

**TO:** CITY MANAGER  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT: REZONING REFERENCE #04-06**  
**New Haven Land Use Framework Plan**

2004 February 24

**ADDRESS:** 4250 Marine Drive (See attached Sketch #1)

**LEGAL:** Parcel "A" (Reference Plan 7878), District Lot 164, Group 1, NWD and Lot 24, District Lot 164, Group 1, NWD Plan 29518

**FROM:** P6 Regional Institutional District and M3 Heavy Industrial District

**TO:** CD Comprehensive Development District (based on M5 Light Industrial, B1 Business Centre, RM1 Multiple Family Residential, C1 Neighbourhood Commercial, and P3 Park and Public Use Districts and the plan entitled "*New Haven Land Use Framework Plan*" prepared by the City of Burnaby dated 2004 February 10 as guidelines)

**APPLICANT:** City of Burnaby  
4949 Canada Way  
Burnaby, BC V6B 4M3

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2004 March 23.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2004 March 8, and to a Public Hearing on 2004 March 23 at 7:30 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
  - a. The submission of a suitable plan of development entailing Council adoption of the New Haven Land Use Framework Plan
  - b. Completion of the required Official Community Plan amendment process.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit future development of the New Haven property in accordance with guidelines of the *New Haven Land Use Framework Plan* as adopted by Council.

### 2.0 GENERAL COMMENTS

2.1 The *New Haven Land Use Framework Plan* is the subject of the report from the Housing Committee with regard to the New Haven property which appears for Council's consideration on the same Council agenda. The report from the Housing Committee recommends 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 rezoning of the New Haven property from the prevailing P6 Regional Institutional District and M3 Heavy Industrial District to the CD Comprehensive Development District based on the *New Haven Land Use Framework Plan*.

Following Council adoption of the proposed *New Haven Land Use Framework Plan* and completion of the required Official Community Plan amendment process, the subject rezoning would bring the zoning of the property into conformance with adopted City plans. The existing buildings would remain on the property pending issuance of required demolition permits. No interim use of the existing buildings or the property would be permitted.

The buildings within the Heritage Precinct are listed on the Burnaby Community Heritage Register which provides for their further protection under the terms of the Local Government Act. Identified heritage buildings and features are to remain on the property. Provisions for the adaptive re-use and conservation of the buildings and features within the Heritage Precinct will be secured through the required future CD rezoning and subdivision approval processes.

The *New Haven Land Use Framework Plan*, a 24 page document, is being provided under separate cover to Council in conjunction with the report of the Housing Committee. Copies of the *New Haven Land Use Framework Plan* may be obtained and are also available for view at the Planning Department. The *Framework Plan* is also posted on the City's web site.

2.2 The pursuance of subsequent amendment rezoning applications and related subdivision applications will be necessary in order to permit specific development of any of the components of the *New Haven Land Use Framework Plan*. Such further detailed applications will include addressing the following:

- a) Preparation of a suitable conceptual plan of development for the overall site.
- b) Preparation of detailed suitable plan(s) of development for each development parcel.
- c) Subdivision of the site into development parcels and the dedication of any necessary rights-of-way.
- d) Servicing of the site, provision of any necessary statutory rights-of-way, easements and covenants, and the completion of a servicing agreement.
- e) Environmental provisions including ERC and DFO approvals for environmental protection measures, retention of identified existing vegetation, site profile requirements, on-site stormwater management, protection and/or relocation of existing watercourses, and protection of the ravine conservation area.
- f) Protection and conservation of the designated Heritage Precinct.
- g) Provision of applicable fees including Parkland Acquisition, School Site Acquisition and GVS&DD Sewerage Charges.

2.3 A report and recommendations initiating the required Official Community Plan amendment process also appears on Council's agenda for adoption. The prerequisite conditions for the subject rezoning include Council adoption of the *New Haven Land Use Framework Plan* and completion of the required Official Community Plan amendment process.

