalla Lands Redevelopment Program as does the successful completion of the more major 250 bed companion facility in Maple Ridge and another site in the eastern portion of the region for a remand centre.

This department has had preliminary discussions with the British Columbia Buildings Corporation concerning site criteria for locating the Women's Correction Centre. These criteria include compatibility with adjacent uses, distance from established residential areas, soil conditions, availability of services, zoning and site availability. The application of this criteria has led to the identification of three preferred sites, all of which would require rezoning and the related opportunity for public review and input. Municipal and Provincial staff are presently reviewing these three potential sites with the intent that a further, more detailed report be submitted to Council concerning the total prison relocation program including the question of a Women's Correctional Centre in the Big Bend area and its preferred siting.

5.0 CONCLUSION

The demolition and relocation of the existing Lower Mainland Regional Correction Centre and the subsequent redevelopment of the site for low density, multi-family residential use will eliminate an inappropriate use for the lands and their surrounding area. In addition, it will provide the basis for a highly attractive residential project within an equally attractive setting and the development of a municipally significant parkway connection between the Metrotown area and an expanded Deer Lake Park area. Revenue sharing from the proceeds of the land development and sale is also proposed. In order for these benefits to be realized, an achievable prison relocation program must be prepared and implemented. It has been proposed that this relocation program include a site for a Women's Correction Centre in Burnaby's Big Bend area. Staff are currently reviewing possible sites and will be providing a full report on the matter to Council given completion of the review.

While the preparation of a community plan for the Oakalla lands is a necessary and important step in the proposed redevelopment of the site, it should be recognized that its implementation is contingent upon a successful relocation of the existing prison facilities. This relocation program is underway and expected to take 4 to 5 years to complete following which residential development can occur.


A.L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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British Columbia Buildings Corporation

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1986 12 08

Mr. A.L. Parr
 Director of Planning
 Municipality of Burnaby
 4949 Canada Way
 Burnaby, British Columbia

Dear Mr. Parr

**Re: The Oakalla Lands, Burnaby
 Oakalla Lands Redevelopment**

I have pleasure in enclosing a copy of the above conceptual report prepared for the Honourable Elwood Veitch by the consulting firms of Waisman Dewar Grout Carter and the Van Bourne Group.

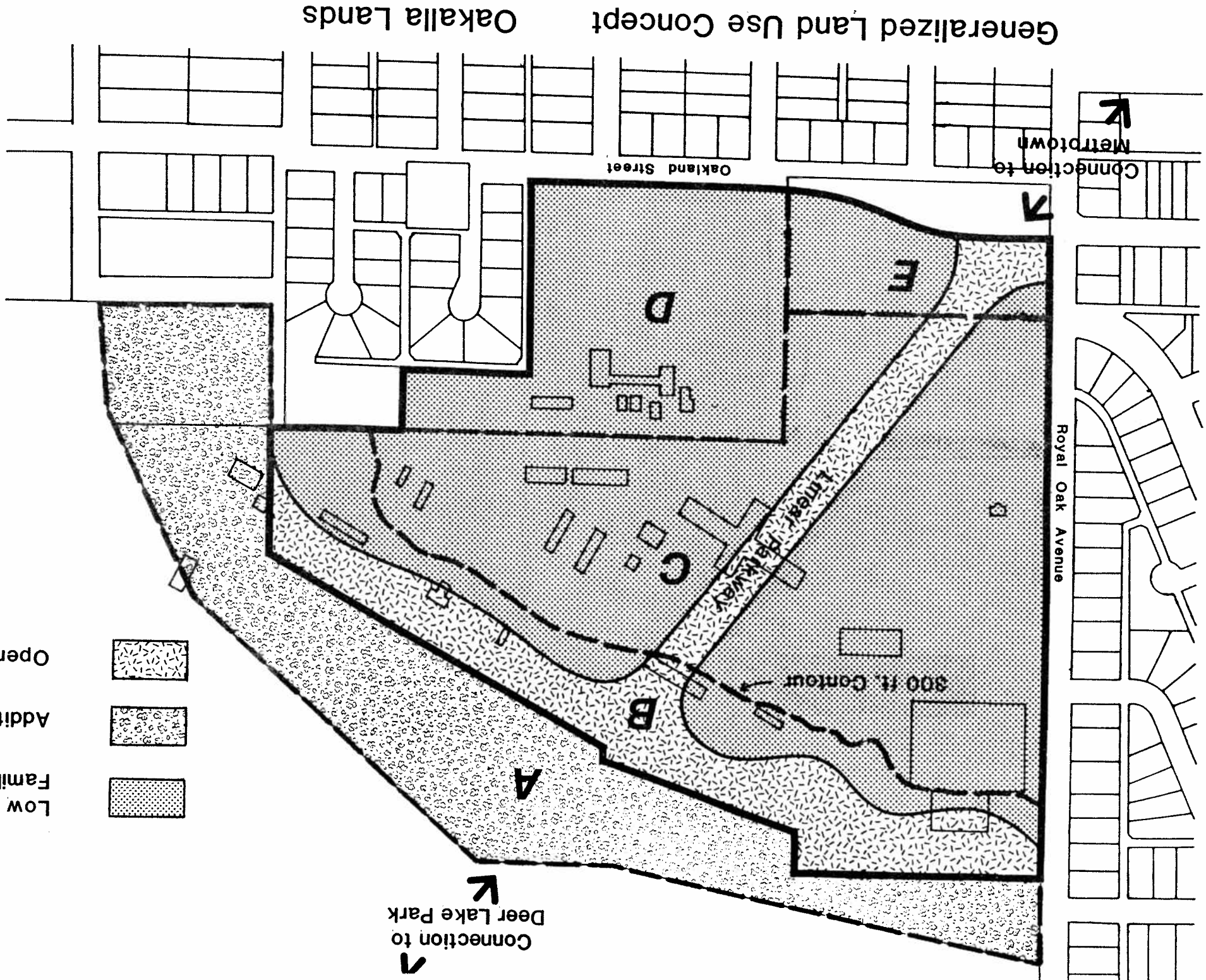
As owners of the property the Corporation wishes to enter into the Community Plan Process for subsequent rezoning and redevelopment, the latter anticipated to take place as soon as the existing facility has been vacated. I am accordingly requesting your Council's official approval for us to proceed toward the development of a Community Plan for the property and would hope that this request may be considered at Council's first meeting of the new year on January 5th 1987.

Yours truly

Bryan Wilson
 Vice-President

Enclosure

cc: Waisman Dewar Grout Carter



- Low Density Multiple
- Family Residential
- Addition to Deer Lake Park
- Open Space

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Figure 1

North

1986 Dec 24

Not to Scale

