

**TO:** CITY MANAGER 1995 DECEMBER 12

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** WEISER LOCK SITE  
EDMONDS TOWN CENTRE

**PURPOSE:** To request authority to pursue preparation of a draft Development Plan for the Weiser Lock site.

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**RECOMMENDATIONS:**

1. **THAT** staff be authorized to pursue the preparation of a draft Development Plan for the residential redevelopment of the Weiser Lock Site.
2. **THAT** a copy of this report be referred to the Edmonds Area Advisory Committee for information.

**R E P O R T**

**1.0 INTRODUCTION:**

In response to a presentation from the owners of Weiser Lock, Council requested a staff report regarding the potential redevelopment of the Weiser Lock site.

The Weiser Lock site comprises a plant of almost 300,000 sq. ft. on a site of approximately 12 acres, between Beresford Street and Prenter Street, west of Griffiths Avenue, in the Edmonds Town Centre. Masco Corporation, the owners, have now made the decision to close the existing facility and to relocate to a much smaller facility in a more suitable location within Burnaby.

Masco Corporation advises (see **Attachment**) that the current plant began operations in 1954. Operations peaked in 1988 with 593 employees. Due to technological changes, 350 assembly and finishing jobs were moved to Tucson, Arizona in early 1994. The current operation consists of a workforce of 123 persons (80 employees responsible for stamping small parts for the North American market, as well as 53 sales and administrative staff). In 1996 Weiser intends to retain 109 employees (77 in manufacturing) in the current facility. In the future, a majority of these employees are expected to be employed at a new location within Burnaby.

Weiser advises that it is likely that stamping operations will remain in Burnaby. Their new facility will include office space for sales and administrative staff, a small showroom, 15,000 to 20,000 sq. ft. of warehouse/distribution space and a manufacturing component. Staff are working with Weiser's representatives to locate an appropriate site within Burnaby for the new facility.

## 2.0 EXISTING LAND USE CONTEXT

The adopted Edmonds Town Centre Plan (see *attached* Sketch #1) indicates that the Weiser Lock site should be retained for industrial uses, with reconsideration to be given to this in the context of an assessment of the longer term use of the industrial areas on the Kingsway ridge.

Given Masco's present decision to close down the existing facility as well as the primarily residential context of the site, it is appropriate to review the redevelopment potential of the site at this time. The review must include the area between Beresford and Prenter Streets, extending to Griffiths Avenue and Power House Park to the east and to Gilley Avenue and the planned Royal Oak Study Area to the west (see *attached* Sketch #2). Several important considerations for this review are outlined below:

- Surrounding land uses are primarily residential and parks/trail (see *attached* Sketch #2), including the Edmonds Town Centre West area (formerly Edmonds South School site) being redeveloped to the north, the B.C. Parkway alignments to the north and south and east, and developing apartment areas further south and east.
- The area to the west of the Weiser Lock site, between Beresford Street and Prenter Street is a sustainable industrial area containing a number of developments of high value and quality. It is estimated that there are approximately 50 businesses with a total of some 560 employees within this area. It is important that this area be reserved and protected for continuing industrial use. It is recognized, however, that the Weiser Lock extremity of this industrial area towards Griffiths Avenue has become an anomaly within a residential area. Further west, the planned Royal Oak Study Area also contains extensive industrial areas.
- It is considered unlikely that the existing industrial buildings on the Weiser Lock site would be suitable for reuse by others.
- Manufacturing or warehouse industrial redevelopment of the Weiser Lock site could have a negative impact on existing and planned residential development to the north and south. (In fact the noise and roofscape of the existing Weiser Lock plant are recognized as a negative influence on the residential development planned for adjacent sites on the former Edmonds South School site).

- The B.C. Hydro Complex planned office sites adjacent the Sky Train station provide a very high remaining capacity (some 850,000 sq.ft.) for office development and employment within the Edmonds Town Centre.
- Weiser Lock is committed to retaining employment within Burnaby in a more suitable industrial location.
- In the context of Burnaby's range of residential development opportunities and the projected necessary additional residential accommodation foreseen in the Livable Region Plan, there is a recognized need for additional sites for low-rise (in particular ground-oriented) multi-family residential development. Although the MacDonalds Consolidated and B.C. Tel lands in the Edmonds Town Centre are intended for this form of redevelopment in the future, it is recognized that this is a much longer term prospect than the Weiser Lock site.
- The Town Centre location close to public transit and adjacent to pedestrian/bicycle corridors and other residential land uses, makes the site very attractive for multi-family residential development. The site is well served by existing and planned shopping and recreation facilities. Local school capacity would be discussed with the School Board.

