

CITY OF BURNABY

PLANNING AND BUILDING
Rezoning Reference: 05-50
Council Date: 2005 September 19

ITEM #8

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

1. **Applicant:** Ron Allen Architect Inc. 306-4464 West 10th Avenue, Vancouver, BC V6R 2H9
(Attention: Ron Allen)
2. **Project Address:** Portion of 4250 Marine Drive
3. **Location:** The subject 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 Lot #4 has an area of approximately 5.0 hectares (12.5 acres), and the proposed ravine conservation parkland, Lot #5, has an area of approximately hectares 3.46 hectares (8.5 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 RM1 Multiple Family District and the New Haven Conceptual Development Plan), and the P3 Park and Public Use District.
5. **Rezoning:** For the purpose of developing the designated residential townhouse component on Lot #4, transferring of the public park land component (Lot #5) to the City, and rezoning the public park land and road closure areas to the P3 Park and Public Use District, in accordance with the adopted New Haven Conceptual Development Plan.
6. **Rezoning considerations will include, but not necessarily be limited to, the following:**
 - a. Conformance to the adopted New Haven Conceptual Development Plan (Rezoning Reference #04-40).
 - b. Completion of Subdivision Reference #05-52 to create 5 lots, in conformance with the requirements and standards outlined within the adopted Conceptual Plan, to provide for the required property subdivision, servicing, and environmental and heritage protection measures.
 - c. Completion of the road closure for the un-open Sussex and Patterson Avenue rights-of-way for consolidation with adjacent City park lands.
 - d. Granting of requisite road dedications, rights-of-way, easements and Section 219 Covenants.
 - e. Completion of urban trail, cycle and pedestrian networks.
 - f. Completion of the Heritage designation, adaptive re-use and conservation of heritage buildings and landscape features associated with the former D.C. McGregor estate on this site.
 - g. Completion of tree survey, assessment, hazard management and protection requirements.
 - h. Receipt of Department of Fisheries and Oceans authorization for watercourse and riparian protection.
 - i. Transfer of designated park land (lot 5) to the City in lieu of the Parkland Acquisition Charge.
 - j. The School Site Acquisition Charge applies.
 - k. The GVS & DD Sewerage Development Cost Charge applies.
 - l. Provision of an acoustical study.
 - m. Provision of storm water management plan and required covenants for its installation, use and maintenance.
 - n. Submission of a geotechnical review regarding the stability of the site to accommodate the proposed development to the approval of the Director Engineering.