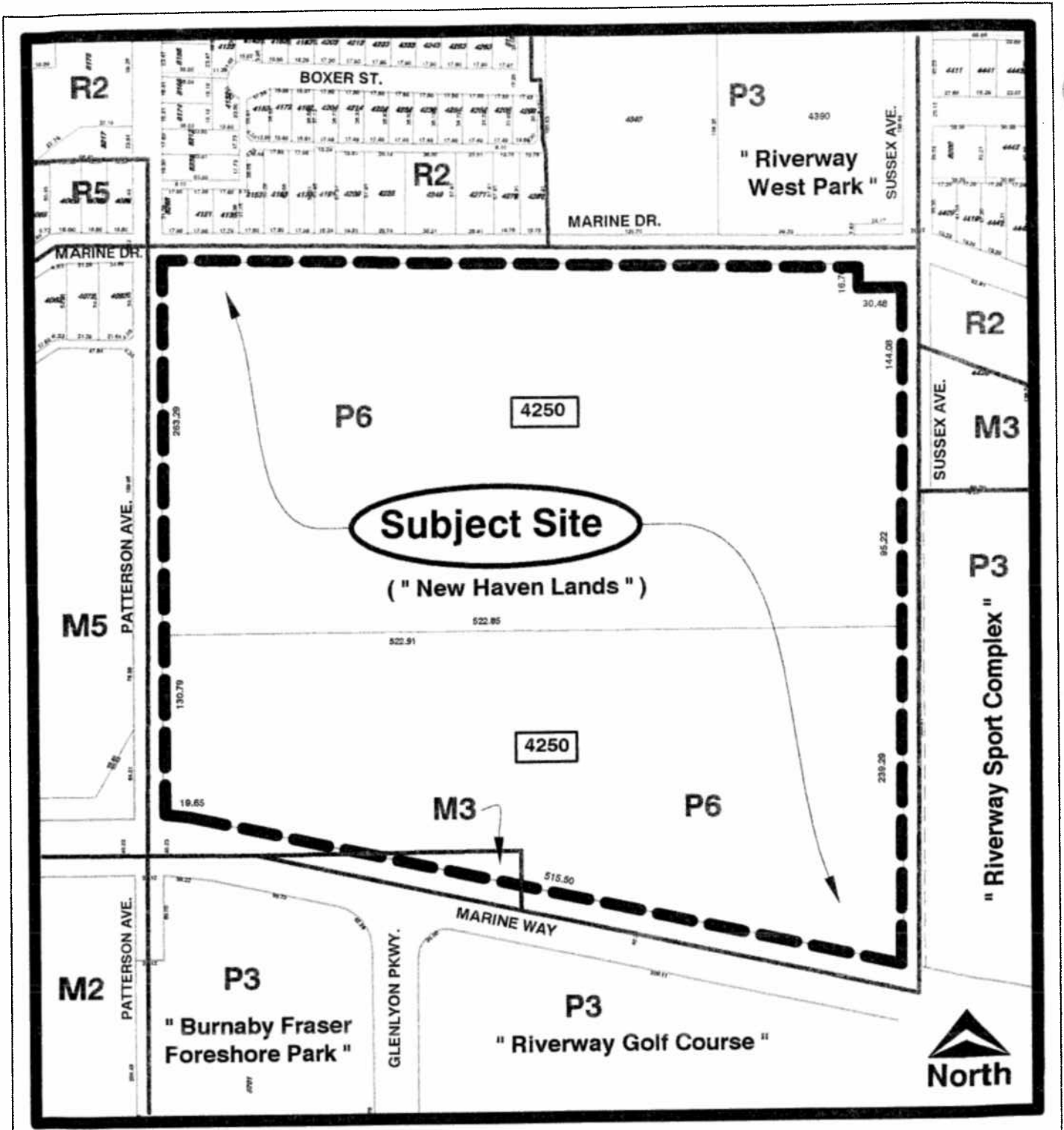


J. S. Belhouse  
Director Planning and Building

LP/gk  
Attachment (Sketch #1)

cc: City Clerk  
City Solicitor  
Director Engineering  
Director Parks, Recreation and Cultural Services

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**Planning and Building Department**

