

TO: CITY MANAGER 2002 JANUARY 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 4250 MARINE DRIVE (NEW HAVEN)

PURPOSE: To provide Council with information on the current status of Provincial lands at 4250 Marine Drive.

RECOMMENDATIONS:

1. **THAT**, staff be authorized to develop an appropriate land use framework(s) for the former New Haven Correctional Centre site leading to the creation of a comprehensive land use plan to guide future development of the property.
2. **THAT** a copy of this report be sent to Mr. Ian Birtwell, Real Estate Manager, Vancouver District, BCBC, 700-865 Hornby Street, Vancouver, BC.

REPORT

1.0 INTRODUCTION

At its meeting of 2002 January 14, Council requested staff to prepare a report on the future use of the Provincial lands associated with the former New Haven Correction Centre. This report responds to Council's request, provides a broad description of the subject property, and outlines a general approach for the development of a comprehensive land use plan to guide the future use and development of the site.

2.0 BACKGROUND

2.1 Subject Site

The subject site is located within the Big Bend area of Burnaby west of the Riverway Sports Complex. The property consists of two legal parcels encompassing a total area of 57 acres of land. The property is owned by the Provincial Government and administered through the British Columbia Buildings Corporation (BCBC).

The major portion of the property is within the lowland area of the Fraser River flood plain of Big Bend. The eastern half of the property is undeveloped and consists of a growth of hardhack on the southeast portion and mixed forest on the northeast portion of the site. The western half of the site consists of lowland fields in the southwest quadrant, with the playing fields and buildings associated with the former New Haven Correction Centre located in the northwest portion of the site. Figure 1 *attached* shows the subject site in context with the Big Bend Development Plan.

The site is currently zoned to the Regional Institutional (P6) District. This district is intended to accommodate large scale public institutional uses including hospitals, educational institutions, government offices, prisons and reformatories and other public services and utilities. A small portion of the site adjacent to Marine Way is zoned M3 - Heavy Industrial. This zoning is the result of the consolidation of a remnant portion of industrial land into the New Haven site following dedication of the Marine Way road right-of-way.

Surrounding uses to the subject site include M5 Light Industrial to the west of the Patterson Avenue right-of-way, Riverway sports complex to the east, Riverway Public Golf Course and Burnaby Fraser Foreshore Park lands to the south, and R2/R5 single family residential, and the Riverway elementary school/park site to the north. Figure 2 *attached* shows the existing property configuration, zoning, and adjacent uses. Figure 3 *attached* is a view of the New Haven property from the pedestrian overpass of Marine Way.

2.2 *Property History and Heritage Resources*

Historically, the site was originally occupied by the Royal City Mills logging camp between 1873 - 1892. It was purchased by Duncan & Margaret MacGregor, in about 1900 who built a country estate on the site which they named Glen-Lyon. Both Mr. and Mrs. MacGregor were active in municipal affairs and social activities and played a significant role in the early development of Burnaby. Duncan MacGregor served as a City Councillor from 1909-1912 and was elected as Reeve of the Municipality of Burnaby in 1913. Mrs. MacGregor was instrumental in the formation and fund raising activities of the Victorian Order of Nurses for Burnaby.

The MacGregors' sold the estate to a religious organization called *The Home of the Friendless* in 1926. In 1937, the property reverted to the Municipality of Burnaby through non-payment of taxes, and was subsequently sold to the Provincial Government. From 1937 to 2001, the Province operated the site as the *New Haven Borstal School* – a young offenders program first started at Burnaby's Oakalla Prison Farm in 1934 and directed by the John Howard Society. In 1939, five cottages and a large barn were built on the site followed by other buildings and facilities used to teach young offenders agricultural and trades skills. This institutional use continued on the property until the facility was closed by the Province in 2001.

