



Item .....
Meeting ..... 2017 October 30

COUNCIL REPORT

**TO:** CITY MANAGER 2017 October 25

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-55**  
**Multi-Tenant Light Industrial/Warehouse Development**

**ADDRESS:** 5495 Regent Street (see *attached* Sketch #1)

**LEGAL:** Lot 1, DL 74, Group 1, NWD Plan 77777

**FROM:** M2 General Industrial District and M6 Truck Terminal District

**TO:** CD Comprehensive Development District (based on M2 General Industrial District as guidelines and in accordance with the development plan entitled "Intraurban - Brentwood, 5495 Regent Street, Burnaby, BC" prepared by Christopher Bozyk Architects Ltd.)

**APPLICANT:** PC Urban Properties Corp.  
880 – 1090 W. Georgia Street  
Vancouver, BC V6E 3V7  
(Attn: David Fawley)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2017 November 28.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 November 06 and to a Public Hearing on 2017 November 28 at 7:00 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.
  - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
  - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to

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the existing service where sufficient facilities are available to serve the development.

- d) The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- e) The review of a detailed Sediment Control System by the Director Engineering.
- f) The granting of any necessary statutory rights-of-way and/or easements.
- g) The granting of any necessary Section 219 Covenants are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities; and,
  - Section 219 Covenant ensuring protection and restoration of the riparian area on the site adjacent to Still Creek, in accordance with the approved streamside protection and enhancement area plan.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- k) The submission of a detailed comprehensive sign plan.
- l) The submission of a Site Profile and resolution of any arising requirements.
- m) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.

## REPORT

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a multi-tenant light industrial/warehouse development.

### 2.0 BACKGROUND

- 2.1 The subject property is located on the northwest corner of Douglas Road and Regent Street. The site, which is zoned both M6 Truck Terminal District and M2 General Industrial District, is designated General Industrial in the Official Community Plan (see Sketch #1 *attached*). The subject property neighbours M2 General Industrial zoned properties to the west, east and across Still Creek to the north. To the south across Regent Street is the Trans Canada Highway.
- 2.2 The applicant is requesting a rezoning to the CD Comprehensive Development District utilizing the M2 General Industrial District in order to permit the construction of a multi-tenant light industrial/warehouse development. Vehicular access will continue to be provided from Regent Street.
- 2.3 On 2017 January 30, Council received the report of the Planning and Building Department concerning the rezoning of the subject property and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development, with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has submitted a plan of development considered suitable for presentation to a Public Hearing.

### 3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to the CD Comprehensive Development District utilizing the M2 General Industrial District as guidelines in order to permit the construction of a two-storey, multi-tenant light industrial/warehouse development with surface parking. Vehicular access will continue to be provided from Regent Street.
- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to, the construction of both Regent Street and Douglas Road abutting the development site to their final standard including curb and gutter, separated sidewalks, street lights, and street trees.

Necessary road dedications include 3.5m along Regent Street, 3m along Douglas Road, and a 3m x 3m corner truncation.

- 3.3 Given the site's proximity to Still Creek, a minimum 15m streamside protection and enhancement area (SPEA) measured from the top of bank is applicable to the northern portion of the site, and will require the registration of a Section 219 Covenant to ensure its protection and restoration with native planting, the removal/control of invasive species and the ongoing maintenance of the enhanced SPEA that lies within the subject property, being the responsibility of the future strata owners.
- 3.4 Any necessary easements, covenants and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities;
  - Section 219 Covenant ensuring protection and restoration of the riparian area on the site adjacent to Still Creek, in accordance with the approved streamside protection and enhancement area plan; and,
  - Section 219 Covenant to provide for a future public trail and channel restoration work within the riparian area on the site, in accordance with the Still Creek Integrated Stormwater Management Plan.
- 3.5 Detailed plans for an engineered Sediment Control System to the approval of the Director Engineering will be required.
- 3.6 An appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.7 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.8 A Site Profile and resolution of any arising requirements will be required.
- 3.9 Other than within the streamside protection and enhancement area (SPEA), there are no trees over 0.20 m (0.66 ft.) in diameter on the site. A tree survey and arborist report is therefore only required within the SPEA.
- 3.10 The GVS & DD Sewerage Development Cost Charge (Fraser Sewerage Area) of \$8.73 per m<sup>2</sup> (\$0.811 per sq.ft.) of gross floor area will apply to this rezoning.

**4.0 DEVELOPMENT PROPOSAL**

4.1	Site Area	-	15,694.7 m <sup>2</sup> (3.9 acres)
4.2	Site Coverage	-	42%

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4.3 Gross Floor Area:

Office	-	2,819.42 m <sup>2</sup>	(30,348 sq.ft.)
Manufacturing	-	2,307.43 m <sup>2</sup>	(24,837 sq.ft.)
Warehousing	-	4,192.25 m <sup>2</sup>	(45,125 sq.ft.)
Total G.F.A.	-	9,319.10 m <sup>2</sup>	(100,310 sq.ft.)

