

TO: CITY MANAGER 2002 AUGUST 20

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: 01.226.1

SUBJECT: CITY OF NEW WESTMINSTER - PROPOSED OFFICIAL
COMMUNITY PLAN AMENDMENT BYLAW 6747, 2002

PURPOSE: To provide comment on Bylaw 6747, an amendment to the City of New
Westminster's Official Community Plan.

RECOMMENDATION:

1. **THAT** a copy of this report be sent to the Director of Legislative and Information Services, City of New Westminster, 511 Royal Avenue, New Westminster, B.C. V3L 1H9.

REPORT

1.0 BACKGROUND

Appearing as correspondence on the Council agenda for 2002 August 12 was a letter from the Director of Legislative and Information Services of the City of New Westminster seeking comment on Bylaw 6747, an amendment to the City of New Westminster's Official Community Plan (OCP). The purpose of the amendment is to designate 9 Columbia Street East ("Woodlands") as a mixed use development permit area (see *attached* Sketch 1). The 65-acre Woodlands site is provincially owned and is managed by the British Columbia Buildings Corporation (BCBC). The OCP amendment would allow for the establishment of medium and high density residential, local commercial and institutional uses. This report responds to New Westminster's request for comment on their proposed amendment. It is noted that Burnaby's submission must be received prior to 2002 September 09 in order that it may formally constitute public input at the Public Hearing scheduled for 2002 September 16.

2.0 PROPOSED OCP AMENDMENT

On 2002 July 15, New Westminster City Council gave first and second readings to Amendment Bylaw No. 6747, 2002 and endorsed its referral to adjoining municipalities for comment.

The proposal is to have the Woodlands site redesignated from Comprehensive Development Permit Area to Commercial and Mixed Use. This amendment is required in order to approve a rezoning application for the Woodlands property which would permit residential, commercial and institutional uses on the site.

The redevelopment is focused on the creation of a residential community with a diversity of housing types for all ages, also including a continuum of care opportunities. When developed in line with the proposed OCP amendment and BCBC's rezoning proposal, the Woodlands site could accommodate up to 3,000 residents within 1,270 units supported by approximately 20,000 square feet of retail floor area.

From New Westminster's perspective, access to the development site remains an issue, as McBride serves as its only point of access/egress thus potentially impacting traffic flow on McBride Boulevard. The background material indicates the consideration of implementing a rapid transit station near Columbia Street east.

Some of the specific aspects of the proposed OCP amendment include:

- provision of at least 270 units or approximately 20 percent of any housing to be non-market;
- local commercial with an associated office component;
- medium density multiple family residential (townhouses and low-rise apartments);
- high density multiple family residential (four towers);
- significant institutional uses such as a multi-level care facility for seniors and a school site; and,
- retention of built and natural heritage features.

3.0 RELATIONSHIP TO BURNABY

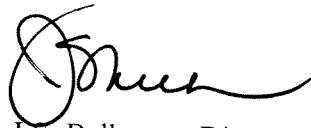
While it is possible, though highly improbable, that the proposed mixed use development at the Woodlands site may slightly contribute to traffic volumes along Tenth Avenue, Sixth Street, Cariboo Road, Canada Way and Kingsway, there do not appear to be any significant transportation-related concerns regarding New Westminster's proposed OCP amendment which pertain to Burnaby. It is also noted that many of the residential areas north of Tenth

Avenue have been traffic calmed, thus ensuring traffic is appropriately directed to arterial roads. Overall, a review of New Westminster's proposed Amendment Bylaw No. 6747, 2002 reveals no conflict with the policies and goals contained in Burnaby's OCP. It is also noted that the City of New Westminster is situated within the Growth Concentration Area as designated in the GVRD's Livable Region Strategic Plan.

4.0 CONCLUSION

This report responds to the City of New Westminster's request for comment on a proposed amendment to its OCP to allow for the development of the 65-acre Woodlands site for mixed use residential, commercial and institutional in New Westminster's Glenbrook South area. The proposed amendment generally does not conflict with the goals and policies contained in Burnaby's OCP.

