
TO: CITY MANAGER **DATE:** 2005 October 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 7900 FRASER PARK DRIVE
PRELIMINARY PLAN APPROVAL #05-232
PROPOSED ALTERATIONS TO FORMER BURNABY
CORRECTIONAL CENTRE FOR WOMEN'S BUILDING
Big Bend Development Plan Area

PURPOSE: To inform Council of an application for Preliminary Plan Approval for adaptive re-use of an existing facility, previously housing the Burnaby Correctional Centre for Women, into a Custody and Forensic Centre for Youth, located within the Big Bend Development Plan Area.

RECOMMENDATION:

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

REPORT**1.0 INTRODUCTION**

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #05-232) for alterations to an existing building under the prevailing Comprehensive Development District based on the P6 Regional Institutional District guidelines (CD P6).

The subject property (see attached Sketch #1) housed the Burnaby Correctional Centre for Women (BCCW) up to the Spring of 2004, when the Ministry of Public Safety and Solicitor General vacated the premises and relocated staff and residents to other correctional facilities in the Province. The British Columbia Building Corporation (BCBC), owners of the subject property, propose to relocate and consolidate the staff and residents from the existing Burnaby Youth Custody Service (BYCS) facility, Youth Forensic Psychiatric Services, and Provincial Services Administration currently located at 3405 Willingdon Avenue, to the subject property.

The property occupies an area of 7.3 hectare (18 acre) and is located at the east end of Fraser Park Drive across the street from the Fraser Foreshore Park and River. It is located within the Big Bend Development Plan Area (see attached Sketch #2), and is designated for Institutional use. The proposed use is considered to be in line with the permitted use under the existing zoning of the site.

The existing buildings were developed in accordance with the Comprehensive Development District based on the P6 Regional Institutional District guidelines, through Rezoning #128-87. The development is comprised of 134,233 sq.ft. of building area in two storeys with currently 80 surface parking spaces on site. There are fields and open space amenity provisions on-site, behind security fencing.

To: City Manager
From: Director Planning and Building
Re: 7900 Fraser Park Drive
Preliminary Plan Approval #05-232

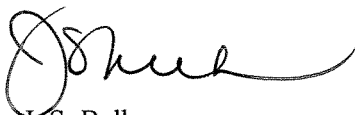
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The adaptation work for the proposed change in tenancy, consists of interior renovations and upgrades to building systems. There may be upgrades to the security fencing and exterior lighting. There will be no major changes to staffing, visitors or traffic patterns. The total Resourced Bedroom Count is proposed to drop from the existing 142 to 90. No major changes are being proposed to the existing parking and loading areas. Operationally, the key differences are, that the visiting hours for the proposed BYCS are during the evening hours when all the administration staff have left the facility, compared to the BCCW where visiting hours were scheduled during the day. Furthermore, the proposed BYCS facility is for both males and females compared to the BCCW, which was meant for females only.

The City has a long term objective to extend bus service through the Big Bend along the North Fraser Way loop road from Glenlyon Parkway to Marine Way with connections to the Metrotown and Edmonds SkyTrain stations. TransLink and Coast Mountain Bus Company have recently approved an extension of service along North Fraser Way from the Metrotown Station to the Edmonds Station via Byrne Road. This extended service is expected to be implemented this winter or spring. Once the remaining sections of North Fraser Way have been constructed between Byrne Road and Marine Way, the City has requested that bus service be extended to the east along North Fraser Way to serve this portion of the Big Bend area. Such a service will be of direct benefit to the access to the proposed BYCS facility. Staff will notify TransLink and Coast Mountain Bus Company of the intended relocation of the BYCS facility for service planning purposes.

The proposed project is planned to be ready for occupancy by October 2006. BCBC is in the process of reviewing the status of any Ministry tenants to remain at the Willingdon site. BCBC is also reviewing the future role of the Willingdon site and has initiated preliminary discussions with Planning staff with respect to the preparation of a comprehensive plan to guide the redevelopment of the site and the adjacent lands. It is noted that the Maples Adolescent Treatment Centre, a major site user is not proposed to relocate from the Willingdon site at the present time.

Staff intend to continue to be process and approve the subject Preliminary Plan Approval application for 7900 Fraser Park Drive once all usual requirements are met.