On balance, the above considerations clearly suggest residential rather than industrial use as appropriate for the redevelopment of the Weiser Lock site, without the need to await the overall industrial land use review which will be undertaken as part of the Official Community Plan update.

### **3.0 ENVIRONMENTAL ISSUES**

Given the past use of the site, an environmental assessment regarding possible contamination of the site will be required, and any necessary remediation measures will need to be determined to the approval of B.C. Environment and Burnaby Environmental Health Services.

Since there are trees on the site, a tree survey and assessment is required. Planning for the site should ensure that significant existing trees are preserved.

The lands immediately adjacent to the Weiser Lock site to the east are owned by B.C. Hydro. A transmission line as well as the B.C. Parkway link between the Highland Park Line and the SkyTrain Parkway are located on these lands. There is a watercourse (Powerhouse Creek) on the B.C. Hydro lands west of the transmission line and Parkway and this area is well treed. These open space and environmental features of the B.C. Hydro lands should be protected when the Weiser Lock lands to the west are redeveloped. Currently the B.C. Hydro lands are, however, zoned M2 General Industrial District.

In accordance with the Director Engineering's recent report to Council, environmentally sensitive Stormwater Management approaches will be pursued for development of the site.

#### **4.0 ROAD ACCESS AND PEDESTRIAN LINKAGES**

Road access to the subject site (as well as to the industrial area to the west) is currently via Beresford Street from Griffiths Avenue and Gilley Avenue, and via Prenter Street from Rumble Street at Griffiths Avenue. Consideration of the potential closure of the Prenter Street link to Rumble Street has been suggested by traffic staff for traffic safety reasons.

The former Hawthorne Avenue and Mission Avenue alignments would desirably form part of a local road system for residential redevelopment of the subject site. Pedestrian and bicycle links planned southward from the Southoaks Crescent development to the Highland Line Parkway would connect to the new local roads along the Hawthorne Avenue and Mission Avenue alignments.

Pedestrian and bicycle friendly qualities should be emphasized in the planning and design for development of the site. The three urban trails adjacent to the site (B.C. Parkway SkyTrain and Highland Park lines, and the link between them) provide important opportunities in this regard.

#### **5.0 RESIDENTIAL REDEVELOPMENT POTENTIAL**

Based on the analysis outlined above and shown on *attached* Sketch #2, it is considered that the Weiser Lock site and the adjoining land to the east to Griffiths Avenue should be redeveloped for residential use, with the B.C. Hydro corridor protected as open space. The lands west of the Weiser Lock Site, between Prenter and Beresford Streets to the edge of the planned Royal Oak Study Area at Gilley Avenue including both the east and west Hedley Avenue frontages, should be maintained and confirmed for industrial uses. This concept results in a residential/industrial interface east of Hedley Avenue. This interface will need to be carefully addressed in residential development plans and designs.

The form of residential development on the Weiser Lock site would be low-rise with underground parking, with relatively higher apartment densities towards Griffiths, closer to SkyTrain and the Town Centre Core, and lower ground-oriented densities towards the west. It is estimated that 500 to 700 units would be developed between Griffiths Avenue and the industrial lots on Hedley Avenue. The B.C. Hydro open space corridor would be protected through consolidation with lands to the west, to form part of low-rise apartment sites to which it would contribute density while remaining as open space protected by covenant and statutory right-of-way.

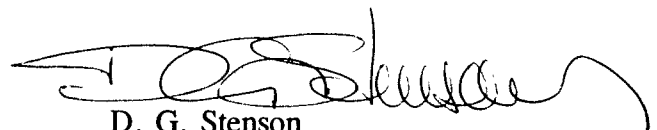
Given the size of the proposed residential redevelopment area (approximately 15 acres) inclusion of a social housing component would be expected.

**6.0 THE NEXT STEPS**

It is recommended that staff be authorized to pursue the preparation of a draft detailed Development Plan for residential redevelopment of the Weiser Lock site in line with this report, and that a copy of this report be referred to the Edmonds Area Advisory Committee for information,

The draft Development Plan will be detailed in a subsequent report, as a basis for initiating the required Edmonds Town Centre Plan amendment process. This would involve distribution of a notice regarding the proposed Plan amendment, referral of the draft Development Plan to the Edmonds Area Advisory Committee for information and comment, and scheduling of an Open House to receive public comment.

