

TO: CITY MANAGER 1997 January 07

FROM: DIRECTOR OF PLANNING AND BUILDING

SUBJECT: PROPOSED WAREHOUSE/INDUSTRIAL DEVELOPMENT
4140 DAWSON STREET
BRENTWOOD TOWN CENTRE DEVELOPMENT PLAN

PURPOSE: To inform Council of a development proposal within the Brentwood Town Centre Development Plan.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

The Planning and Building Department is in receipt of a letter of intent to pursue a Preliminary Plan Approval application conforming to the existing M2 zoning to develop a site at 4140 Dawson Street (see attached Sketch #1) in a two phase interim industrial development. The existing site is comprised of two office/warehouse buildings with just over 38,000 sq. feet of warehousing and approximately 10,000 square feet of offices. The proposal would see the first phase provide a new two storey building with M2 uses of approximately 18,000 square feet on the north west side of the property and the second phase would provide a warehouse to the rear of the new building of an additional 18,000 square feet.

This proposal is intended to house uses which are consistent with the M2 zoning but could be seen to be in conflict with the Brentwood Town Centre Development Plan. In accordance with established policy, this report is therefore being submitted for Council's consideration.

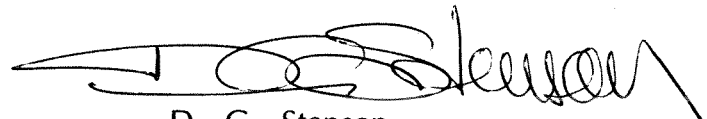
The subject property is located within the Brentwood Town Centre Development Plan area and is designated for future redevelopment as Succession Residential. This designation is for those areas that have a strong existing industrial presence many of which could continue for some time but could be redeveloped for residential uses in the longer term. It is probable that residential redevelopment would likely be pursued after the primary residential areas north of Dawson Street, although large sites ripe for redevelopment could be given consideration for advancement on their own merits (see attached Sketch #2). The owner/developer has met with Planning Department staff on several occasions and has also confirmed in writing his intent to pursue in due course the future residential redevelopment potential of the site. However, in the interim, the property was purchased with the intent to comply with the existing M2 zoning

to accommodate the relocation of the owner's truck-trailer rental facility from 2555 Gilmore Avenue, to co-locate other of the owner's businesses with M2 requirements and to provide opportunity for additional tenant spaces during the interim venture.

There is a waterway on the southern edge of this property that has been identified as the north branch of Still Creek. The GVRD manages the creek for storm conveyance within their right-of-way on the property. At the time of future redevelopment the Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans would be consulted and the 15m riparian strip guidelines would apply. The GVRD has indicated that the channel is undersized and floods frequently. Upgrading is desired although there are no immediate plans to do so. The interim proposal on the site will be reviewed by the Environmental Health Department to assure that there is no further compromise to the existing stream and that all relevant Ministry of Environment, Lands and Parks and the Department of Fisheries and Oceans requirements are met.