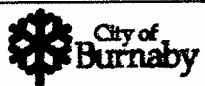
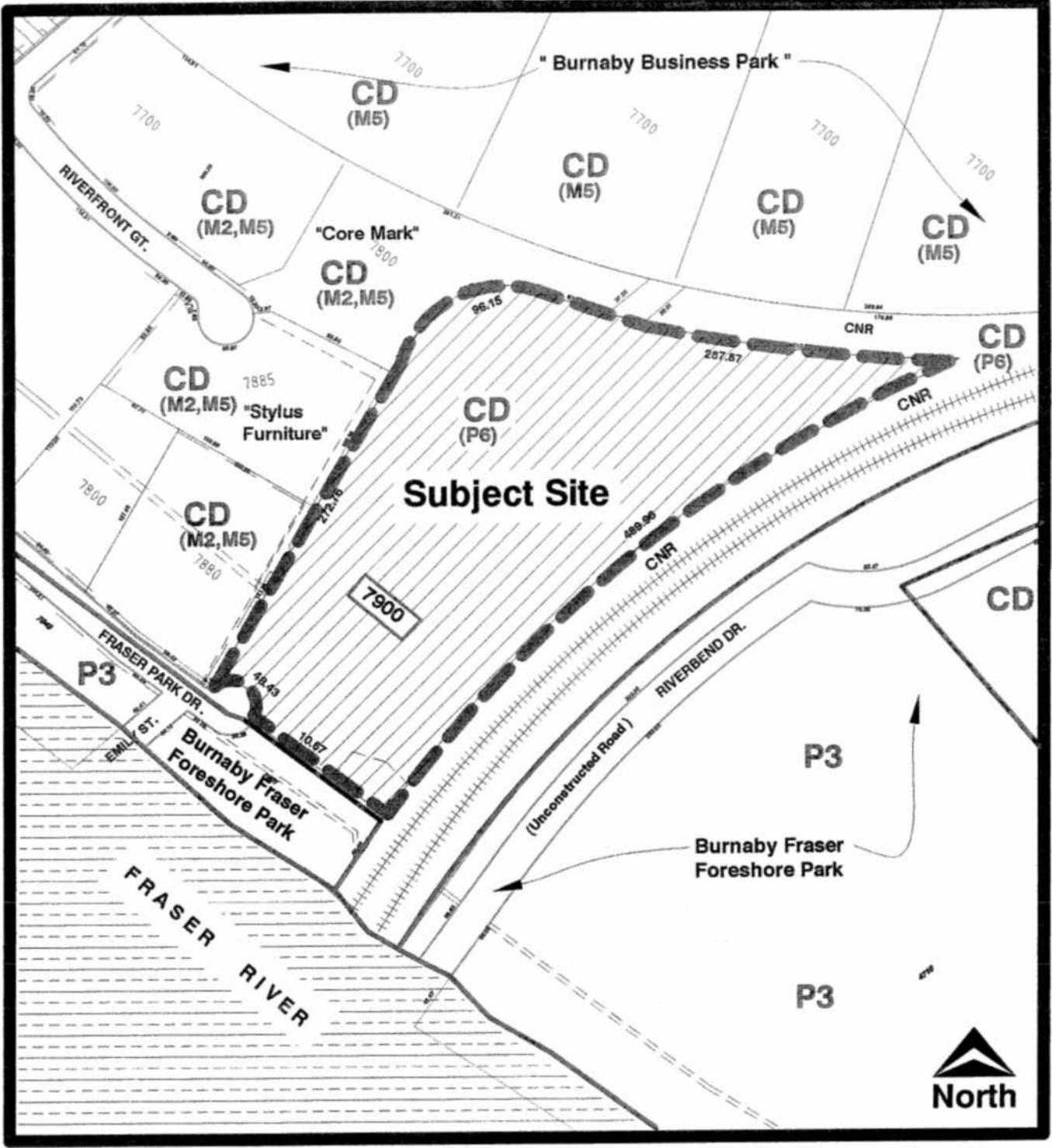


J. S. Belhouse
Director Planning and Building

VT:JSB:gk
Atts.

cc. Chief Building Inspector
Director Engineering
Director Parks, Recreation and Cultural Services.