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:**

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

LP:gk

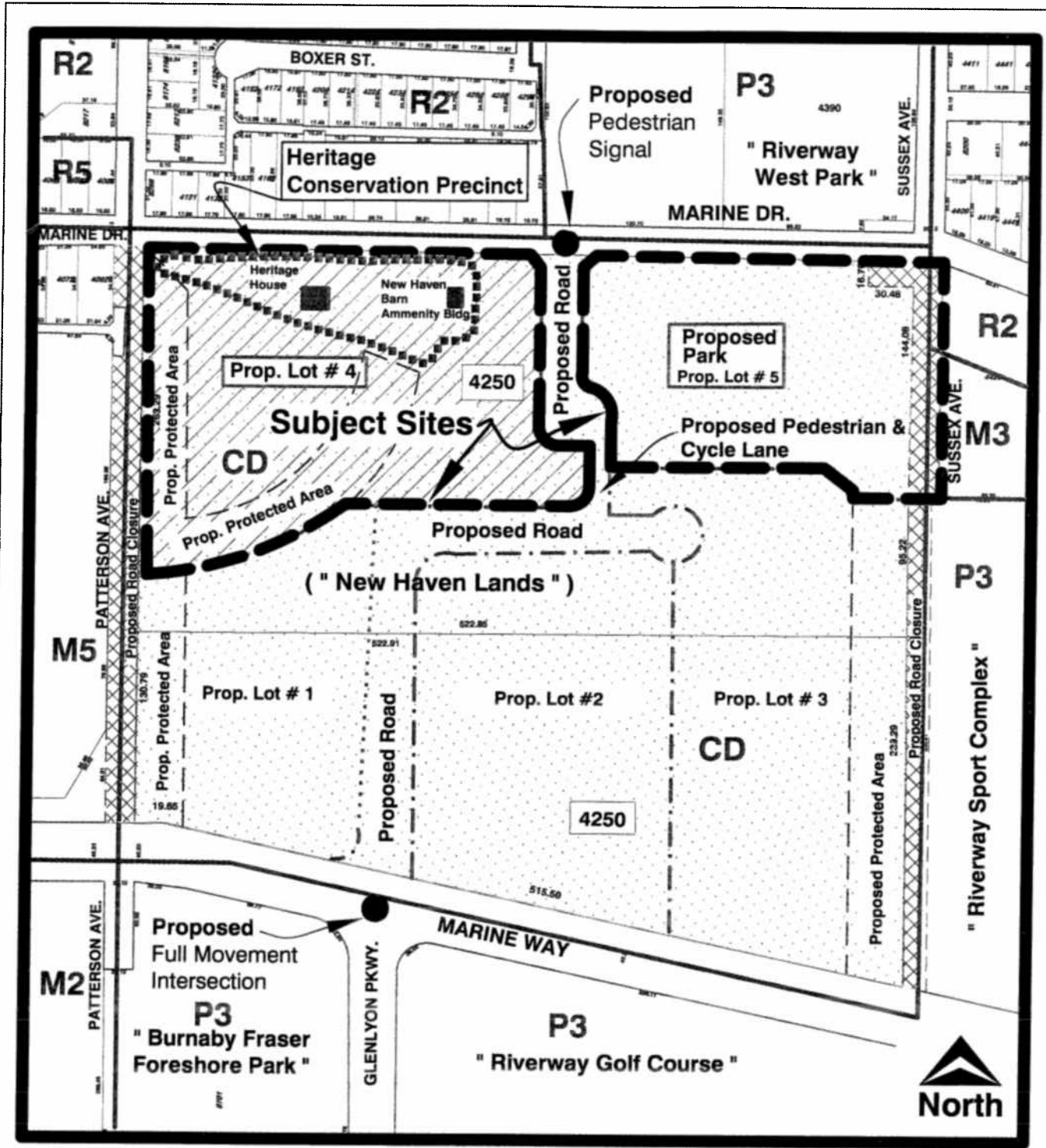
Attachment: (Sketches #1 & #2)

cc: Director Engineering

Director Parks, Recreation & Cultural Services

City Clerk

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Planning and Building Department

