



Item
Meeting 2019 November 18

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2019 November 13

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 44000 20
Reference: PPA #18-210

SUBJECT: SITING APPROVAL (PRELIMINARY PLAN APPROVAL #18-210)
7289 CURRAGH AVENUE
PROPOSED TWO-STOREY INDUSTRIAL BUILDING UNDER
EXISTING ZONING
ROYAL OAK COMMUNITY PLAN

PURPOSE: To inform Council of a request to construct a new two-storey industrial building under existing zoning in the Royal Oak Community Plan.

RECOMMENDATION:

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

R E P O R T

1.0 POLICY FRAMEWORK

The subject application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

An Inclusive Community

- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

2.0 BACKGROUND

On 2018 December 24, this Department received a Preliminary Plan Approval (PPA) application (PPA#18-210), proposing to construct a new two-storey industrial building under the site's prevailing M4 Special Industrial District zoning. The subject property is located within the Council-adopted Royal Oak Community Plan and is intended for a five lot consolidation with 7209, 7229, 7249, and 7269 Curragh for rezoning to the CD Comprehensive Development District utilizing the M5 Light Industrial District as a guideline (see *attached* Sketches #1 and #2). It should be noted that the southern portion of the subject property, approximately 10 m (33 ft.), is indicated for road purposes, in order to complete Beresford Street to its final standard under the Royal Oak Community Plan, which would preclude development on the site.

However, in the absence of a land use or road reservation bylaw for the subject property, specifying this desired road dedication area, the City is unable to secure the desired road dedication area, and as such, development may proceed under prevailing zoning.

On 2018 August 27, Council received a report requesting authority to negotiate the acquisition of the subject property. Staff contacted the applicant to determine if the property owner would consider selling the site to the City. City acquisition would enable the City to hold the property, pending future redevelopment, in line with the Community Plan. A representative of the property owner has advised that the owner intends to pursue construction of a new two-storey industrial building, and has no interest in the sale of the property to the City.

The City currently does not own any of the properties within the proposed assembly nor are any of the properties within the subject assembly area on the Burnaby Heritage Inventory or the Burnaby Heritage Register.

3.0 SUBJECT PROPERTY

The subject property is presently occupied by a single-family dwelling and a low-rise industrial building built in 1922. The properties within the proposed consolidation are in poor to fair condition, and are improved with older low-rise industrial buildings and one other single-family dwelling. To the north across Arbroath Street, east across Curragh Street, and west across a lane of the proposed consolidation are properties that are zoned to the M4 District and improved with low-rise industrial buildings built between 1919 and 1988 and in poor to fair condition. To the south, across Beresford Street and the Highland Park Line, is a two-storey townhouse development built in 2013 (Rezoning Reference #11/13), and two City-owned properties designated as park and public use but currently zoned M2 General Industrial District and improved with low-rise industrial buildings constructed in 1967 and in 1954.

While City ownership of the subject property would enable the future widening of Beresford Street and support the future redevelopment potential of the desired assembly area for light industrial redevelopment in line with the Royal Oak Community Plan, it is acknowledged that the property owner has declined to negotiate the sale of the property to the City, and intends to

To: City Manager
From: Director Planning and Building
Re: Siting Approval – 7289 Curragh Avenue
2019 November 13..... Page 3

pursue construction of a new industrial building. Since the final road standard along Beresford Street is a long term initiative, adopting a road reservation bylaw and precluding development on the subject property is not recommended. At this time, it is noted that the remaining four lots in the proposed consolidation could be redeveloped independently, in the future, as an industrial development under Comprehensive Development rezoning based on M5 Light Industrial District guidelines.

4.0 CONCLUSION

Therefore, unless otherwise directed, staff will release the required Siting Approval and process a revised PPA application, and subsequent Building Permit, in line with the prevailing M4 District zoning for the subject lot.

This is for the information of Council.

