

TO: CITY MANAGER 1999 FEBRUARY 23

FROM: DIRECTOR PLANNING AND BUILDING OUR FILE: PPA 98-428

**SUBJECT: PROPOSED RENOVATIONS TO EXISTING DAIRYWORLD FOODS SITE
6800 LOUGHEED HIGHWAY, BURNABY
PRELIMINARY PLAN APPROVAL #98-428
AGRIFOODS INTERNATIONAL COOPERATIVE LTD.**

PURPOSE: To inform Council of an application for Preliminary Plan Approval along the Lougheed Highway.

RECOMMENDATION:

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

REPORT

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA#98-428) for renovations to the existing Dairyworld facility at 6800 Lougheed Highway (see sketch #1 *attached*). The property is owned by Agrifoods International Cooperative Ltd., which operates as Dairyworld Foods. They propose to renovate the facility for milk processing and product distribution.

The subject property comprises some 8.37 hectares (20.7 acres) and is currently zoned M2, General Industrial District. Across Lougheed Highway to the north is a gas station and townhouses. Immediately east of the Dairyworld site is a steeply sloping bank which leads up to the B.C. Tel Systems Support building. Across Greenwood Street to the south are several one and two storey industrial buildings, with single family houses further east. Winston Street also borders the south end of the property. Beyond Winston Street is the CNR/BNR railway, Still Creek and the wooded perimeter of Burnaby Lake Park.

The scope of the renovations include extending loading areas on the east and south sides, removing structures on the north and south sides, expanding fleet parking areas, constructing a fourth milk storage silo 62 feet high, and other necessary internal modifications. The stated value of this renovation proposal, excluding demolition and equipment costs, is over five million dollars.

Planning and Building

*Re: Proposed Renovations To Existing Dairyworld Foods Site
6800 Lougheed Highway, Burnaby - PPA 98-428
Agrifoods International Cooperative Ltd.*

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The subject property is designated in Burnaby's recently adopted Official Community Plan (OCP) for eventual transition from industrial to residential purposes as part of an Urban Village. Staff met with Dairyworld in January to discuss how the industrial proposal was at variance with, and would delay realization of the OCP. Although Dairyworld confirmed its commitment to this industrial project, it agreed to explore complementary site intensification possibilities. Results of the study prepared by Dairyworld's consultants were reviewed by staff at a meeting with Dairyworld on 1999 February 15.

In the mid-term, the study revealed it may be feasible to construct five four-storey office/high-tech buildings: three on the existing surface parking lot, one adjacent to the proposed Skytrain Station, and one in front of the existing office area. In the consultant's long term scenario, the dairy plant could be replaced with residential infill development. The usable life of the current plant refurbishment proposal (PPA#98-428) is expected to be fifteen to twenty years.

Both scenarios have important site and area planning considerations. Practical issues that would have to be addressed include safe access for large dairy trucks, the integration of a bus loop with the proposed Skytrain Station and a future pedestrian connection to the Central Sports Complex. Redevelopment of a portion of the site with Business Centre-type uses would result in increased employment opportunities. While future residential infill on the site would contribute to the City's population growth targets, careful assessment of land use compatibility would be required.

Dairyworld has indicated in a letter dated 1999 February 16 that they are prepared to entertain the possibility of a mid-term office-oriented development. They have also stated that any such pursuit would likely be carried out by a third party. Staff are encouraged that a higher intensity use of the site, is under serious consideration. When a development proposal is received, it will proceed through the usual approval processes.

The current application to use the property for milk processing and distribution complies with the existing M2 General Industrial District zoning of the site. Unless otherwise directed by Council, staff propose to continue working with the applicant to ensure the current development proposal meets all City bylaws and regulations. Preliminary Plan Approval will be issued once all usual requirements have been met and all relevant fees paid.