The New Haven site is historically significant for the City and the Province. The site retains significant heritage features from the Glen-Lyon Estate including the original mansion, surrounding gardens, pond and landscape features, as well as features from the 1939 development of the Borstal School. It also contains a Provincially registered archaeological site based on aboriginal artifacts recovered from the site in the past by staff and students of New Haven. A more detail heritage inventory and assessment remains to be completed to fully document and assess heritage features and resources on the site.

2.3 *Community Plan Designation*

The New Haven site is designated within the City's Official Community Plan (OCP) for institutional and business centre use. The OCP also reflects an objective of the Burnaby Transportation Plan for the extension of Glenlyon Parkway through the site to Patterson Avenue to provide for a collector connection between the Big Bend area and Metrotown Town Centre. The road connection would also provide for the linkage of pedestrian and cycling routes between the Big Bend Urban Trail and Burnaby Fraser Foreshore Park systems to the Metrotown Town Centre and other areas of Burnaby.

2.4 *Environmental Resources*

An initial assessment of environmental resources associated with the subject site has been completed by BCBC. Portions of two watercourses, Sussex Creek on the east boundary, and Glen-Lyon Creek on the west boundary, cross the site. The watercourses are largely confined to the respective Sussex and Patterson Avenue rights-of-way within historic ditches created to float logs to the Fraser River when the site was used by the Royal City Mills in 1885. A tributary of Glen-Lyon Creek flows into a pond adjacent to the Glen-Lyon mansion. This branch is piped upstream from the pond, and is partially piped within the New Haven site. The open watercourses on site, excluding the pond, are classified as Class A habitat, and will require the establishment of riparian setbacks from any future use.

Existing vegetation within the site was categorized into four distinct portions. The northeast portion of the site is characterized as a mixed forest on the higher elevation slopes of the site and within the ravine slope of Sussex Creek. The southeast portion is dominated by hardhack vegetation on the lowland area of the site. The southwest portion is primarily lowland fields. The northwest portion of the site is primarily developed land with ornamental vegetation associated with the former Glen-Lyon estate and the New Haven institutional use.

3.0 **PLAN DEVELOPMENT PROCESS**

Recently, the British Columbia Buildings Corporation (BCBC) approached staff regarding possible specific uses for the New Haven site. Staff have proposed to BCBC that a comprehensive development concept plan should be developed leading to the CD (Comprehensive Development) rezoning of the site prior to consideration of specific applications for re-use of all or a portion of the site. The proposed concept plan would seek to establish a consensus for an overall land use framework for the development of the site, including:

- land uses;
- road alignments;
- protection of riparian areas and significant habitat resources;
- stormwater management measures;
- protection of key heritage features;
- pedestrian, cycle, and vehicle movements;
- broader community amenities and relationships; and
- achieving overall City and regional growth management objectives

Towards this end, it is proposed that staff be authorized to prepare a report to Council outlining an appropriate land use option(s) for the New Haven site. Input towards the development and evaluation of possible options would be sought from BCBC drawing on initial site assessment work completed by BCBC to date. Following Council consideration of potential options, staff would propose to seek broader community input on one or more selected viable land use frameworks.

