

TO: CITY MANAGER
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: REZONING REFERENCE #04-40

2005 May 10

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: CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District and New Haven Land Use Framework Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District, and the New Haven Land Use Framework Plan as guidelines, and in accordance with the "New Haven Conceptual Development Plan" prepared by Christopher Bozyk Architects Ltd.)

APPLICANT: Christopher Bozyk Architects Ltd.
414 - 611 Alexander Street
Vancouver, B.C. V6A 1E1
(Attention: Chris Bozyk)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2005 June 21.

RECOMMENDATION:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2005 May 30, and to a Public Hearing on 2005 June 21 at 7:30 p.m.
2. **THAT** the following be established as prerequisite to the completion of the rezoning:
 - a. The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to establish a detailed New Haven Conceptual Development Plan with specific zoning guidelines to guide future development of the subject property in accordance with Council's adopted New Haven Land Use Framework Plan. A copy of the detailed Conceptual Development Plan has been provided to members of Council with the agenda package. Copies of this document are also available for review in the Planning and Building Department and the Clerk's Office.

2.0 BACKGROUND

2.1 Subject Property

The subject property is located within the Big Bend area of Burnaby west of Riverway Sports Complex, north of Marine Way, south of Marine Drive and east of the Patterson Avenue right-of-way, as shown on Figure 1, *attached*.

The site consists of two legal parcels encompassing about 58 acres of land. The major portion of the site is located within the lowland area of the Big Bend. The eastern half of the property is undeveloped. Hardhack vegetation covers the southeast portion and mixed ravine forest the northeast portion of the site. The western half of the site consists of lowland fields in the southwest quadrant, with the play fields and buildings associated with the former provincial New Haven Correctional Centre located in the northwest portion of the site. The site is historically important for the City, and retains significant heritage features from the McGregor Estate including the original house, surrounding gardens, pond and landscape features.

Properties to the north of this site along Marine Drive are primarily zoned to the R2 Residential District. Properties to the west are zoned to the M5 Light Industrial District. To the south, adjacent sites across Marine Way are City owned and form part of the Burnaby Fraser Foreshore Park system and the Riverway Public Golf Course. To the east, the site is bounded by the Riverway Sports Complex and a private lot fronting Marine Drive.

2.2 Adopted New Haven Framework Plan

On 2004 March 1, following completion of an extensive public consultation process, Council adopted the recommendations of the Housing Committee for a finalized *New*

Haven Land Use Framework Plan to establish guidelines for the future development of the subject New Haven property. Subsequently, on 2004 April 19, Council gave final adoption to a City initiated rezoning of the property from the prevailing P6 Regional Institutional District and M3 Heavy Industrial District to the CD Comprehensive Development District based on the adopted *New Haven Land Use Framework Plan*, as shown on Figure 2, **attached**.

2.3 Subject Rezoning Application

On 2004 July 19, Council authorized staff to work with the subject applicant towards the preparation of a conceptual plan of development for the property suitable for presentation to a Public Hearing consistent with the *New Haven Land Use Framework Plan* adopted by Council on 2004 March 1.

The applicant has now submitted the required conceptual plan of development for the subject property entitled "*New Haven Conceptual Development Plan*" for presentation to a Public Hearing.

3.0 CONCEPTUAL DEVELOPMENT PLAN

The subject "*New Haven Conceptual Development Plan*" outlines the proposed comprehensive development framework for the property. The land use designations contained within the concept plan are consistent with the Council adopted *New Haven Land Use Framework*.

In preparing the proposed concept plan, the applicant has adhered to the directions and objectives contained within Council's adopted Land Use Framework Plan. The subject Conceptual Development Plan follows the guidelines of the adopted Land Use Framework Plan to create a comprehensive development program for the property in terms of specific development guidelines and requirements, site planning and landscaping standards, heritage conservation initiatives, and environmental protection measures in relation to approved land use designations for residential, business centre and parkland uses. The proposed master plan for the conceptual development of the property is shown on Figure 3, **attached**.

The following highlights the major components reflected within the subject concept plan document:

- *Residential Land Use Component* – the creation of a residential townhouse enclave for the development of 90 strata townhouse units on a single lot within the north-west portion of the property. The site plan for the townhouse development reflects the major objective to provide for the conservation of the

significant heritage resources on the property associated with the remaining McGregor House, pond, landscape features and barn.