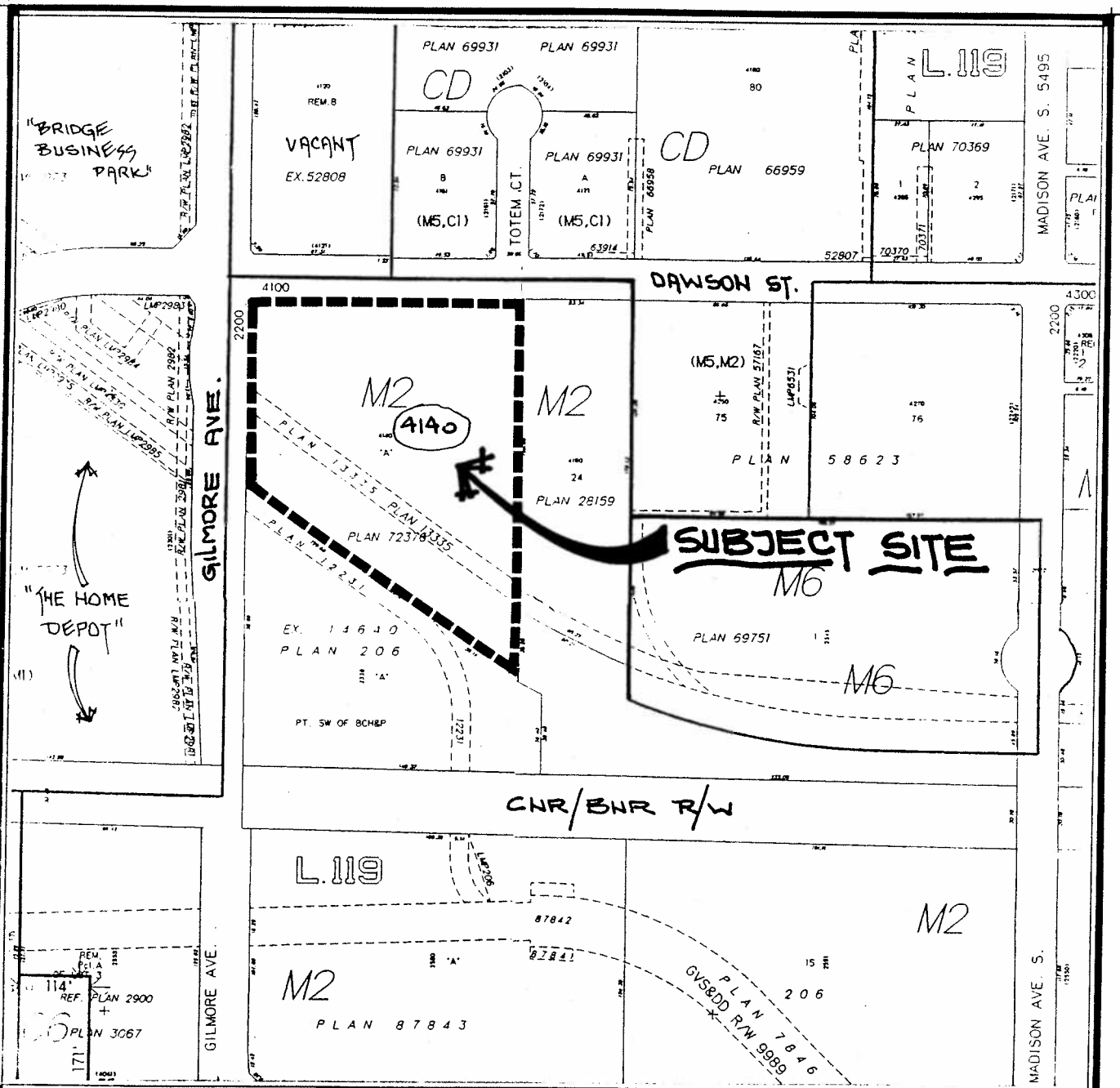
In conclusion, the proposed development is in conformance with the existing M2 zoning. The applicant is aware of the Town Centre Development Plan and has informed this Department of his long term intention to redevelop in accordance with the Plan. An application for Preliminary Plan Approval would require all departmental approvals based on development under current zoning prior to release. Other issues with respect to the creek and future residential guidelines would be addressed in line with the Brentwood Town Centre Development Plan at the time that a specific rezoning application is made for the site.

Therefore, unless otherwise directed by Council, this Department will process and release a Preliminary Plan Approval application subject to completion of all usual department requirements.



D. G. Stenson,
Director Planning and Building


PJA/ds




Date:
JANUARY 1997

Scale:
1:2000

Drawn By:
J.P.C.

