

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-55
2017 JANUARY 25

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** PC Urban Properties Corp.
880 – 1090 W. Georgia Street
Vancouver, BC V6E 3V7
(Attn: David Fawley)
- 1.2 Subject:** Application for the rezoning of:
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)
- 1.3 Address:** 5495 Regent Street
- 1.4 Location:** The subject site is located on the northwest corner of Douglas Road and Regent Street (Sketch #1 *attached*).
- 1.5 Size:** The site is irregular in shape with a width of approximately 164.1 m (538 ft.), a depth of approximately 161.47 m (530 ft.) and a total area of approximately 16,367 m² (176,173 sq. ft.).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit construction of multi-tenant industrial buildings.

2.0 NEIGHBOURHOOD CHARACTERISTICS

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 located within the Dawson-Delta neighbourhood (see Sketch #1 *attached*). The property is designated General Industrial in the Official Community Plan (OCP); however, it is not located within a community plan area. The subject property neighbours M2 General Industrial zoned properties to the east, west and across Still Creek to the north.

3.0 BACKGROUND INFORMATION

The subject property, which is primarily zoned M6 Truck Terminal District, has been historically used as a cross-dock facility, with DHL Express (Canada) being the most recent tenant. The site is comprised of a purpose built cross-dock warehouse, a service centre and an office building. The applicant proposes to remove the existing improvements and replace them with small bay multi-tenant buildings with light industrial uses.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting a rezoning to the CD Comprehensive Development District (based on M2 General Industrial District) to permit the construction of multi-tenant industrial buildings.
- 4.2 The Director Engineering will be requested to provide an estimate for services necessary to serve this site, including but not necessarily limited to:
- the construction of Regent Street to its final standard complete with concrete curb and gutter on both sides, a 10.5 m (34 ft.) asphalt pavement area, and separated side walk with street trees, lighting and on-street parking on north side of Regent Street, across the development frontage;
 - the construction of curb and gutter and urban trail on the west side of Douglas Road; and,
 - necessary road dedications include 7.0 m (23 ft.) along the Regent Street frontage, and a 3.0 m (10 ft.) by 3.0 m (10 ft.) corner truncation at the corner of Douglas Road and Regent Street. All dedications are to be confirmed by detailed geometrics.
- 4.3 The granting of any necessary statutory rights-of-way, easements, and/or covenants will be required.
- 4.4 Vehicular access to the site is to be from Regent Street.
- 4.5 Section 6.23 of the Zoning Bylaw, Streamside Protection and Enhancement Area (SPEA), requires a riparian setback of 30.00 m (98.43 ft.) from Still Creek top of bank for construction of industrial buildings. The SPEA should be fully enhanced, fenced and be protected through the registration of a Section 219 Covenant. An application to the City's Environmental Review Committee (ERC), is required if the applicant seeks to reduce the required setback.

- 4.6 Other than the SPEA, there are no trees over 0.20 m (0.66 ft.) in diameter on the site. A tree survey is not required for the site. However within the SPEA area, a tree survey and arborist report is required.
- 4.7 Detailed plans for an engineered sediment control system to the approval of the Director Engineering will be required.
- 4.8 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.
- 4.9 Submission of a site profile in compliance with the Ministry of Environment regulations will be required.
- 4.10 The GVS&DD Sewerage Development Cost Charge of \$0.811 per sq. ft. (\$8.73 per m²) of gross floor area will apply to this rezoning.
- 4.11 Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan will be required.
- 4.12 The proposed prerequisite conditions to the rezoning will be included in a future report.