- *Business Centre Land Use Component* -- development of the lower lying area of the property fronting Marine Way for Business Centre development for office, specialized production and compatible light industrial uses with a small component of integrated neighbourhood commercial use. These uses will make a substantial contribution to the City's industrial strategy objectives in support of high quality and amenity development in the Big Bend area which contribute to the City's employment and tax base objectives. The subject concept plan establishes site development requirements and standards and shows conceptual building site layouts, required landscape treatments, and associated road, urban trail and other public improvements. In total, future Business Centre development of this portion of the property is expected to result in about 630,000 square feet of building area, excluding potential second storey mezzanine areas.
- *Protected Riparian and Park Lands* -- the north-east portion of the site adjacent Marine Drive is proposed for protection of the mature mixed ravine forested area for habitat and walking trail purposes with the dedication of 8.58 acres of park land to the City. In addition, the riparian areas associated with Sussex Creek, Glen-Lyon Creek and the relocated Glen-Lyon Creek tributary are to be protected within riparian covenant areas. In total, about 15.35 acres of this 58 acres site will be protected for riparian and park land purposes.
- *Adaptive Re-use of Heritage Precinct Buildings* -- a heritage conservation assessment and plan has been completed for the designated Heritage Precinct area which contains the significant buildings and landscape features associated with the original McGregor Estate established on the property around 1905. The proposed adaptive re-use options for the protected heritage buildings include conversion of the heritage barn structure to create a common amenity and meeting space, and incorporation of about 5 residential units within the McGregor House. Public access, interpretation and enjoyment of the Heritage Precinct have been provided for through the provision of an east-west urban trail through the Heritage Precinct with integrated interpretative elements for the protected heritage buildings and landscapes.
- *Environmental Protection Measures* -- the concept plan provides for the protection of significant environmental features on the site with the preservation of the ravine forest in the north-east portion of the property, protection of the riparian areas associated with Glen-Lyon Creek and Sussex Creek, as well as establishment of a consolidated stream tributary within a 30 metre wide riparian corridor. Site development will provide for a comprehensive approach to

stormwater management as well as protection of significant healthy trees on site.

- *Pedestrian and Urban Trail Network* - the concept plan includes the creation of a complete and integrated network of pedestrian and cycle trails. The concept plan provides for the creation of *north-south and east-west Urban Trails* to link to adjacent existing and planned walking and cycling networks. Proposals are also included for the retention and enhancement of existing walking trails within the Sussex Creek and Glen-Lyon Creek corridors, as well as for other connections to primary trails and routes.
- *Road Proposals* - the concept plan adheres to the adopted guidelines for provision of a cul-de-sac road from Marine Drive and a cul-de-sac road from Marine Way. The plan precludes any future through movements of vehicles between Marine Drive and Marine Way while accommodating north-south pedestrian and cycle movements on the required Urban Trail route. The alignment of the south cul-de-sac road from Marine Way has been adjusted northward from the proposal in the Framework Plan to improve the relationship between the residential and business centre components of the plan by increasing the separation between these two distinct use areas.

4.0 IMPLEMENTATION APPROACH

The first significant phase of site pre-development work for the New Haven property is expected to be the commencement of site filling works on the low lying portion of the property to achieve flood proof elevations for development purposes. The property owner/developer is in the process of pursuing satisfaction of the requirements for issuance of the fill permit as outlined in the concept plan.

With Council advancement of the bylaw for the subject rezoning of the property to the proposed conceptual development plan, the first phase of development for the property is expected to be for the residential townhouse portion of the site. This would be followed by development applications for the phased development of the designated business centre lands.

Each phase of development will require Council adoption of an amended CD rezoning for the property for specific building and site development proposals. The initial amended CD rezoning application for development of the residential townhouse lot is expected to be submitted later this year and will provide for the comprehensive subdivision and servicing of the New Haven property. This will require the completion of the engineering design and submission of security for civil works related to the finishing of Marine Drive, construction of the new cul-de-sac roads, improvements to Marine Way, completion of pedestrian and cycle trails, management of hazard trees,

stormwater management facilities, dedication and consolidation of City park components, and all other subdivision and servicing requirements to the approval of the Director Engineering and the Approving Officer.

