

AGENDA ITEM NO: 7.9

MEETING DATE: February 7, 2023

STAFF REPORT – COVER SHEET

SUBJECT: Denciti Development Corp.
Rezoning / 7985 Lickman Road DATE: January 31, 2023

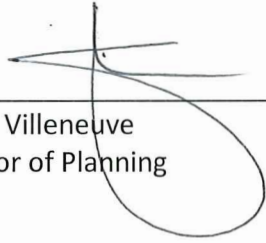
DEPARTMENT: Planning Department
RZ001658 PREPARED BY:  Stacy Thoreson / tr

1. SUMMARY OF ISSUE:

The applicant wishes to rezone the subject property from a CS2 (Tourist Commercial) Zone to an M3 (General Industrial) Zone to facilitate the construction of a multi-unit industrial development. Once the Bylaw has been to Public Hearing, staff recommend that Council hold the application at 3rd Reading pending approval of the bylaw by the Ministry of Transportation and Infrastructure (MoTI).

2. RECOMMENDATION:


Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5277", which proposes to rezone property located at 7985 Lickman Road from a CS2 (Tourist Commercial) Zone to an M3 (General Industrial) Zone, be given first and second reading; and further, that a Public Hearing be called for February 21, 2023. (RZ001658)



Gillian Villeneuve
Director of Planning

3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:

Supports recommendation.



Chris Crosman
Chief Administrative Officer

STAFF REPORT ON REZONING APPLICATION RZ001658

PREPARED BY: Stacy Thoreson DATE: January 31, 2023
POSITION: Senior Planner DEPARTMENT: Planning

1. DEFINITION OF ISSUE:

The applicant wishes to rezone the subject property from a CS2 (Tourist Commercial) Zone to an M3 (General Industrial) Zone to facilitate the construction of a multi-unit industrial development. Once the Bylaw has been to Public Hearing, staff recommend that Council hold the application at 3rd Reading pending approval of the bylaw by the Ministry of Transportation and Infrastructure (MoTI).

2. PROPOSAL:

The proposal is to rezone the subject property from the CS2 (Tourist Commercial) Zone to the M3 (General Industrial) Zone to facilitate construction of a multi-unit industrial complex. As shown on the attached conceptual site plan the proposal includes 3 separate industrial buildings, 1 with an individual unit, a building with 16 smaller units fronting Lickman Road and 8 larger industrial units located within a building at the back of the property,

As the property is within Development Permit Area No. 7 (Industrial) a Development Permit (DP) application for “form and character” is required and has been submitted for review. As the applicant intends to redevelop the subject property as well as the adjacent property to the south (43971 Industrial Way), a coordinated review of the Development Permit application for both sites has been recommended by staff.

A Site Disclosure Statement (SDS) was required to be submitted to the Ministry of Environment and Climate Change Strategy (MOECCS), in accordance with the Environmental Management Act, which requires the Development Permit to be held until MOECCS completes a review of the property. In accordance with Section 557 of the Local Government Act, a municipality is permitted to process and approve a rezoning application as long as the SDS has been submitted for an associated Development Permit application for the same property. As such, the rezoning application can be considered and the DP application will be brought forward to Council for consideration once it has been reviewed by DRAC and a response from MOECCS has been received.

Final lot layout must comply with City Bylaws and include frontage improvements along Lickman Road. As the Lickman Road frontage is impacted by the riparian area associated with McDermott Ditch, and the change of use on site has triggered the need for a traffic impact study, to be submitted at time of Development Permit application, the full scope of the frontage improvements will be determined through referral of the application to MoTI, review of a traffic impact study and Development Permit Area No. 3 (Riparian) application. As improvements to Lickman Road are included within the City’s 2023-2032 Capital Plan, the applicant will work with staff to coordinate the necessary improvements through the Development Permit application process.

The requirements of the Floodplain Regulation Bylaw and Tree Management (Land Development) Bylaw will apply at time of development. BC Waste Discharge Authorization may be required depending on industrial uses and a Waste Discharge Permit is required for any non-domestic connection to the sewer system. Sanitary sewer flow is restricted to 3.65 L/s unless upgrades are completed.

Currently, a City storm drainage pipe crosses the property and may need to be relocated to accommodate future building locations. Staff are comfortable with adjustments to the pipe alignment subject to an engineered design being provided and registration of a new statutory right of way over the new utility arrangement.

3. FACTORS:

3.1 2040 Official Community Plan (OCP) / Land Use / Public Engagement

Official Community Plan: “General Industrial”

Land Use: Vacant

Public Engagement: The applicant delivered approximately 150 postcards to the neighbouring businesses and homes within a 600m radius on Sept 22, 2022. The applicant also held an open house held on Sept 29, 2022. There were 11 people in attendance at the open house, 3 of which provided letters of support. At the time of writing, the applicant has not received any negative feedback on the proposal. A copy of the applicant’s engagement package has been submitted as part of the public record.

3.2 Neighbourhood Character

The subject property is located within the Village West neighbourhood, north of the Lickman Road exit on Highway 1.

North: CN Railway and industrial uses within the CD-10 (Comprehensive Development – 10) Zone.

East: Gas stations within the CSM (Service Commercial Industrial) and CS2 Zones and a mixture of commercial and industrial development, currently under construction, within the CS2 and M1 (Light Industrial) Zone.