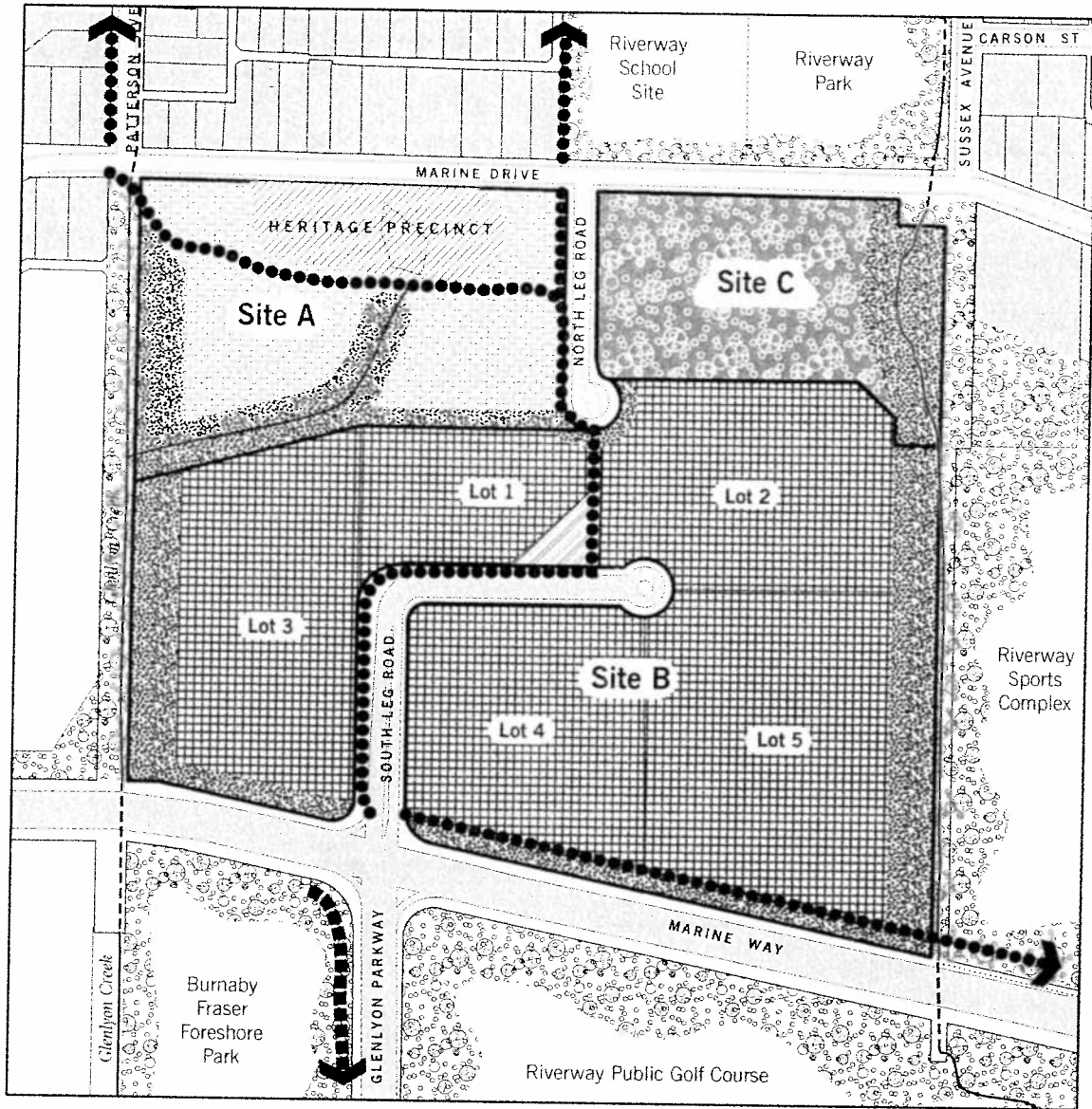
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Drawn By: J.P.C.

Date: March 2004




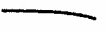

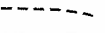






**REZONING REFERENCE 04 -- 6**  
 4250 Marine Drive

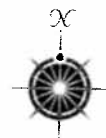
Sketch # 1



## 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 2