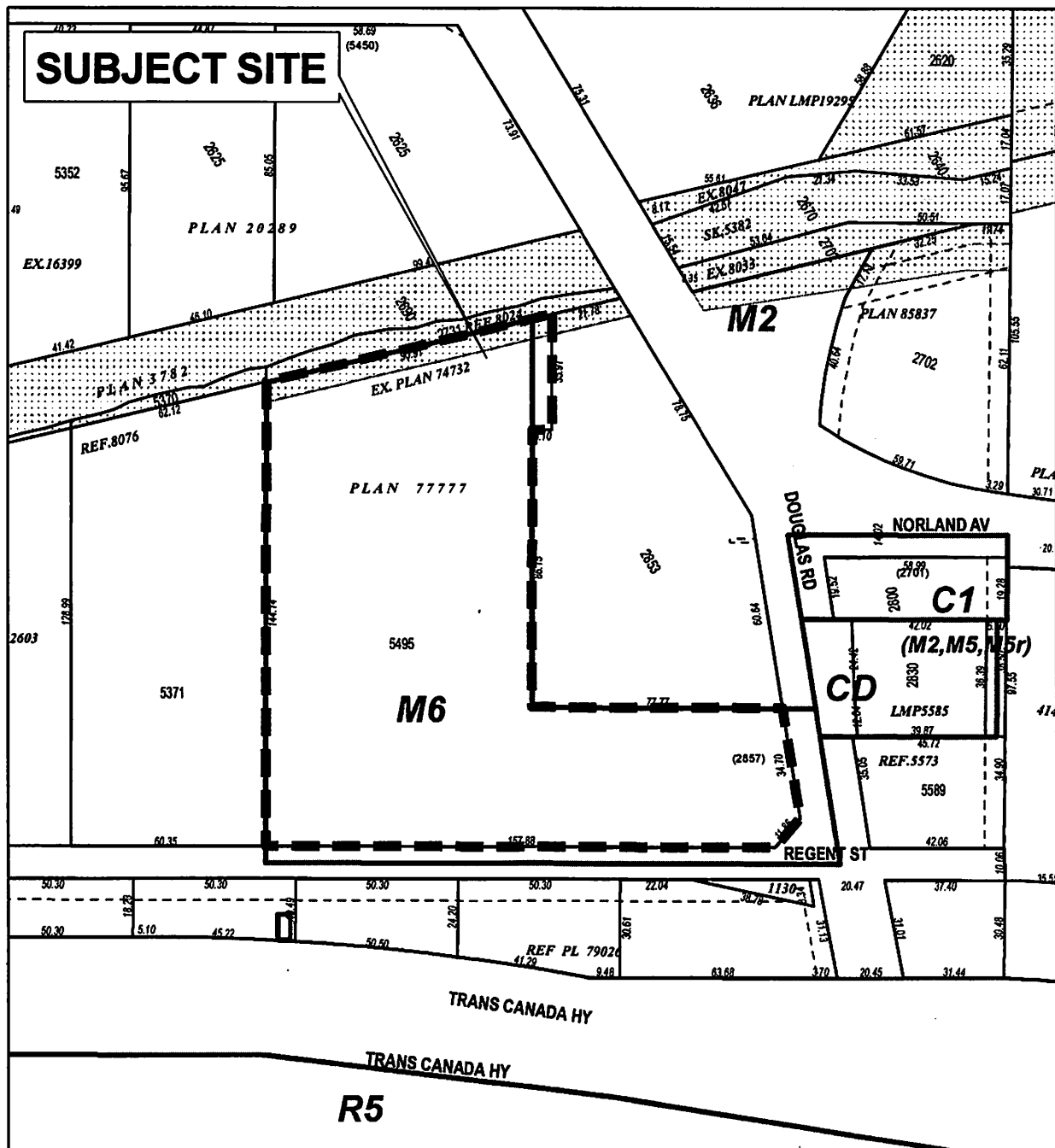
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

LP

PS:spf
Attachment

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

DEC 30 2016

SCALE:

1:2,000

DRAWN BY:

AY

REZONING REFERENCE #16-55
5495 REGENT STREET



Subject Site

Sketch #1

December 15, 2016

Mayor Derek Corrigan
C/o City of Burnaby – Planning & Building Department
4949 Canada Way
Burnaby, BC V5G 1M2

Your Worship and Members of Council

**Re: Rezoning Application – Employment Generating Space – Strata Industrial
5495 Regent Street, Burnaby, BC**

PC Urban Regent St Holdings Ltd. ("PC Urban") respectfully requests Council consideration to rezone 5495 Regent Street to permit the development of light industrial, strata titled buildings that intensify this underutilized property.

Introduction

The subject property is located at the northwest corner of Regent Street and Douglas Road. The property is approximately 4.04 acres (1.63 ha) in area, is irregular in shape, and is comprised of one legal lot that is zoned M6 *Truck Terminal District*. PC Urban purchased the property in June 2016.

The property has been used historically as a logistics cross-dock facility, with DHL Express (Canada) being the most recent tenant. The existing improvements on the property include a purpose built cross-dock warehouse building, a service garage, and an operations centre (office building). From pre-application discussions with Planning, we understand the existing M6 zoning and cross-dock facility is not consistent with the surrounding land uses or the long-term planning objectives for the area.

There is a recognized shortage of suitable space for small to medium businesses throughout Metro Vancouver. From our market analysis and urban industrial experience, PC Urban is confident that replacing the cross-dock facility with a well-positioned, multi-building, small bay light industrial strata development will successfully meet market demand, create employment, and satisfy while satisfying planning objectives for both the City and Metro Vancouver. By way of example, PC Urban has developed similar projects in North Vancouver (Barrow Centre - 1515 & 1559 Barrow Street) and Vancouver (IntraUrban – 8811 Laurel Street).

The businesses that locate here will benefit from central access to the City and region (Trans-Canada Highway, Willingdon, Lougheed); proximity to rapid transit (12-minute walk to Holdom Station); adjacent light industrial businesses and services; and the expanding services available at Brentwood Town Centre. Based on pre-application

discussions and meetings with Planning, we understand the proposed form of development is consistent with the planning goals for this well-established industrial neighbourhood.

Rezoning Request

We seek Council consideration to rezone the property to M2 (M1) *General Industrial District* to permit a small bay, light industrial, strata development as described above.

We believe the proposed form of development is consistent with and compliments the existing industrial neighbourhood; provides much needed employment generating opportunities to the City; maintains continuity of the urban environment; and based on the successful completion of other urban industrial projects, we are confident that that the form of development is balanced and will function well for land use, parking and tenant operations.

We trust that you will find this submission satisfactory and we thank you for your time and consideration. We look forward to advancing this application through the approval process. Please contact PC Urban should you require additional information or would like to meet to discuss the application.

Respectfully submitted,
PC URBAN REGENT ST HOLDINGS LTD.



David A. Fawley
Sr. Development Manager

Copies: G. Fawley, B. Sawchyn, J. Lee; PCU
C. Bozyk; CBA

/attachments