South: A liquor store, a cannabis retail store and Tim Hortons within the CS2, C7 (Liquor Store) and C8 (Cannabis Retail) Zones. This property is proposed to be redeveloped under the current zoning in the near future.

West: Industrial use within the M3 Zone.

3.3 Technical Issues:

Floodplain: The property is located within the protected floodplain and is subject to the Floodplain Regulation Bylaw.

Watercourses: The proposed riparian setbacks indicated on the conceptual site plan for the two secondary drainage ditches along the north and east property lines have been established by a Qualified Environmental Professional. A Development Permit Area No. 3 (Riparian) will be required at the time of Development Permit to finalize the proposed setbacks and lot layout.

Geotechnical: The property is not subject to any known geotechnical hazards or earthquake-related risks.

Traffic Study: Preliminary traffic assessment has been conducted to support the requested change in land use. A complete traffic impact study will be required to be reviewed and approved as part of the Development Permit application.

As both 7985 Lickman Road and 43971 Industrial Way are anticipated to be redeveloped together, a reciprocal cross-access easement will be established between the north and south lots to accommodate pedestrian, bicycle, and passenger/service/emergency vehicle movements at the time of Development Permit. Road frontage improvements are anticipated along parts of Lickman Road and Industrial Way. The driveway access points as well as the required off-site works will be finalized at the time of Development Permit, in accordance with the traffic impact study and the City's planned future upgrades for Lickman Road.

As the subject property is located within 800m of an intersection of a controlled access highway, the rezoning application is required to be held at 3rd Reading pending approval of the amendment bylaw by MoTI.

Environmental: A Site Disclosure Statement for 7985 Lickman Road has been submitted to the MOECCS as part of the rezoning application. A remediation plan to address residual contamination from the gas station which was previously on site has been submitted to the Province with a request for an Approval in Principle. The remediation work will be completed during the construction phase of the project and a Certificate of Compliance will be obtained from MOECCS prior to occupancy.

4. RECOMMENDATION & SUBSTANTIATION:**Recommendation:**

Recommendation that "Zoning Bylaw Amendment Bylaw 2023, No. 5277", which proposes to rezone property located at 7985 Lickman Road from a CS2 (Tourist Commercial) Zone to an M3

(General Industrial) Zone, be given first and second reading; and further, that a Public Hearing be called for February 21, 2023. (RZ001658)

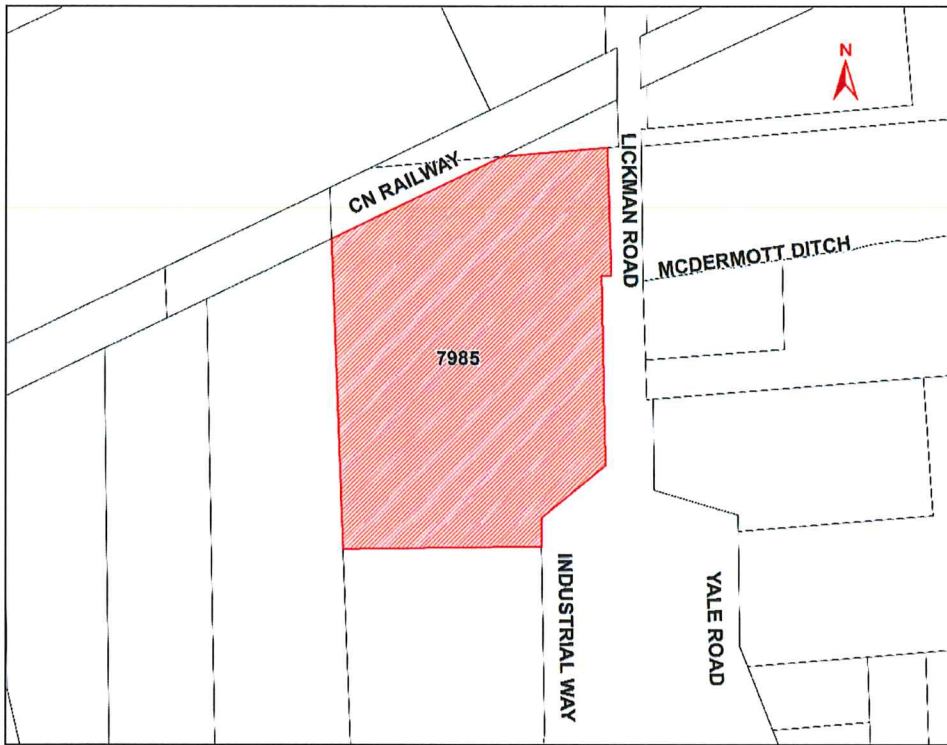
Substantiation:

The proposed rezoning is consistent with the Official Community Plan designation of “General Industrial” and the resulting land use will increase the supply of industrial land, thereby expanding employment land capacity and serving to achieve the goal to grow the economy as outlined within the OCP. The requested change in land use and future development is expected to improve the appearance of the area through the redevelopment of a vacant lot.

5. SOURCES OF INFORMATION:

- Rezoning Application (RZ001658) – June 30, 2022
- Development Application Review Team (DART) Minutes – July 21, 2022

Location Map



Orthophoto



Conceptual Site Plan (as submitted by the applicant)

