

**TO:** CITY MANAGER

2004 February 24

**FROM:** DIRECTOR PLANNING AND BUILDING

OUR FILE: PL 71100-20  
New Haven - Public Consultation

**SUBJECT: OFFICIAL COMMUNITY PLAN AMENDMENT PROCESS  
NEW HAVEN LAND USE FRAMEWORK PLAN**

**PURPOSE:** To seek Council consideration, subject to Council adoption of the recommendations of the Housing Committee regarding the finalized Land Use Plan for the New Haven property, of matters required for amendment of the City's Official Community Plan (OCP) in compliance with the requirements of the Local Government Act.

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**RECOMMENDATIONS:**

1. **THAT** Council give consideration to the need for further consultations on the subject amendment with the list of organizations and authorities listed in Section 879 of the Local Government Act as outlined in Section 2.0 of this report.
2. **THAT** Council concur that the subject amendment of the City's Official Community Plan is generally consistent with the City's 2004 - 2008 Provisional Financial Plan, as outlined in Section 2.0 of this report.
3. **THAT** Council concur that the subject amendment of the City's Official Community Plan is in general compliance with the City's Waste Management Plans, as outlined in Section 2.0 of this report.
4. **THAT** the subject Amending Bylaw for the Burnaby Official Community Plan Bylaw No. 10709 be advanced to First Reading on 2004 March 8 and to a Public Hearing on 2004 March 23 at 7:30 P.M.

**REPORT**

**1.0 INTRODUCTION**

Appearing on Council's agenda is a report from the Housing Committee with a recommendation for adoption of the finalized Land Use Framework Plan for the New Haven property, subject to completion of the required Official Community Plan (OCP) amendment process. The report of the Housing Committee also recommends the preparation of the necessary amendment bylaw for the Burnaby Official Community Plan Bylaw No. 10709 as indicated on *Sketch #1, attached*.

Council adoption of the recommendations contained in the report from the Housing Committee initiates a series of steps which must be taken in a prescribed sequence under the terms of the Local Government Act for amendment of the Burnaby Official Community Plan.

This report presents recommendations for consideration by Council to meet the requirements of the Local Government Act for amendment of the OCP. With Council adoption of the recommendations of this report, the subject Burnaby Official Community Plan Amending Bylaw would be advanced to First Reading on 2004 March 8 and to a Public Hearing on March 23 at 7:30 P.M.

## **2.0 OFFICIAL COMMUNITY PLAN AMENDMENT PROCESS**

### **2.1 Consultation**

The Local Government Act requires that, during the process prior to the required statutory Public Hearing for the subject OCP Amending Bylaw, Council must consider whether and how to consult with various interests that it considers will be affected by the OCP Amending Bylaw. On Council direction, starting in 2003 May 26, an extensive public consultation process was undertaken to prepare a finalized Land Use Framework Plan for the New Haven property. On 2004 February 17, the Housing Committee adopted recommendations, concluding the public consultation process, to advance a finalized Land Use Framework Plan to Council for adoption subject to completion of the required Official Community Plan (OCP) amendment process.

Council adoption of the recommendations of the Housing Committee initiates the subject OCP amendment process. As part of this process, the Local Government Act requires that the Council specifically consider whether to consult with the following:

- *The Board of the Regional District*

It is staff's view that the proposed Plan will not change the relationship of the City's Official Community Plan to the Livable Region Strategic Plan as outlined in the accepted Regional Context Statement contained in the City's Official Community Plan. The directions for the 58 acre New Haven property contained in the finalized Land Use Framework Plan reflect the broad objectives of the City's Official Community Plan and the adopted Big Bend Development Plan with regard to environmental protection, housing options, employment objectives, development forms, and road and pedestrian facilities. On this basis, it is not considered necessary

to refer the subject OCP amendment (for comment) or an amended regional context statement (for acceptance) to the Board of the Regional District.

- *The Board of any Regional District or the Council of any Municipality adjacent to the area covered by the Plan*

The proposed amendment to the City's Official Community Plan for the New Haven property is not considered to affect the relationship of the City to any neighbouring municipality or regional district given the local area planning context of this property. On this basis, it is not considered necessary to consult with adjacent municipalities or other regional boards on this OCP amendment.