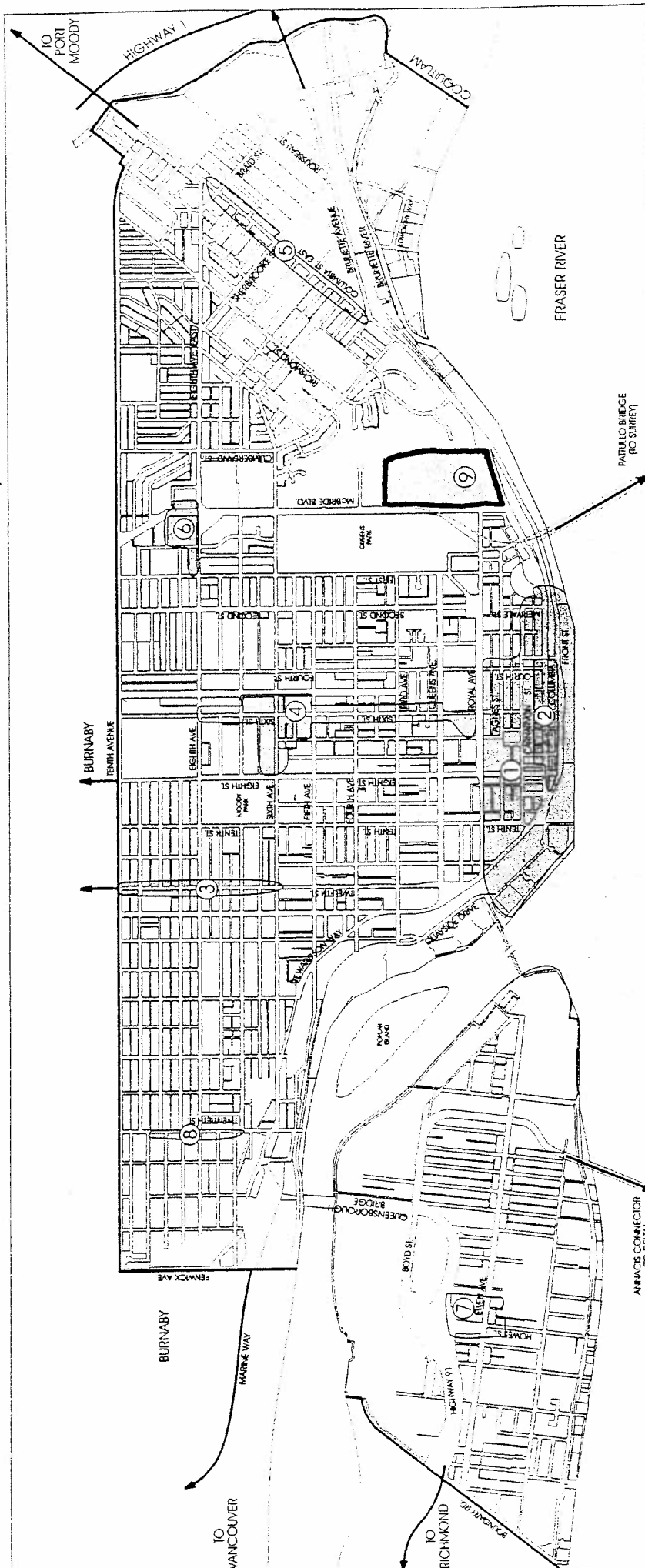
It is recommended that a copy of this report be forwarded to the City of New Westminster.



J.S. Belhouse, Director
PLANNING AND BUILDING

EK/sla
Attachment

cc: Director Engineering
Director Finance
Director Parks, Recreation and Cultural Services



Schedule "B" to Official Community Plan
 Designation Amendment Bylaw No. 6747, 2002
Sketch #1