Construction of road works and services would take place following Council adoption of the CD rezoning for the townhouse site, completion of the required servicing agreement and registration of the plan of subdivision. Prerequisite requirements for CD rezoning of the residential development site for the townhouse site will also address all objectives related to conservation of the Heritage Precinct buildings and landscapes, and all other requirements for this development site.

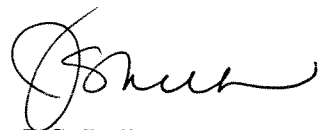
Subsequent Amended CD rezoning applications would be expected to be submitted for development of the Business Centre lots created through the subdivision process in a phased manner in response to market demand for business centre uses.

5.0 SUMMARY STATISTICS

The following summarize proposed areas and potential development based on the completed conceptual plan of development for the property:

| | | |
|---|---|--|
| Total Gross Site Area | - | 23.46 ha (57.97 ac) |
| Business Centre Lot 1 | - | 3.17 ha (7.83 ac) |
| Business Centre Lot 2 | - | 4.31 ha (10.65 ac) |
| Business Centre Lot 3 | - | 5.81 ha (14.36 ac) |
| North-west Precinct Residential Lot | - | 5.04 ha (12.45 ac) |
| North-east Precinct Park Lot | - | 3.47 ha (8.57 ac) |
| Road Right-of-way | - | 1.66 ha (4.1 ac) |
| Total Net Development Site Area | - | 15.59 ha (38.51 ac) |
| <i>(Excluding Riparian Areas)</i> | | |
| Business Centre Lot 1 | - | 2.6 ha (6.43 ac) |
| Business Centre Lot 2 | - | 4.31 ha (10.65 ac) |
| Business Centre Lot 3 | - | 4.82 ha (11.9 ac) |
| North-west Precinct Residential Lot | - | 3.86 ha (9.53 ac) |
| Total Riparian and Parkland Area | - | 6.22 ha (15.35 ac) |
| Riparian Area | - | 2.75 ha (6.78 ac) |
| <i>(associated with Lots 1, 2, 3 and the residential lot)</i> | | |
| North-east Precinct Park Lot | - | 3.47 ha (8.57 ac) |
| Conceptual Total Floor Area and Unit Count | - | 58,701 m² (631,886 sq.ft.) |
| Business Centre Lot 1 | - | 7,755 m ² (83,477 sq.ft.) |
| Business Centre Lot 2 | - | 14,430 m ² (155,328 sq.ft.) |