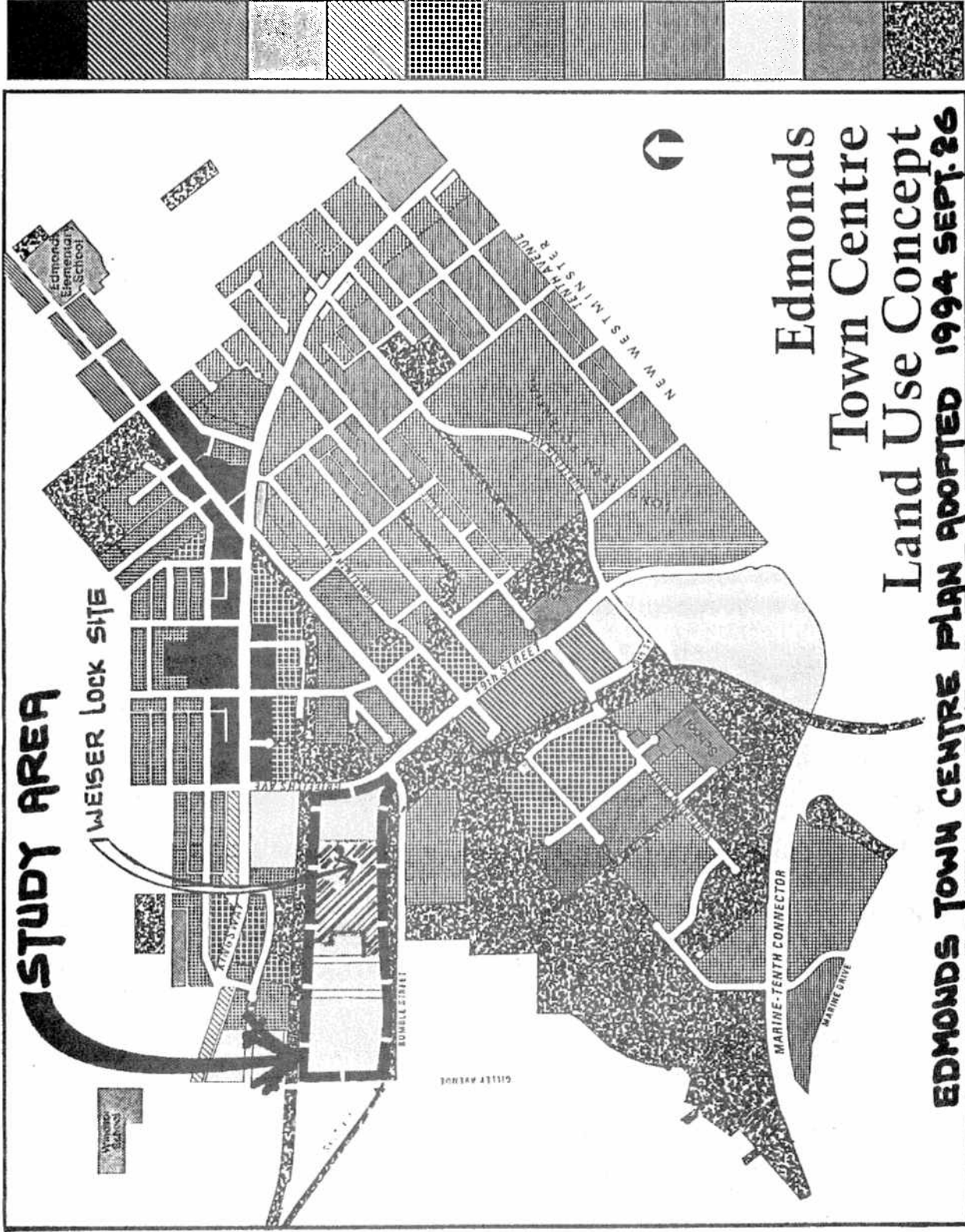
Following the public input process, a further report would be submitted recommending the required Plan amendment and approval of the finalized Development Plan (incorporating any changes resulting from public input). Subsequent to approval of the Development Plan a rezoning and subdivision application could be pursued by the owners or their agents.



