

TO: CITY MANAGER September 14, 1999
FROM: DIRECTOR PLANNING AND BUILDING Our File: 15.904
SUBJECT: LAKE CITY BUSINESS CENTRE PLAN REVIEW PROCESS
PURPOSE: To provide an update on the plan review process for the Lake City Business Centre.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to Mr. Steve Cotter, 8865 Finch Court, Burnaby, B.C., V5A 4K6.

REPORT

1.0 INTRODUCTION

On 1999 August 9, Council received a delegation from Mr. Steve Cotter regarding opportunities for public involvement through the formation of a Citizen Advisory Committee for the Lake City Business Centre Plan review process.

In response to the delegation, Council requested that staff provide an update on the status of the Lake City Plan review process and expected opportunities for public and business review of draft plan proposals. This report provides the requested information.

2.0 THE OCP BUSINESS CENTRE DESIGNATION

The Burnaby Official Community Plan (OCP), adopted by Council on 1998 June 15, established a policy framework for future land use and development in the City. The adopted OCP was prepared under the direction of the Community Planning and Housing Committee of Council with considerable community input.

The Industrial Policy Framework within the adopted OCP outlines an overall strategy to respond to the changing needs of industry in Burnaby. A major component of this strategy is the designation of certain industrial areas for the development of Business Centre uses oriented towards a mix of high amenity office, research and development, corporate headquarter facilities and associated light industrial uses.

In recent years, the expansion of Business Centre uses in Burnaby has made a significant contribution to the growth of employment opportunities and the City's economic and tax base. This sector of the economy is expected to experience continued strong growth into the foreseeable future. Burnaby is well positioned to capture a significant share of this future growth as high technology and other high quality, intensive industrial companies continue to be attracted to Burnaby because of its central location; supporting services, facilities, and amenities; transportation system; and natural features, parks and open spaces.

The Lake City area has recently seen the construction of a number of new office/high technology developments envisioned for Business Centre areas, with others currently under consideration. The Lake City area is expected to continue to attract more intensive industrial, office and high-technology uses to replace its more traditional manufacturing, warehousing and distribution operations. Characteristics of the Lake City area that have encouraged this transition include its central location, access to transportation routes including the planned SkyTrain stations, an aging building stock, existing industrial development pattern, and good ground conditions for building construction.

3.0 LAKE CITY BUSINESS CENTRE REVIEW PROCESS

Generally, implementation of OCP directions is achieved through the development and adoption of area specific development guide plans. The development of a guide plan for the Lake City Business Centre area is being prepared under the direction of the Community Planning and Housing Committee of Council with extensive opportunity for public and business community input planned.

The Committee has discussed some preliminary directions prepared by staff. This will lead towards the development of a draft Lake City Business Centre Plan for broader public and business community review. This initial work has sought to incorporate Council's adopted policy directions for development of designated business centre areas; reflect past industrial development patterns; project recent trends in the development of general and high-tech office uses; address issues related to the proposed SkyTrain extension project; and define the relationship of the Business Centre to surrounding areas.

As part of the preliminary plan work, the Committee had directed staff to undertake some initial informal consultations with industrial representatives involved with the marketing, development and management of existing business centre areas in Burnaby. In addition, the Committee has requested that staff investigate the relationship of the Business Centre area to adjacent communities in terms of views, environment, pedestrian linkages, and other issues.

Once completed, staff will submit a draft Lake City Business Centre Plan to the Committee for review. With Committee concurrence in the draft Plan, the Committee will seek Council authority to initiate a community consultation process. The draft Plan would provide a sound basis for the identification and receipt of community issues, concerns and suggestions for the development of an amended and finalized draft Plan document for further Committee and Council consideration.

The consultation process for the Lake City Business Centre Plan will be planned to ensure that there is a broad range of opportunities for businesses, industrial property interests, and area residents to review and comment on draft proposals, including:


- **Open House Event(s)** - to outline the proposals in the draft Plan; respond to general and more detailed questions on the draft proposals, and receive public and business community comments on the draft Plan.
- **Draft Plan Document** - access to copies of the draft Plan document at all Burnaby Library branches, the Planning Department, at the open house event, on the City's Web site, and by mail on request.
- **Submission of Comments** - opportunities to submit comments on the draft Plan will be provided at the open house events, by telephone to planning staff, by mail, fax and E-mail.
- **Individual Meetings** - on request, City planning staff will meet with interested property owners, business operators, residents, community groups and individuals to review draft Plan proposals, receive comments, and discuss issues.

Once the consultation program is finalized, it will be advertised in the local media to ensure that neighbouring residents, property owners, and industrial business interests are aware of the process.

4.0 NEXT STEPS

The designation of the Lake City Business Centre in the adopted OCP followed an extensive community consultation process. Staff are currently in the process of developing specific draft development plan proposals based on the directions of the OCP for the Lake City area for further public review. It is anticipated that draft proposals will be completed for consideration by the Community Planning and Housing Committee early in the New Year.

Community review and input of draft proposals is an important component of the overall planning process for the Lake City area. As such, the results of the consultation process will, in turn, be presented to the Community Planning and Housing Committee for consideration in the Lake City Business Centre Plan. On the recommendation of the Committee, the finalized proposals for the Lake City Business Centre would then be submitted to Council for approval


D.G. Stenson, Director
PLANNING AND BUILDING


LP/dh

cc: City Manager
Director Engineering
Director Parks, Recreation and Cultural Services