4.4 Floor Area Ratio - 0.59 F.A.R.

4.5 Building Height - 2 storeys

4.6 Parking:

2,819.42 m <sup>2</sup> Office @ 1/46 m <sup>2</sup>	-	61 spaces
2,307.43 m <sup>2</sup> Manufacturing @ 1/93 m <sup>2</sup>	-	25 spaces
4,192.25 m <sup>2</sup> Warehousing @ 1/186 m <sup>2</sup>	-	23 spaces
Total Parking	-	109 spaces required (120 provided)

4.7 Loading Bays Required and Provided - 5 spaces

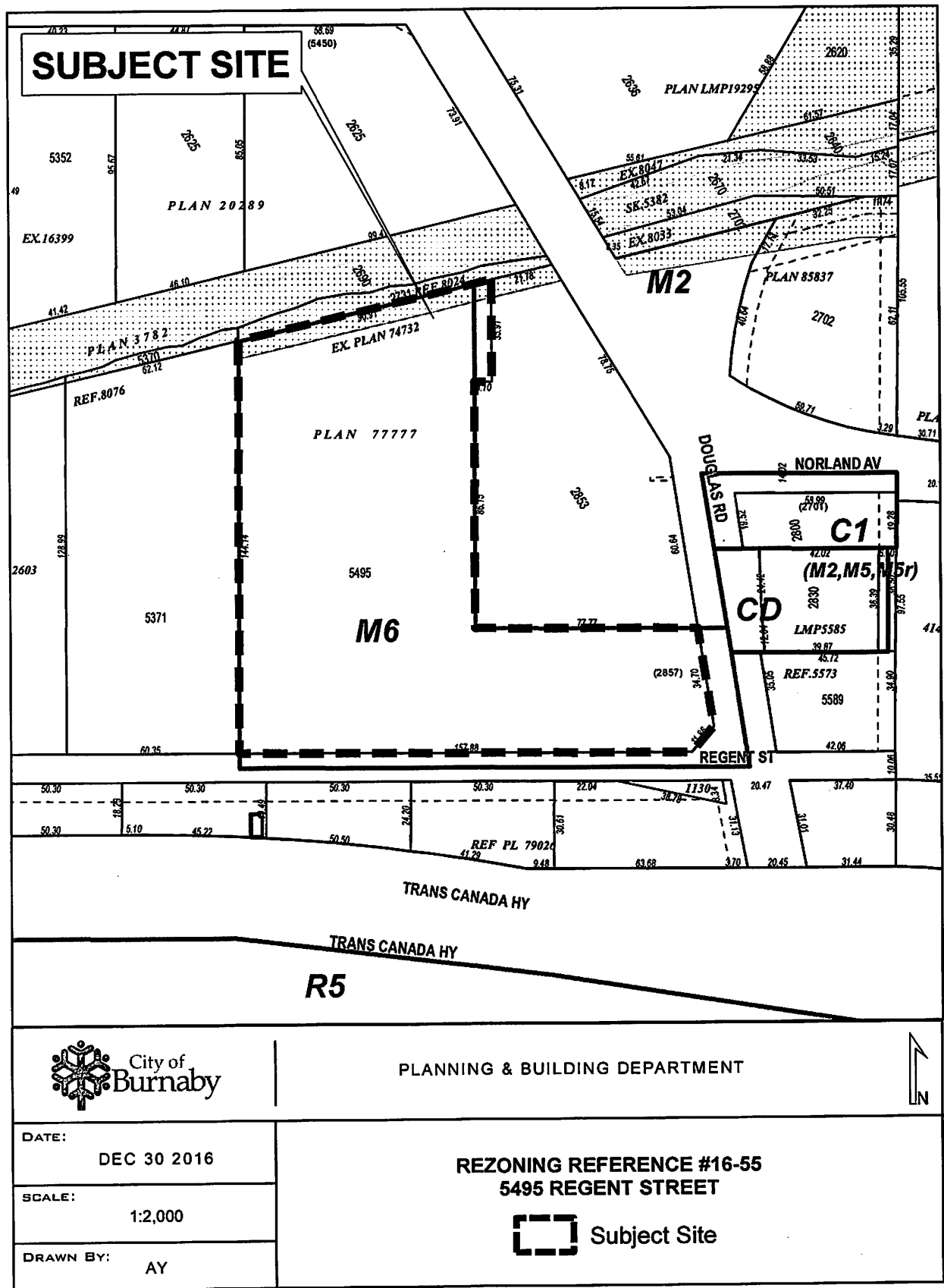
4.8 Bicycle Provisions Required and Provided - 12 spaces

  
Lou Pelletier, Director  
PLANNING AND BUILDING

SMN:eb

**Attachment**

cc: Director Engineering  
City Solicitor  
City Clerk



Sketch #1