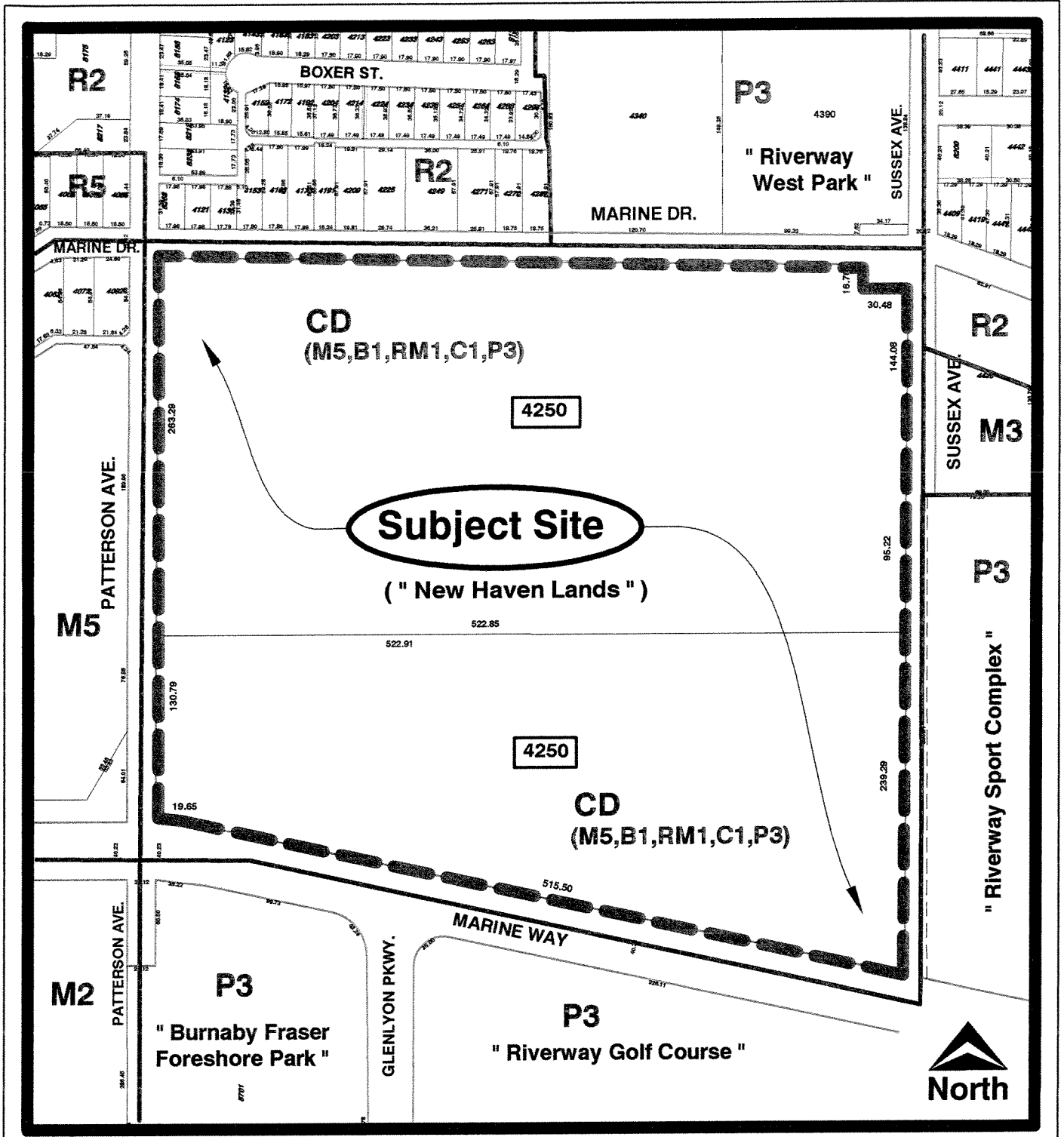
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|--|---|--|
| Business Centre Lot 3 | - | 17,650 m ² (189,989 sq.ft.) |
| North-west Precinct Residential Lot | - | 17,624 m ² (189,709 sq.ft.) (90 units) |
| Heritage House | - | 1,117 m ² (12,033 sq.ft.) (+5 units) |
| Barn Conversion – Common Amenity Space | - | 125 m ² (1,350 sq.ft.) |



J. S. Belhouse
Director Planning and Building

LP:gk
Attach

cc: City Clerk
City Solicitor
Director Engineering
Director Engineering (*Att: Environmental Services Division*)
Director Parks, Recreation and Cultural Services