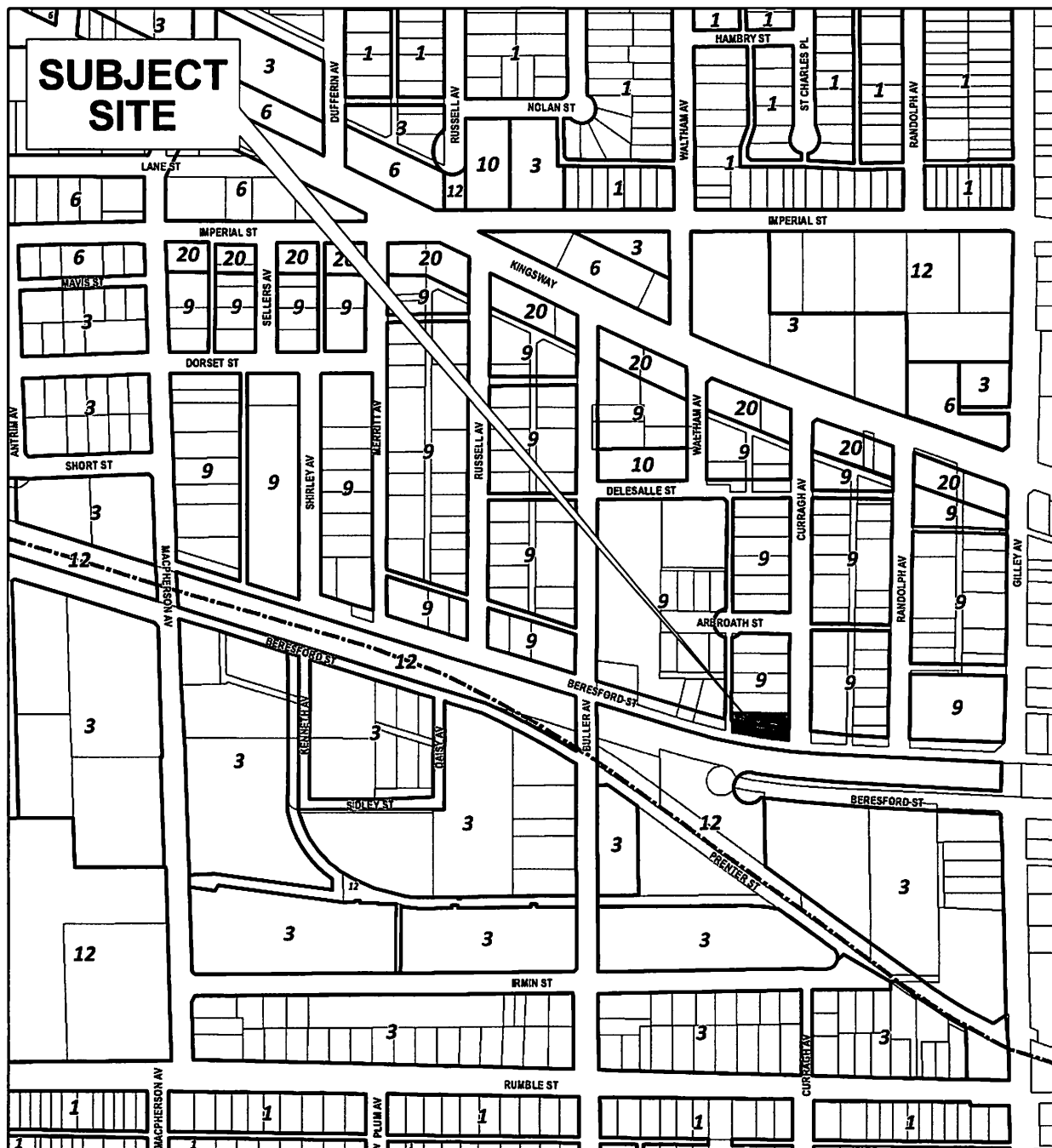


E.W. Kozak, Director
PLANNING AND BUILDING

KL:rh

Attachments

cc: Director Public Safety and Community Services
Director Engineering
Chief Building Inspector
City Solicitor



Royal Oak Community Plan Land Use



PLANNING & BUILDING DEPARTMENT

General Land Use Designation Key

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use
- 20** Industrial and Commercial Mixed Use