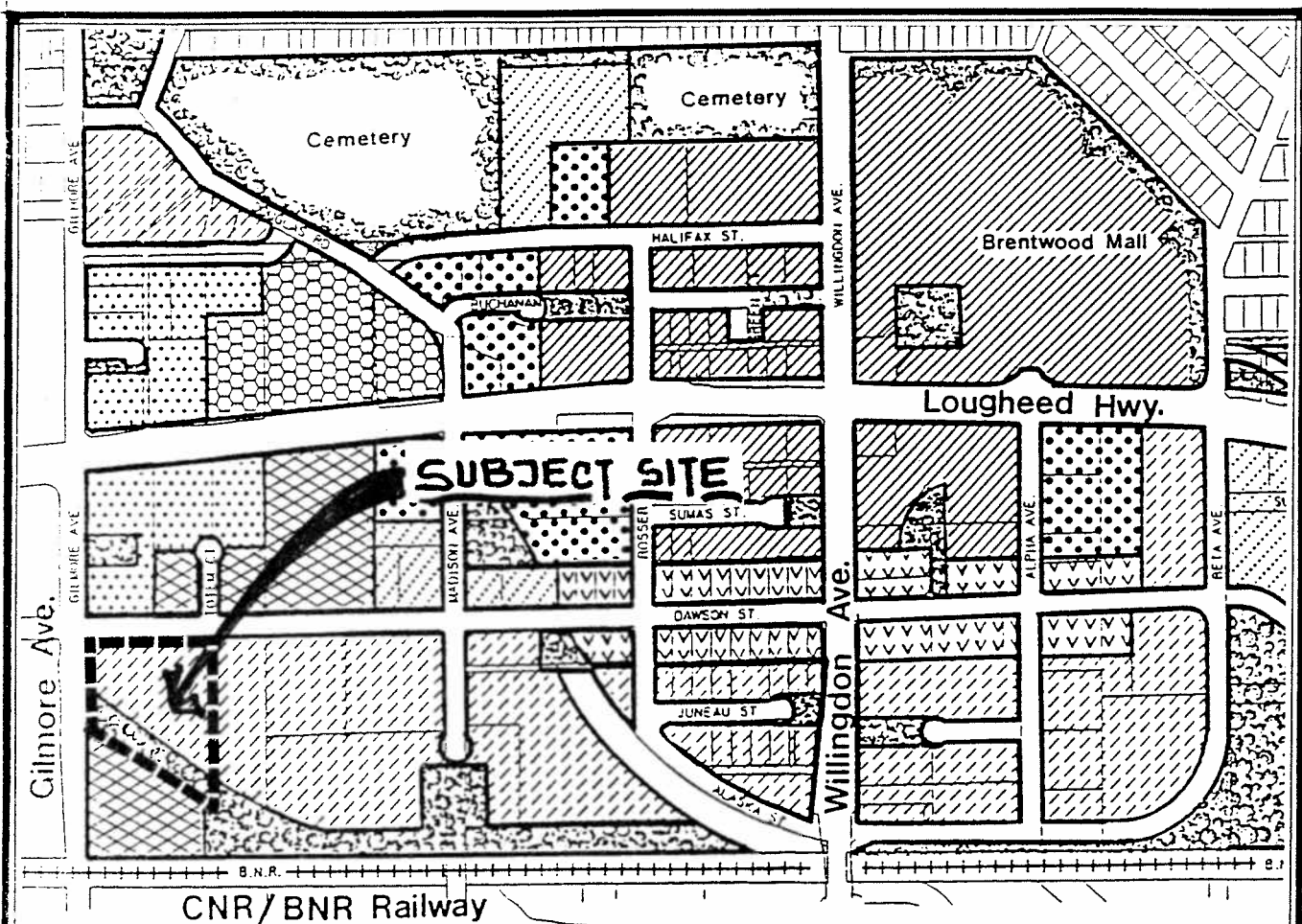


City of
Burnaby
 Planning & Building Dept.



PROPOSED INTERIM INDUSTRIAL DEVELOPMENT
4 140 DAWSON ST.

SKETCH #1.



**Brentwood Town Centre
Development Plan**



Legend:

- Core Development
- Village Street
- Residential (Medium Density)
- Residential (High Density)
- Residential (Separated High Density, SEE TEXT)
- Succession (Industrial To Residential)
- Service Commercial
- Industrial
- Public Open Space

Land Use Concept

Date:
JANUARY 1997

Scale:
N.T.S.

Drawn By:
J.P.C.



City of
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PROPOSED INTERIM INDUSTRIAL DEVELOPMENT

SKETCH # 2.