
TO: ACTING CITY MANAGER **DATE:** 2021 April 07

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** INQ #21-75

SUBJECT: SITING APPROVAL
6360, 6386 AND 6396 ARBROATH STREET
PROPOSED TWO AND A HALF STOREY INDUSTRIAL BUILDING
UNDER EXISTING ZONING
EDMONDS TOWN CENTRE COMMUNITY PLAN

PURPOSE: To inform Council of a request to consolidate the properties and construct a new two and a half storey industrial building under existing zoning within the Edmonds Town Centre Community Plan area.

RECOMMENDATION:

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

R E P O R T

1.0 POLICY FRAMEWORK

The proposed two and a half storey industrial building aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), and Economic Development Strategy (2007).

2.0 BACKGROUND

On 2021 January 13, this Department received an enquiry from the acting agent of 6360 and 6386 Arbroath Street proposing to consolidate the properties to construct a new two and a half storey industrial building under the site's prevailing M4 Special Industrial District zoning (see *attached* Sketch #1). The consolidation may also include 6396 Arbroath Street subject to acquisition of the property by the applicant. The subject properties are located within the Council-adopted Edmonds Town Centre Community Plan area and are designated for industrial development utilizing the M5 Light Industrial District as a guideline (see *attached* Sketches #1 and #2).

To the north, across Arbroath Street, are several one and two-storey industrial buildings. To the northeast, at the Arbroath cul-de-sac, is a designated heritage building and a townhouse complex. Adjacent the site to the east is a two-storey industrial building and a vacant City-owned property located at 6430 Arbroath Street. To the west, at the corner of Arbroath Street and Gilley Avenue, and to the south, across the lane, are several two-storey industrial buildings.

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The proposed two lot consolidation (or potential three lot consolidation) will meet the minimum width and area requirements for a new industrial building, as per Section 404.4(3) of the Zoning Bylaw.

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.

While City ownership of the subject properties would support the future redevelopment potential of the desired assembly area for light industrial redevelopment in line with the Edmonds Town Centre Community Plan, it is acknowledged that the property owner intends to pursue construction of a new two and a half storey industrial building. It is noted that the remaining lots at 6410 and 6430 Arbroath Street could be consolidated and redeveloped in the future, as a separate industrial development under Comprehensive Development rezoning based on M5 Light Industrial District guidelines.

3.0 CONCLUSION

Therefore, unless otherwise directed, Staff will process subdivision, PPA and Building Permit applications for development of the identified two or three lot assembly, in line with the prevailing M4 District zoning.

This is for the information of Council.

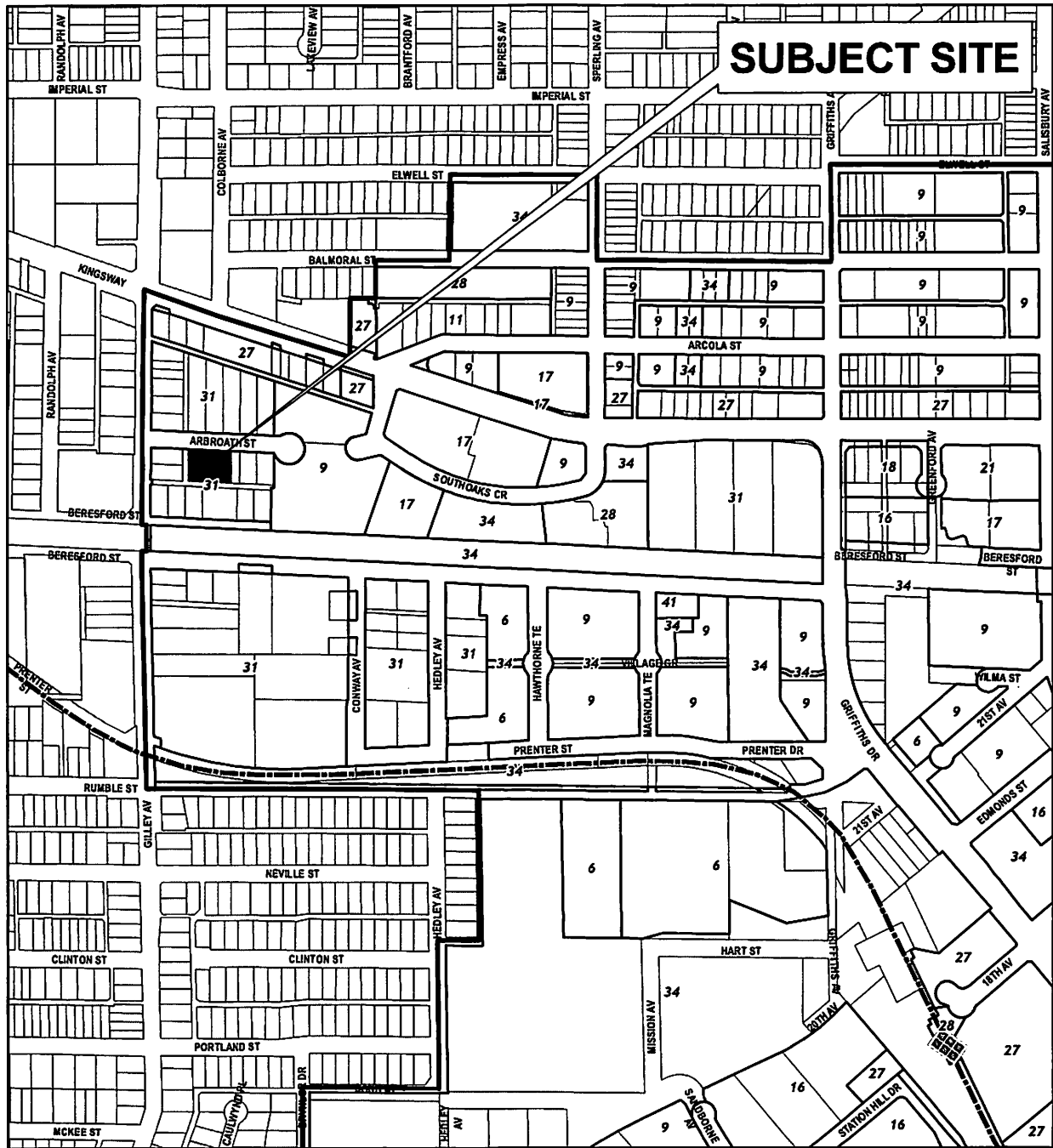


E.W. Kozak, Director
PLANNING AND BUILDING

DP:jz

Attachments

cc: Director Engineering
Chief Building Inspector
City Solicitor



4 Single and Two Family Residential	16 High Density Residential (RM4s)	27 Commercial
6 Ground Oriented Residential (RM2)	17 High Density Residential (RM5s)	28 Institutional
7 Ground Oriented Mixed Use (RM2/C1)	18 High Density Mixed Use (RM4s/C2)	30 Public School (P3)
9 Medium Density Residential (RM3s)	19 High Density Mixed Use (RM4s/C3)	31 Industrial
10 Medium Density Mixed Use (RM3s/Commercial)	21 High Density Mixed Use (RM5s/C3)	34 Park and Public Use
11 Medium Density Mixed Use (RM3s/P5)	23 Urban Village Commercial	37 Study Area
15 High Density Residential (RM5)	25 General Commercial (C3)	41 Medium Density Mixed Use (RM3s/Commercial/P1)