

# Approach for Updating Industrial Zoning in Rock Bay



## Purpose

- Proposed approach for developing new industrial zones for Rock Bay (Burnside) including implementation through a City-initiated rezoning process
- New zones will help implement the *Burnside Gorge Neighbourhood Plan* (2017)



Rock Bay Industrial Zoning

## Background

- Burnside Gorge Neighbourhood Plan approved in July 2017.
- Provides policies to guide development and change over 25 years.
- A key objective of the plan is to strengthen and support **economic development** and **industrial activity** within the Rock Bay employment sub-area through the provision of updated land use policies and related zoning.



Rock Bay Industrial Zoning

## Approach

- Staff propose to commence with a review and development of new industrial zones for Rock Bay
- Zones will primarily focus on areas identified in the Burnside Plan as Industrial Employment and Marine Industrial.
- The new industrial zones will be integrated into Zoning Bylaw 2018 which was approved by Council in July 2018.
- This approach is consistent with the intent of expanding Zoning Bylaw 2018 and eventually replacing Zoning Regulation Bylaw (80-159).



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## Rock Bay Employment Sub-Area



Rock Bay Industrial Zoning

## Guiding Objectives

- Strengthen and maintain the existing industrial land base.
- Generally retain existing development rights while implementing the land use policies of the new neighbourhood plan.
- Provide new regulations that better support businesses and improve development application processes.
- Condense the range of approximately 24 industrial zones into fewer zones while providing a more clear distinction between light, medium and heavy industrial uses and activities.
- Providing updated uses that reflect current activities and that provide greater flexibility and increased certainty.
- Create a zone to implement an 'Industrial Arts' concept that supports light industrial and artisan activities along portions of Bridge Street and Government Street.
- Provide updated regulations to address the location and siting of buildings, landscaping, parking and transition to non-industrial areas.



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## Implementation

- Staff propose a City-initiated rezoning process to replace the current industrial zones with the new zones in Rock Bay.
- Allows land owners, businesses and the City to begin using the new industrial zones immediately after they are approved.
- New buildings will still require a development permit and will be subject to design guidelines for industrial buildings.



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## Public Engagement

- Staff met with the Burnside Gorge Land Use Committee earlier this year on June 11<sup>th</sup> and July 9<sup>th</sup> to present and discuss the proposed approach for developing and implementing the new industrial zones.
- Process will include a public engagement process to seek feedback from key stakeholders such as property owners, businesses, community associations and the development industry.
- Feedback received will be used to refine the draft zones prior to Council's consideration.
- Public engagement will be focused on receiving technical feedback on the draft zones, it will not be used to revisit the recently approved policies of the Burnside Gorge Neighbourhood Plan.
- Overall process has been endorsed by the Burnside Gorge Land Use Committee (Attachment A – Letter of Support)



Rock Bay Industrial Zoning

## Recommendation

That Council:

1. Direct staff to develop new industrial zones to align with the Council approved land use policies for the Rock Bay employment sub-area as outlined in the *Burnside Gorge Neighbourhood Plan*.
2. Direct staff to develop the Rock Bay industrial zones premised on their implementation through a City-initiated rezoning process and conduct public engagement for feedback on the draft zones.
3. Direct staff to report back with the draft Rock Bay industrial zones and feedback collected from the public engagement process for Council's consideration prior to a public hearing.