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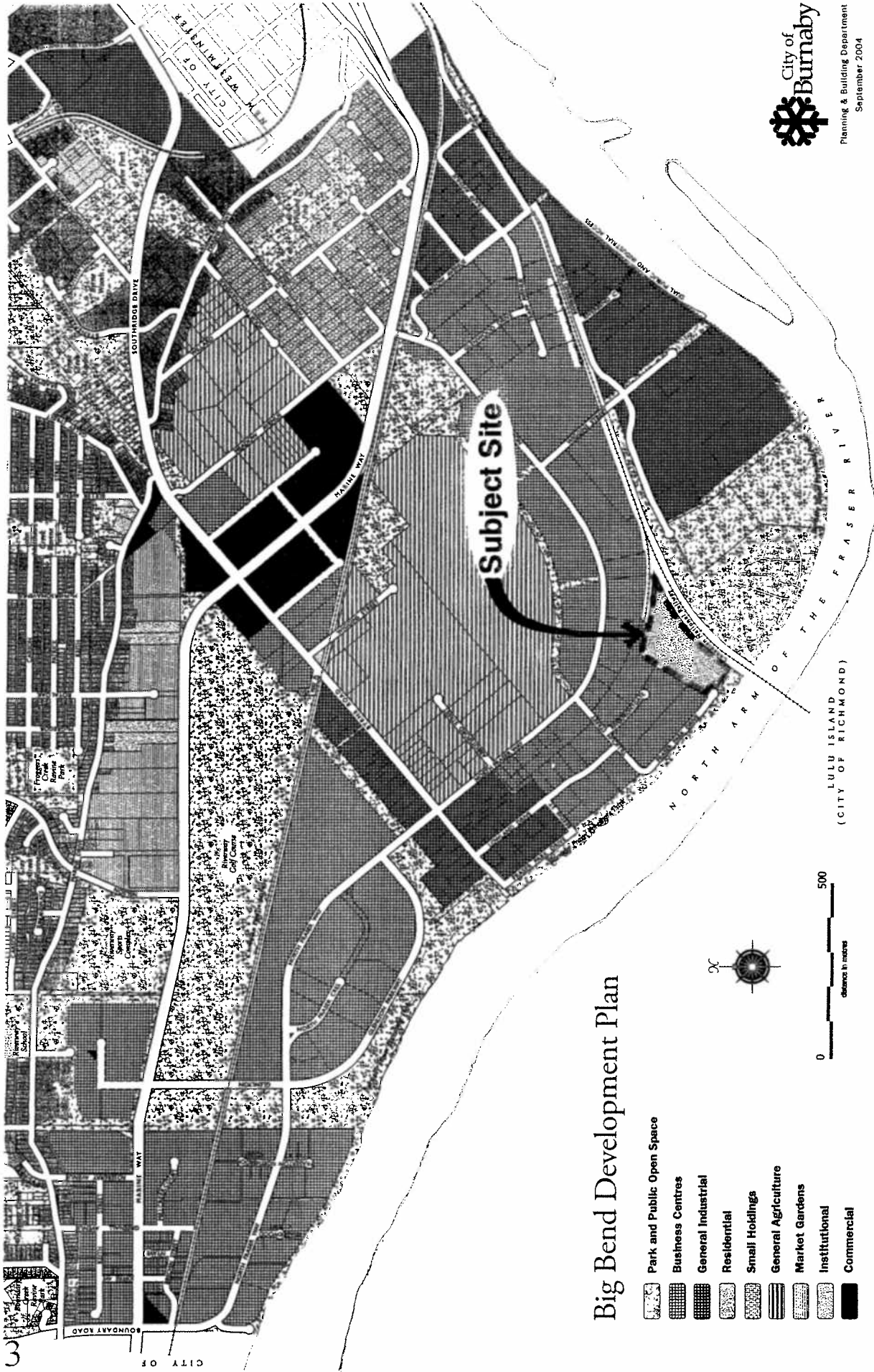


Planning and Building Department

Scale: 1 = 4000
 Drawn By: J.P.C.
 Date: October 2005

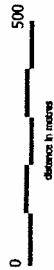
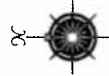
PPA # 05 -- 232
7900 Fraser Park Drive
 (Former Burnaby Correctional Centre for Women)

Sketch # 1



Big Bend Development Plan

- Park and Public Open Space
- Business Centres
- General Industrial
- Residential
- Small Holdings
- General Agriculture
- Market Gardens
- Institutional
- Commercial



LULU ISLAND
(CITY OF RICHMOND)



Planning & Building Department
September 2004

PPA # 05 -- 232

7900 Fraser Park Drive (Former Burnaby Correctional Centre for Women)

Sketch # 2