- *First Nations*

Given that there are no First Nations reserve lands in Burnaby or the subject area, and that there are no active treaty tables in this area of Burnaby, it is not proposed to consult with First Nations on this OCP amendment.

- *School District Boards, Greater Boards, and Improvement District Boards*

In preparing the finalized Land Use Framework Plan for the New Haven property, staff have already consulted with the Burnaby School District regarding the potential for the development of townhouses on a portion of the New Haven site which would generate approximately 40 students from Grade 1 to 12. The School District advised that the anticipated number of school children would be readily accommodated within existing elementary and secondary school facilities. On this basis, it is not considered necessary to consult further with any other district boards, greater boards or improvement districts on this OCP amendment.

- *The Provincial and Federal Governments and their Agencies*

The City has undertaken to consult with the Federal Department of Fisheries and Oceans (DFO) on the proposals related to water courses and riparian areas contained in the finalized Land Use Framework Plan. DFO have endorsed the proposals contained in the Plan subject to the completion of further assessment work and preparation of detailed plans. The City also undertook to consult with BCBC on the proposals contained within the draft Framework Plan endorsed by Council for public review on 2003 May 26. On this basis, it is not considered necessary to consult with any other Provincial or Federal agencies.

Based on the consultation process undertaken to date to prepare the finalized Land Use Framework Plan for the New Haven property, and the information presented in this report, staff have not identified any further consultation needs other than the required Public Hearing. On this basis, it is proposed that Council conclude that no further consultation is necessary.

## **2.2 Financial and Waste Management Plans**

Next in sequence, the Local Government Act requires that Council specifically consider the Amending Bylaw in conjunction with its financial plan and any applicable waste management plan.

The subject OCP Amending Bylaw has been reviewed by the Director of Finance and the Director Planning and Building in conjunction with the City's 2004 Provisional Financial Plan. Based on this review, these documents are generally consistent with the proposed OCP Amending Bylaw. The Director Engineering and the Director Planning and Building have also reviewed the subject OCP Amending Bylaw in conjunction with the City's liquid and solid waste management plans and advise that these documents are in general compliance with the proposed amendment.

It is therefore proposed that Council adopt recommendations #2 and #3 of this report in accordance with the specific requirements of the Local Government Act.

## **3.0 NEXT STEPS**

This report has been submitted to assist Council in the sequenced consideration of matters required for amendment of the City's OCP to reflect the land use proposals contained within the finalized New Haven Land Use Framework Plan, as shown on *Sketch 1*.

With Council consideration of these matters, and adoption of recommendation #4 of this report, the subject Amending Bylaw for Burnaby Official Community Plan will be prepared and advanced to First Reading on 2004 March 8 and forwarded to Public Hearing on 2004 March 23 at 7:30 P.M.

Appearing elsewhere on Council's agenda is a companion report initiating the rezoning of the New Haven property from P6 Regional Institutional District and M3 Heavy Industrial District to CD Comprehensive Development District based on the finalized New Haven Land

Use Framework Plan. Prerequisite conditions for this rezoning include Council adoption of the finalized Land Use Framework Plan and completion of the subject OCP amendment process.



