

CITY OF BURNABY

PLANNING AND BUILDING
Rezoning Reference: 05-49
Council Date: 2005 September 19

ITEM #8

A rezoning application has been made and is briefly described as follows: (see attached sketches).

1. **Applicant:** Cristopher Bozyk Architect Ltd., 414 – 611 Alexander Street, Vancouver, B.C.
V6A 1E1 (Attention: Chris Bozyk)
2. **Project Address:** Portion of 4250 Marine Drive
3. **Location:** The subject 'New Haven' site is located within the Big Bend Development Plan area west of the Riverway Sports Complex and east of the unopened Patterson Avenue road right-of-way between Marine Way and Marine Drive.

Site: The subject development lot, (Lot #2) within the subject New Haven site, has an area of approximately 4.3 hectares (10.6 acres).
4. **From:** CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple Family District, C1 Community Commercial District, and P3 Park and Public Use District).

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District, B1 Suburban Office District, and the New Haven Conceptual Development Plan as guidelines)
5. **Rezoning:** For the purpose of developing office and light industrial buildings on the subject Lot #2, in accordance with the adopted New Haven Conceptual Development Plan.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
 - a. To conform to the New Haven Conceptual Development Plan adopted by Council through Rezoning Reference #04-40.
 - b. Completion of Rezoning Reference #05-50 and Subdivision Reference #05-52 as a pre-requisite condition to this rezoning to provide for the required property subdivision, servicing, environmental protection measures, and development phasing as outlined in the Conceptual Development Plan.
 - c. Granting of any required rights-of-way, easements and covenants.
 - d. The GVS & DD Sewerage Development Cost Charge applies.
 - e. Implementation of storm water management requirements.
 - f. Submission of a geotechnical review regarding the stability of the site to accommodate the proposed development to the approval of the Director Engineering and granting a Section 219 Covenant respecting the approved report.

The proposed prerequisite conditions to the rezoning will be included in a further report.

This Department will work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a further report will be submitted at a later date.

7. **RECOMMENDATION:**

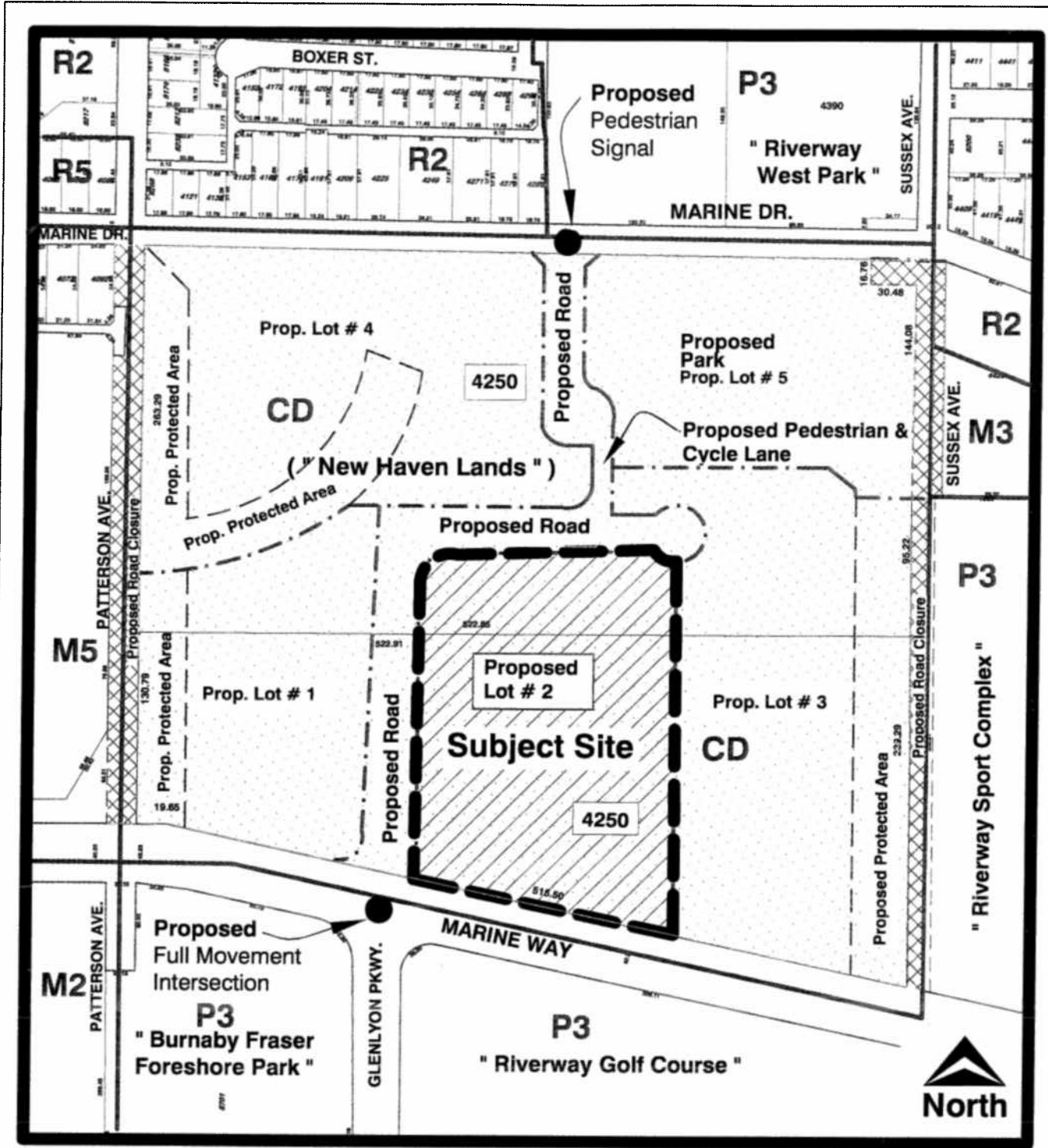
1. **THAT** this report be received for information purposes.