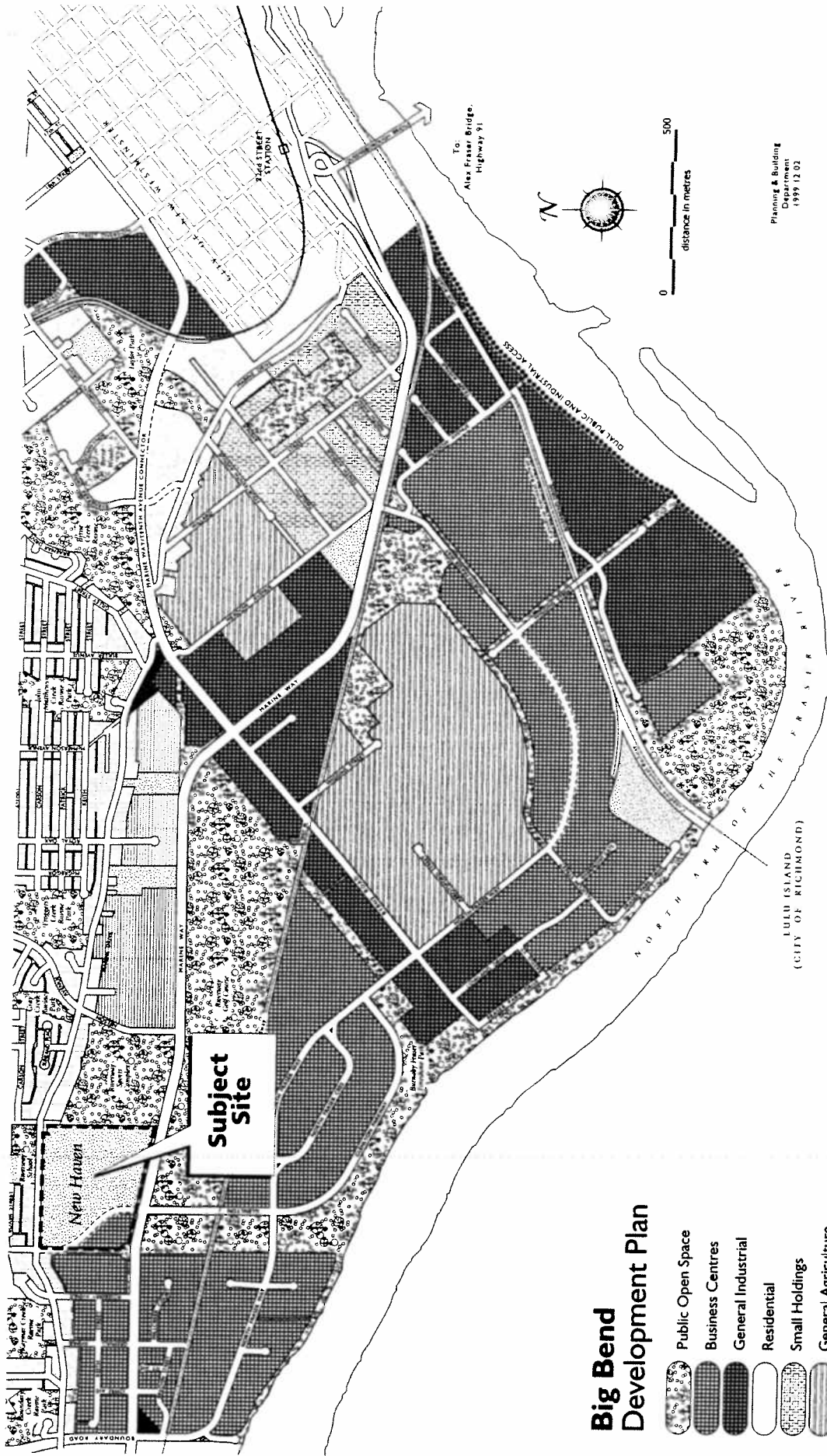
With Council acceptance of an overall land use framework, staff would propose to work with BCBC, or other potential future owners, to complete a more detailed concept plan for the property based on a preferred land use approach. This detailed concept plan for the property would lead to the initiation of a CD (Comprehensive Development) rezoning of the property. Once complete, specific site proposals could then proceed through an amended CD rezoning for approval of each phase of property development to implement the approved concept plan.


J.S. Belhouse, Director
PLANNING AND BUILDING

LP/sla/mw
Attachments

cc: Director Engineering
Director Parks, Recreation and Cultural Services

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Planning & Building
Department
1999/12/02