Planning and Building Department

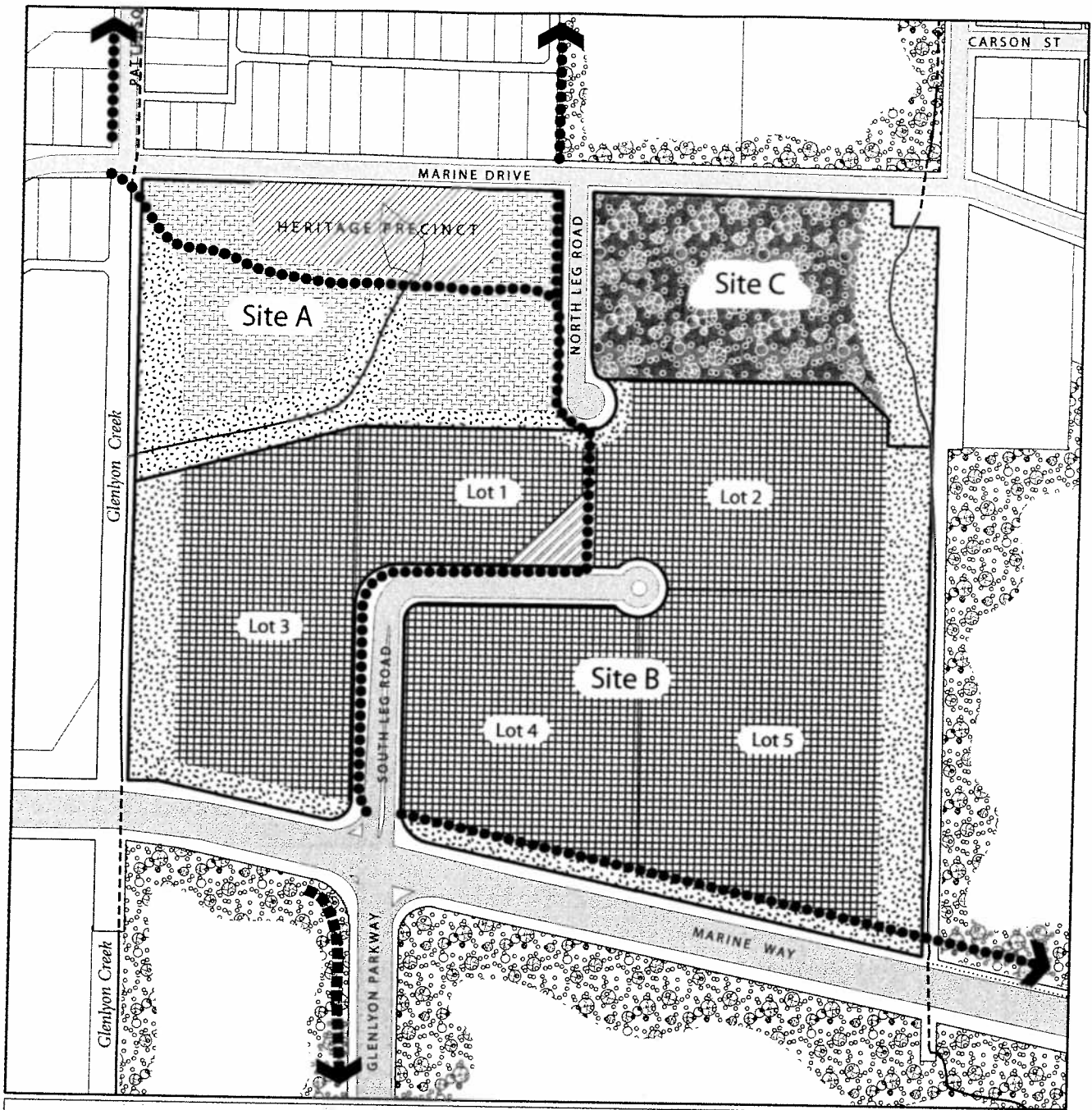
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Drawn By: J.P.C.