LP:gk

Attachment: (Sketches #1 & #2))

cc: Director Engineering
Director Parks, Recreation & Cultural Services
City Clerk

P:\Gulzar\Lou Pelletier\Rez 05-49\Rez 05-49 Initial shortform.doc



Planning and Building Department

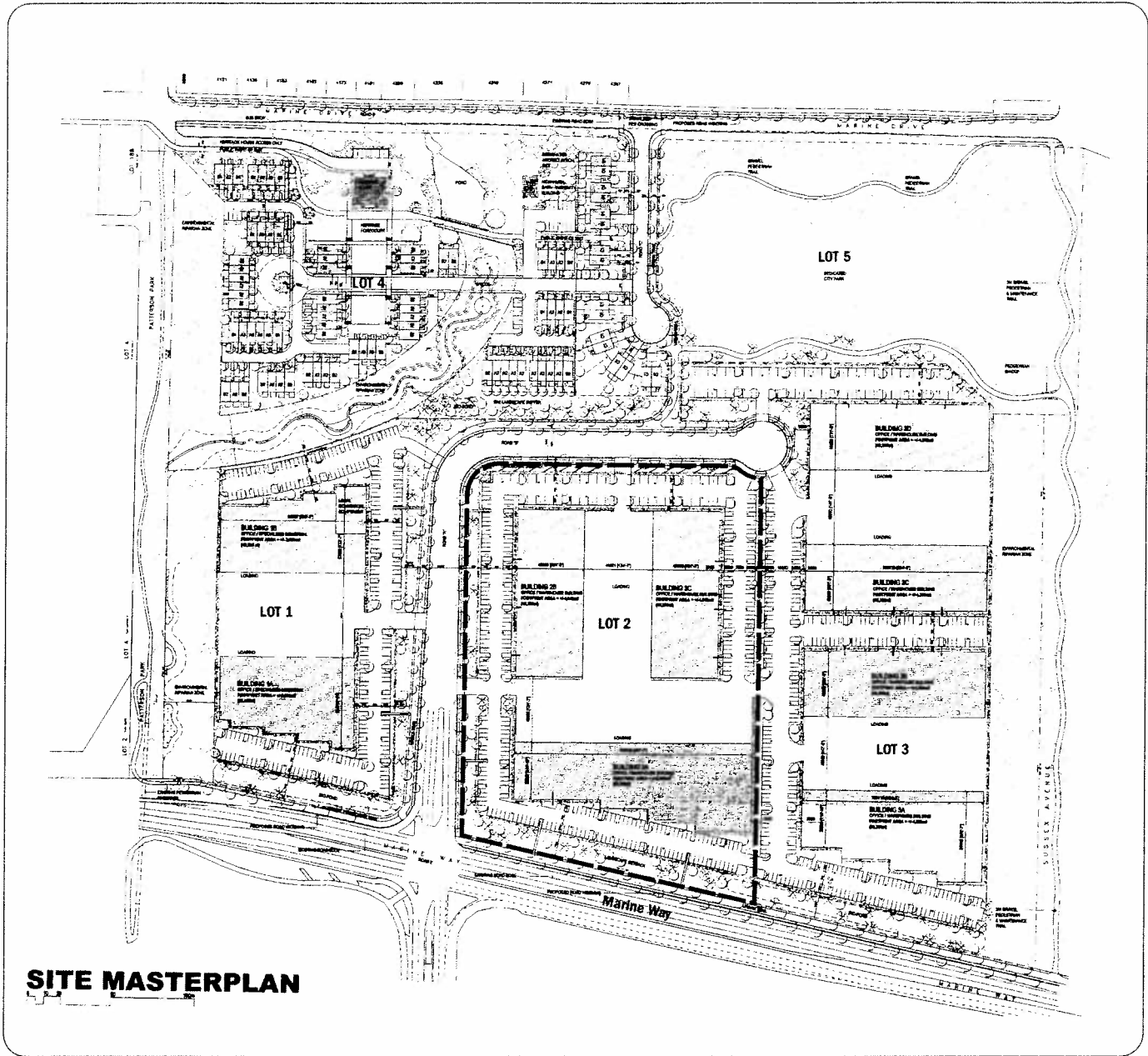
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Drawn By: J.P.C.

Date: September 2005

REZONING REFERENCE # 05 -- 49
 Portion of 4250 Marine Drive
 (" New Haven Lands ")

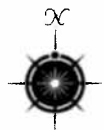
Sketch # 1



SITE MASTERPLAN

**Sketch #2
NEW HAVEN**

Subject Site



2005 09 08

**CHRISTOPHER
BOZYK ARCHITECTS LTD.**

August 30, 2005

Burnaby City Hall
3rd Floor
4949 Canada Way.
Burnaby, BC
V5G 1M2

Attention: Jack Bellhouse
Director of the Planning Departments

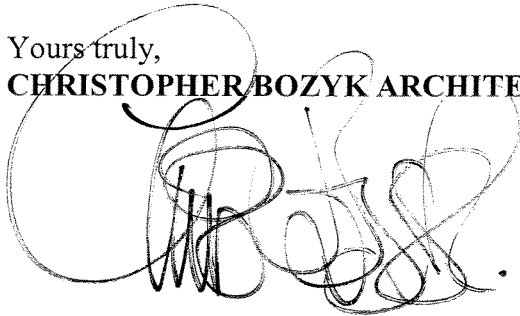
RE: New Haven Lot 2, Buildings 2A, 2B & 2C

Dear Jack,

On behalf of our client, Amacon, we are making an application to re-zone the above property to CD with M5 Light Industrial guidelines. These initial multi-tenant buildings will represent the high quality that is fitting for the standards established in the New Haven Conceptual Development Plan.

We trust this meets with your approval.

Yours truly,
CHRISTOPHER BOZYK ARCHITECTS

A large, stylized handwritten signature in black ink, appearing to read 'C. Bozyk', is written over the printed name of Christopher Bozyk.

Christopher Bozyk, M.A.I.B.C., M.R.A.I.C.

CC: Richard Wittstock, Amacon