Figure 1
Subject Site

**Big Bend
Development Plan**

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

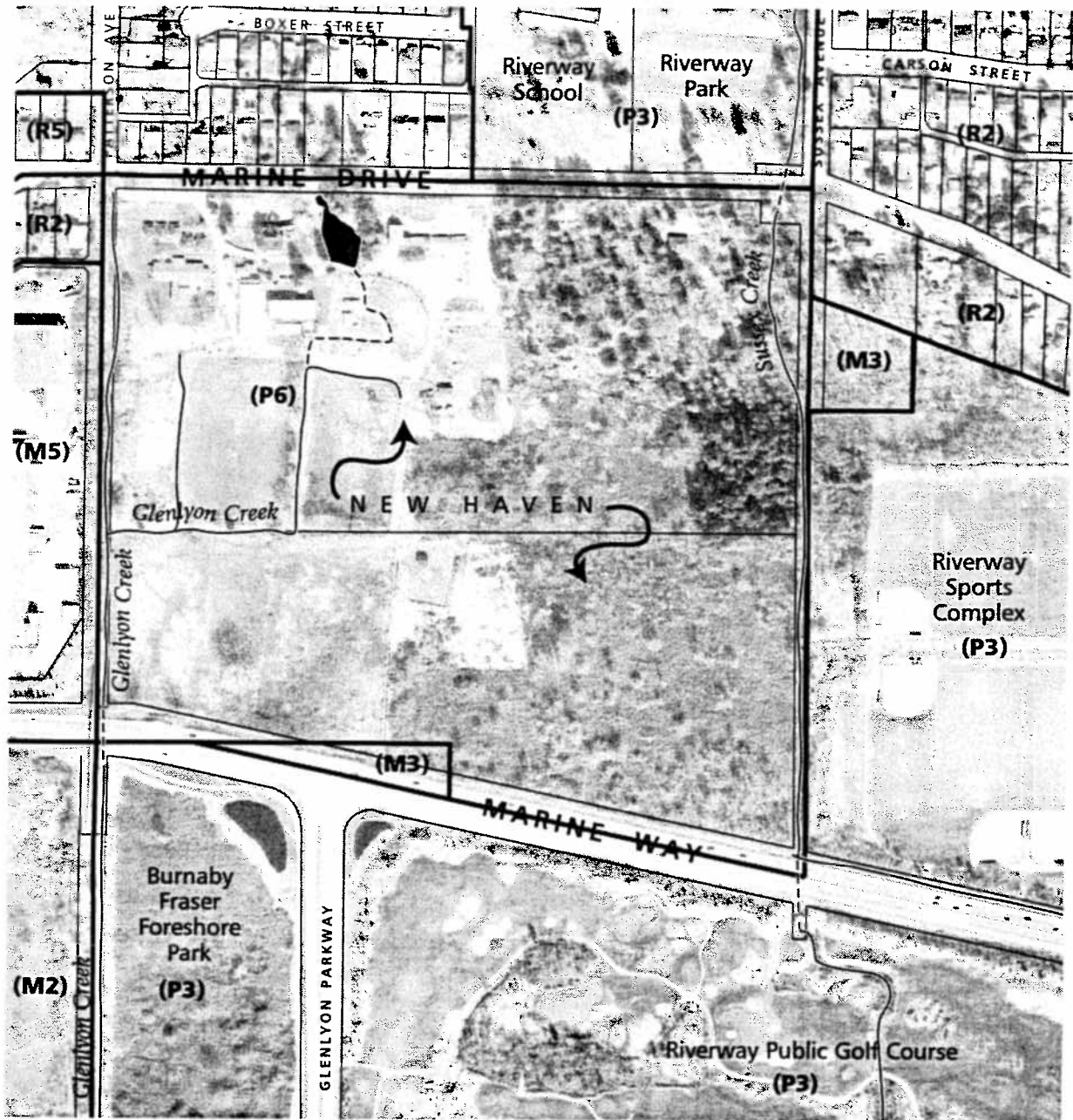


Figure 2
Subject Property and
Adjacent Uses

Explanation of zoning districts:

- R2, R5** Residential Districts
- M2** General Industrial District
- M3** Heavy Industrial District
- M5** Light Industrial District
- P3** Park and Public Use District
- P6** Regional Institutional District



Figure 3
New Haven Property looking north from Marine Way