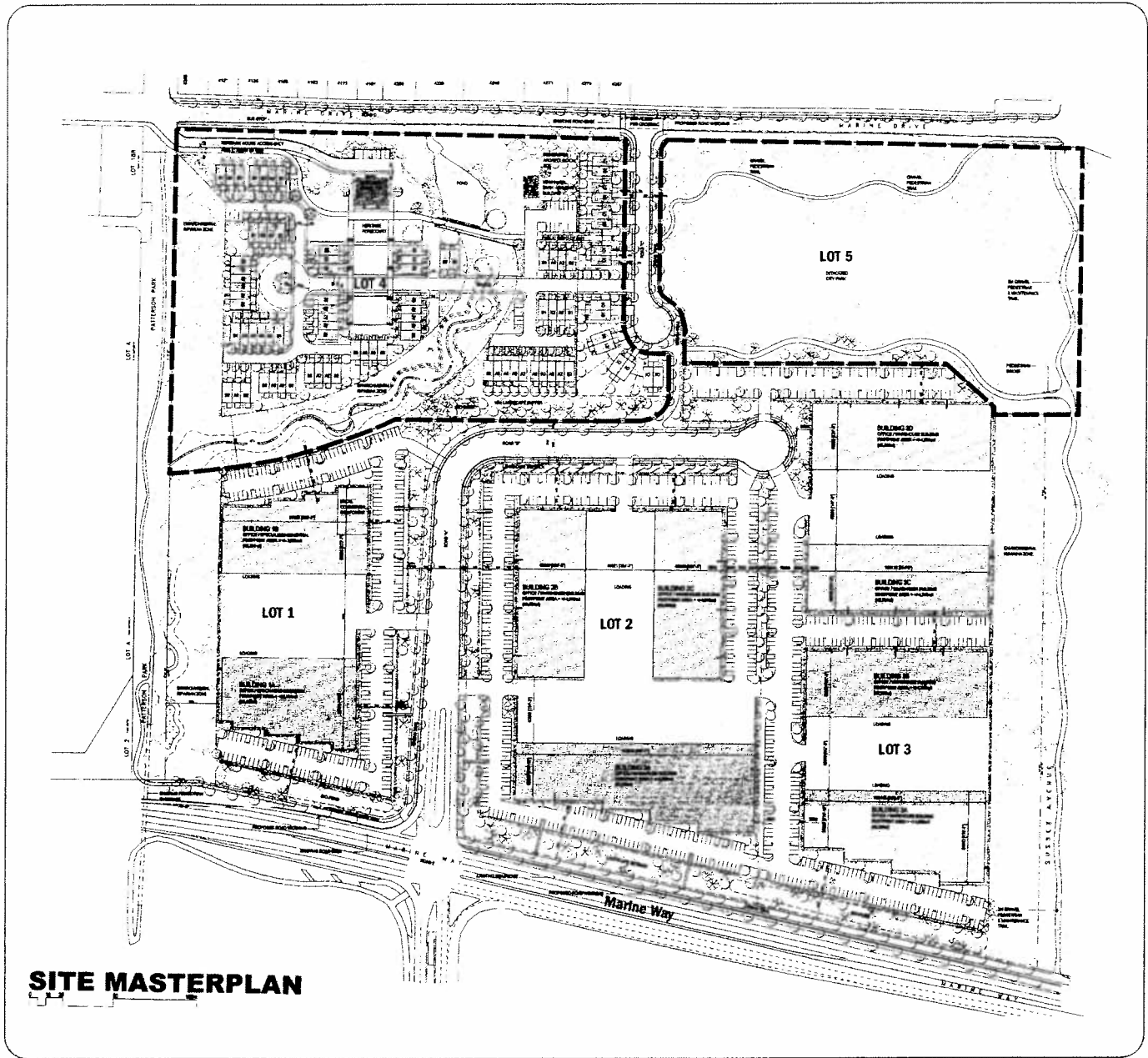
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Drawn By: J.P.C.

Date: September 2005

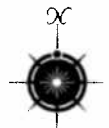
REZONING REFERENCE # 05 -- 50
 Portion of 4250 Marine Drive
 (" New Haven Lands ")

Sketch # 1



**Sketch #2
NEW HAVEN**

Subject Site



2005 09 08

RON ALLEN ARCHITECT INC.

306 – 4464 West 10th Ave. Vancouver, B.C. phone 604-688 6532 fax 604 688 6543 ronallen@aebc.com

August 29, 2005

City of Burnaby
Planning and Building Department
4949 Canada Way
Burnaby, B.C. V5G 1M2

Attention: Lou Pelletier and Phil Sanderson

Re: New Haven
Proposed 90 Unit Townhouse Development & Heritage Buildings
4250 Marine Drive, Burnaby

Rezoning Application - Letter of Intent

Dear Sirs,

Amacon Development is proposing to advance the subdivision servicing and first phase of development of the New Haven property in accordance with the 'New Haven Conceptual Plan' adopted by Council in August 2005.

The subject rezoning application is intended to provide for complete servicing of the property in accordance with the adopted Concept Plan and allow for the first phase of development of the designated residential townhouse component within the north-west quadrant of the property.

With Council approval, this development proposal would provide for:

- Implementation of required infrastructure and road improvements
- Completion of pedestrian networks
- Protection and conservation of documented heritage buildings, landscapes and values
- Completion of environmental protection measures
- Transfer of parklands to the City
- Achievement of other community plan objectives, as outlined within the adopted Concept Plan.

We look forward to working with you on this project.

Yours truly,



Ron Allen MAIBC
Ron Allen Architect Inc.

cc Amacon Developments, attention Richard Whitstock & Rodney Rao