

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-19 2017 JULY 19

#### ITEM #04

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Norm Couttie  
Eastlake Adera Projects Ltd.  
2200 - 1055 Dunsmuir Street  
PO Box 49214  
Vancouver, BC V7X 1K8
- 1.2 Subject:** Application for the rezoning of:  
Lot A, DL 57, Plan EPP35080
- From:** CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)
- To:** Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines)
- 1.3 Address:** 8339 Eastlake Drive
- 1.4 Location:** The subject site is located on the north side of Eastlake Drive between Underhill Avenue and Production Way (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is irregular in shape with a frontage on Eastlake Drive of approximately 180.43 m (591.96 ft.) and an area of approximately 6.46 ha (15.96 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a minor increase in interior floor area.

#### 2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site slopes down from the north and is currently improved with six buildings which are either fully constructed or have been issued Building Permits and are in various stages of construction. The subject rezoning application pertains to Building 3B (see *attached* Sketch #3),

the northernmost building in the development. There are two open watercourses with adjacent riparian areas at the southwestern and eastern portions of the site.

Adjacent uses include: Mammoth Studio to the west; a Metro Vancouver operation centre and a warehouse/distribution facility to the east; the Imperial Oil tank site and an ICBC research and training centre to the south; and a closed portion of the Broadway right-of-way, which functions as a greenway, to the north. Vehicular access to the site is from Eastlake Drive, which is currently improved with an urban trail on the south side and a separated sidewalk on the north side.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the north central portion of Lake City, the City's first industrial park, developed primarily in the 1960s and covering approximately 400 acres. Lake City has evolved into a major industrial enclave which accommodates a wide variety of heavy and light industrial and, more recently, high-tech/office activities.
- 3.2 On 2000 October 02, Council adopted the Lake City Business Centre Plan (see *attached* Sketch #2), which establishes a framework for more intensive office, high-technology, specialized production, and associated light industrial uses. The Lake City and Production Way/University stations of the Millennium SkyTrain line directly serve the site.
- 3.3 On 2014 January 13, Council adopted a rezoning application (Rezoning Reference #08-21) on the subject site for a multi-building warehouse/manufacturing/office complex. Since that time, four buildings have been completed and two, including the subject building, are under construction.

### **4.0 GENERAL INFORMATION**

- 4.1 The applicant is requesting rezoning to the amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre guidelines) in order to permit a minor increase in the interior floor area of the subject building (Building 3B) of approximately 167.22 m<sup>2</sup> (1,800 sq. ft.), which is beyond the gross floor area approved under Rezoning Reference #08-21. Specifically, the applicant is proposing to add a second floor to one bay and to fill in the open area above an electrical room, both within the existing volume of the building. The only change proposed to the exterior of the building is the addition of second floor windows.
- 4.2 It is noted that the last approved Preliminary Plan Approval (PPA#16-45) for the subject site indicated that the site has reached the maximum gross floor area approved under Rezoning Reference #08-21. However, as the site's Floor Area Ratio is 0.448, whereas a maximum FAR of 1.0 is permitted under the Lake City Plan, an increase in gross floor area could be permitted subject to rezoning and the provision of sufficient parking.

- 4.3 The Director Engineering will be requested to provide an estimate for all services necessary to service the site.
- 4.4 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report, to be submitted at a future date prior to advancing to a Public Hearing.
- 4.5 The GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq. ft. of additional gross floor area will apply to this rezoning.

**5.0 RECOMMENDATION**

- 1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



LS:eb

***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk

**SUBJECT SITE**

**P3**

BROADWAY

(M5,M5r,B1)

**CD**

EPP35080

8327

8327  
EPS2688

**M3**

(M5,M5r,B1)

EASTLAKE DR



PLANNING & BUILDING DEPARTMENT



DATE:

JUNE 26 2017

SCALE:

1:2,300

DRAWN BY:

AY

REZONING REFERENCE #17-19  
8339 EASTLAKE DRIVE



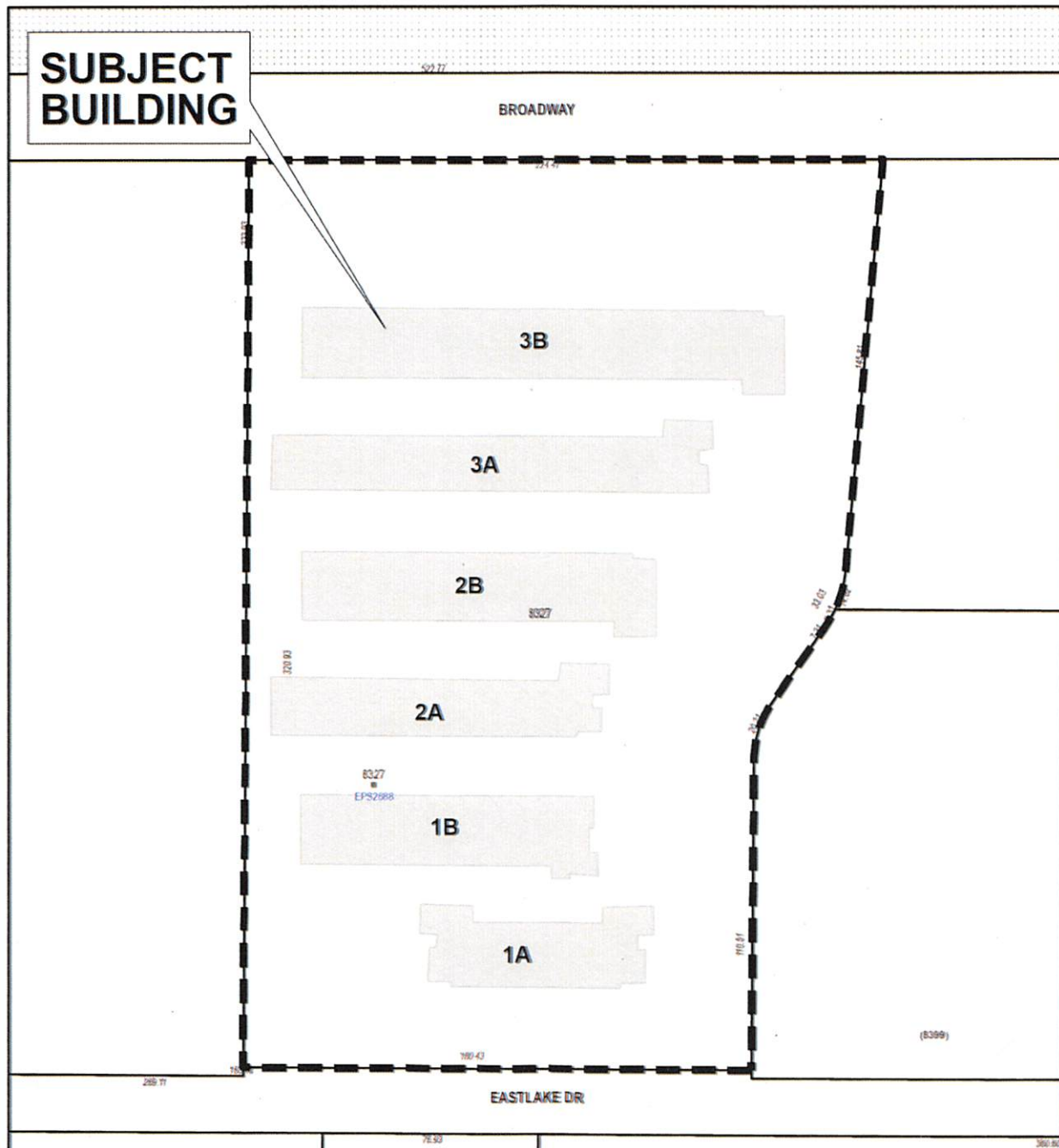
Subject Site

Sketch #1





**SUBJECT  
BUILDING**



PLANNING & BUILDING DEPARTMENT



DATE:

JUL 18 2017

SCALE:

1:2,300

DRAWN BY:

AY

**REZONING REFERENCE #17-19  
8339 EASTLAKE DRIVE**



Subject Site

**Sketch #3**



## **EASTLAKE ADERA PROJECTS LTD.**

June 22, 2017

City of Burnaby - Planning Department  
4949 Canada Way  
Burnaby, BC V5G 1M2

Attn: Karin Hung, BA, MA, DULE, Senior Current Planner

### **Letter of Intent re: 8339 Eastlake Drive**

Dear Ms. Hung:

Please accept our Rezoning Application for the above referenced property. The purpose is to rezone the property to increase the interior building area of the final building in this six-building complex by approximately 1,800 SF. We will meet the parking requirements for any additional space.

The current zoning is M5, M5r, B1 and we are not proposing a change. No demolition is required.

The concept is to add a second floor to one 20x80 foot typical bay in Building 3B, plus fill in the open area above an electrical room. The only change to the exterior of the building would be to add second floor windows at the rear loading court.

The rationale for the proposal is that the overall development was originally designed with six buildings and dozens of individual units, all designed without specific users in mind, on a speculative basis. As the project is getting closer to completion, a clearer picture of the actual users, and required uses within their spaces, is becoming available and we feel that additional area could be built out under current zoning requirements.

We look forward to working with you and your colleagues on this application.

Yours truly,

**EASTLAKE ADERA PROJECTS LTD.**

Norm Couttie, Architect AIBC  
President

**LIVE WEST COAST**