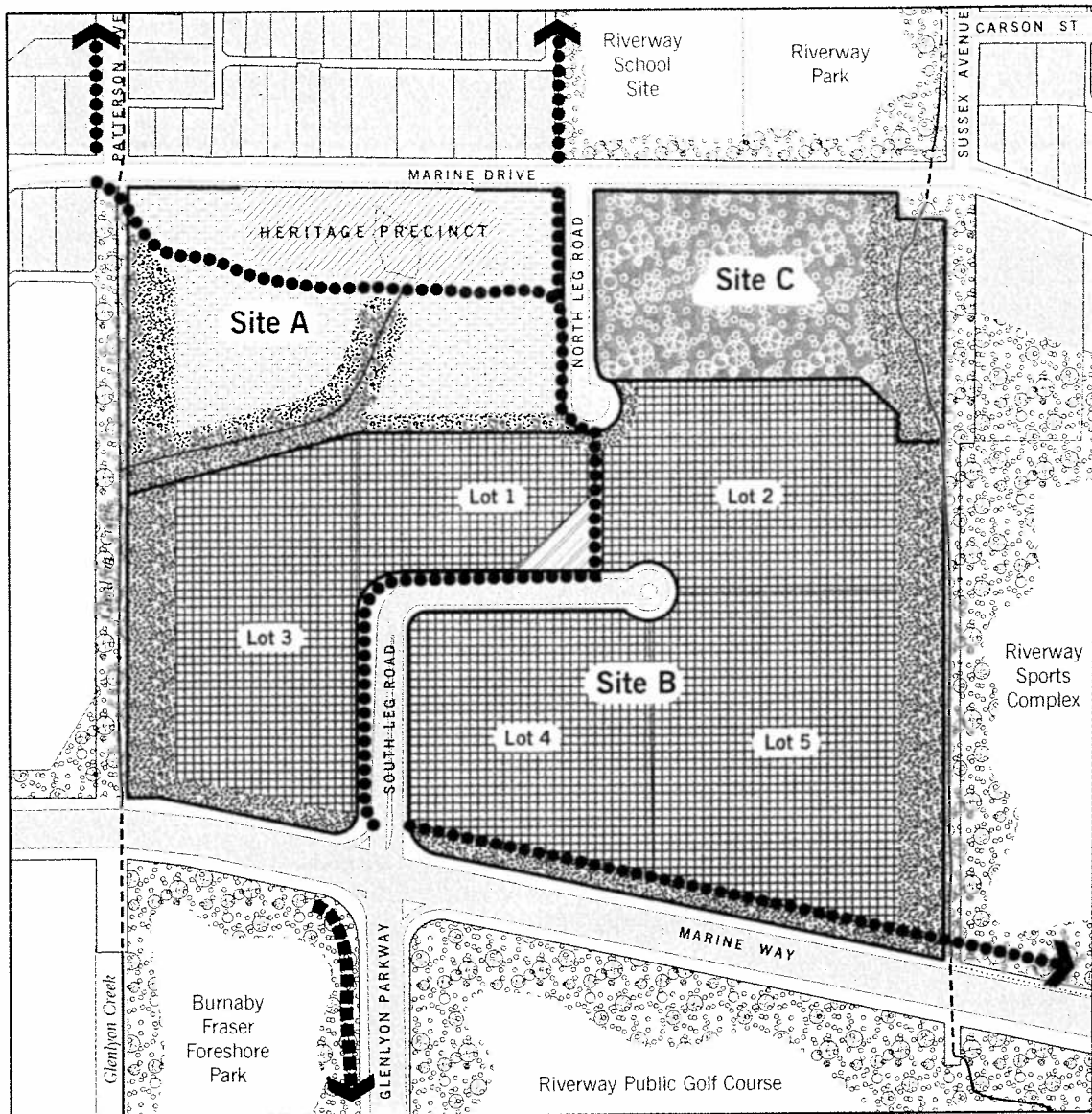
J.S. Belhouse, Director  
PLANNING AND BUILDING

LP/jc

cc: City Clerk  
City Solicitor  
Director Finance  
Director Engineering  
Director Parks and Recreational Services

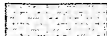


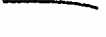
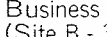
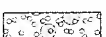


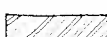



Attachment (1)

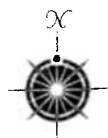
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## New Haven

### Land Use Designations

	Residential Use Townhousing) (Site A - 6.5 acres net)		Riparian / Landscaped Buffer Areas
	Heritage Precinct (2.3 acres)		Open watercourses
	Business Centre (Site B - 30.7 acres net)		Piped sections of watercourses
	Compatible Light Industrial and Office (CD based on M5 & B1 Districts)		Park / Open space
	Integrated Neighbourhood Commercial (CD based on C1 District)		Existing Urban Trail
	Ravine Conservation (Site C - 6.9 acres) [includes Riparian Area]		Proposed Urban Trail



Sketch #1