D. G. Stenson  
Director Planning and Building

RR:gk  
Attachments

cc: City Clerk  
Director Engineering  
Director Finance  
Director Recreation & Cultural Services  
Deputy City Manager, Corporate Services  
Deputy City Manager, Corporate Labour Relations  
Chief Environmental Health officer  
City Solicitor



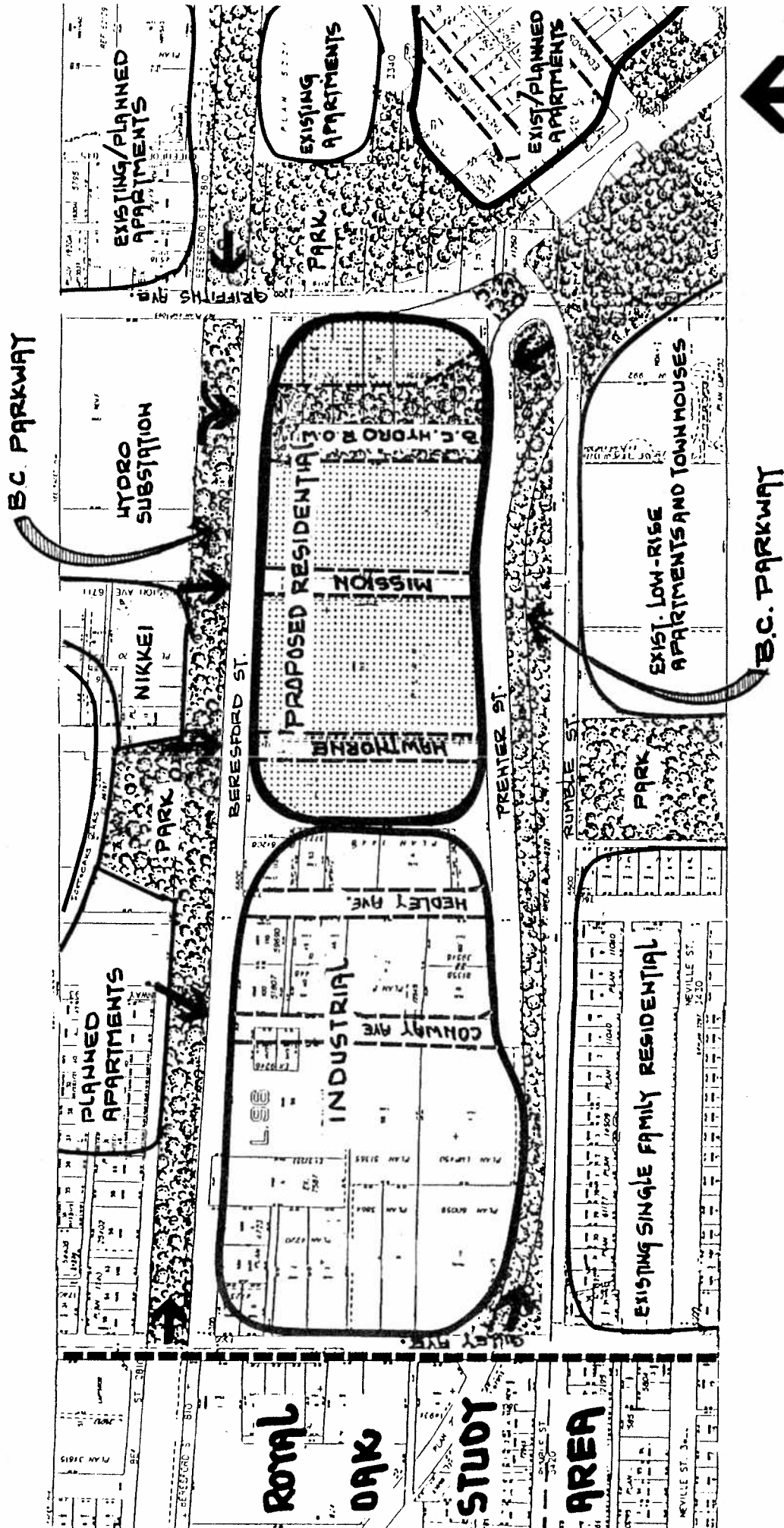
# STUDY AREA

WEISER LOCK SITE

**Edmonds  
Town Centre  
Land Use Concept  
PLAN ADOPTED 1994 SEPT. 26**

- Town Centre Core
- Station Core
- Secondary Core
- Local Commercial (mixed use)
- Service Commercial
- High Rise Apartments
- Low Rise Apartments
- Ground Oriented Multiple Family
- Single and Two Family (infill)
- Industrial
- Institutional
- Park

SKETCH #1-



North

SKETCH #2.

# WEISER LOCK STUDY AREA

- - SUBJECT SITE - PROPOSED PLAN AMENDMENT AREA.
- - PLANNED AND EXISTING PEDESTRIAN LINKS.