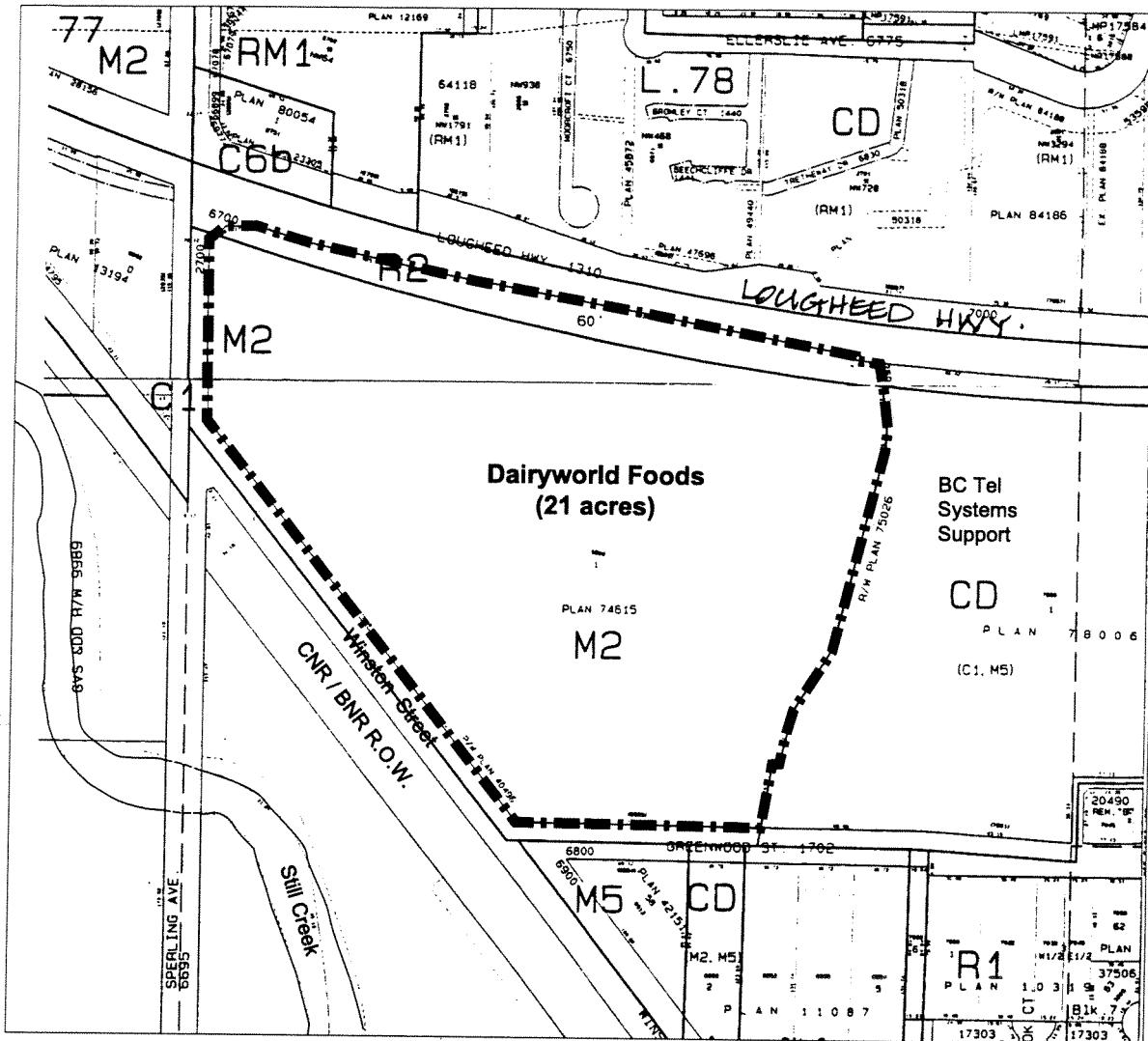
This report is for the information of Council.



D.G. Stenson, Director
PLANNING AND BUILDING

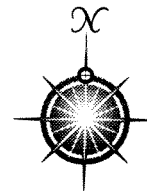
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Attachment



Sketch #1

Dairyworld Foods 6800 Lougheed Highway



City of
Burnaby
Planning & Building
Department

Not to Scale
RCN

1999 February 10