Date: July 2004

REZONING REFERENCE 04 -- 40
4250 Marine Drive

Figure #1



New Haven Land Use Framework Plan – Adopted 2004 March 1

Land Use Designations

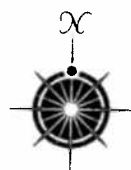
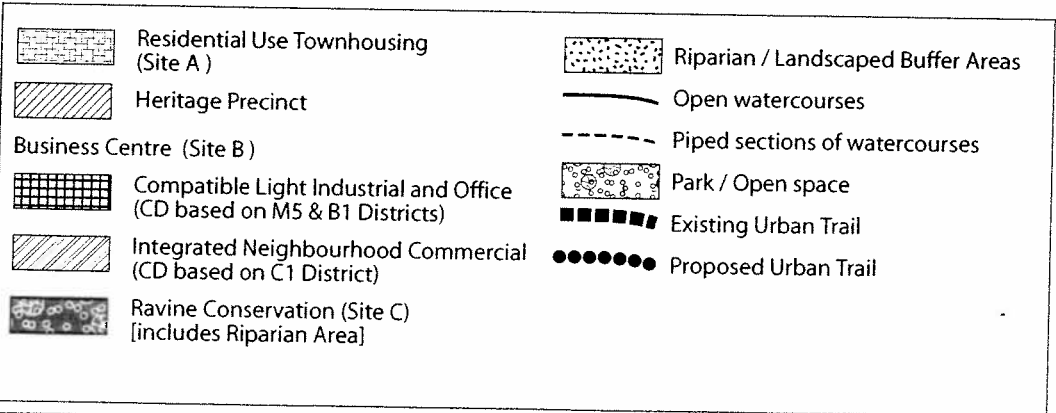
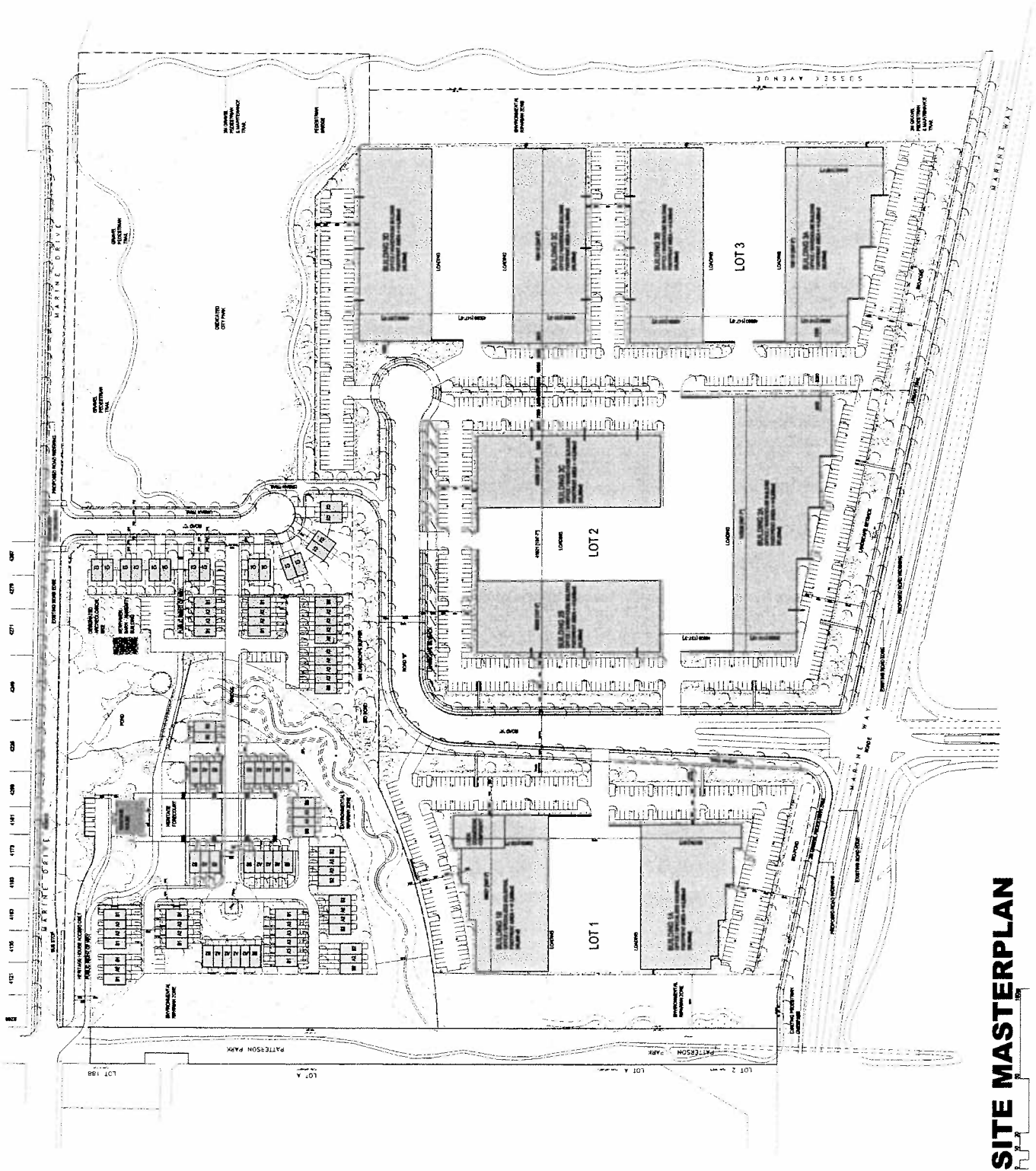


Figure 2



SITE MASTERPLAN

Figure 3