



Item
Meeting 2017 December 11

COUNCIL REPORT

TO: CITY MANAGER 2017 December 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-19
Minor increase in interior floor area
Lake City Business Centre

ADDRESS: 8327 Eastlake Drive (see *attached* Sketch #1)

LEGAL: 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 as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 and M5r Light Industrial District, B1 Suburban Office District, and Lake City Business Centre as guidelines, and in accordance with the development plan entitled "Eastlake Campus" prepared by Chip Barrett Architect)

APPLICANT: Eastlake Adera Projects Ltd.
Attn: Norm Couttie
2200 – 1055 Dunsmuir Street
PO Box 49214
Vancouver, BC V7X 1K8

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 January 30.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 December 11 and to a Public Hearing on 2018 January 30 at 7:00 p.m.
2. **THAT** the following be established as a prerequisite to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a minor increase in interior floor area.

2.0 BACKGROUND

- 2.1 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 minor increase in interior floor area pertains to 8339 Eastlake Drive, Building 3B (see *attached* Sketch #2), the northernmost building in the development. There are two open watercourses with adjacent protected 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.

- 2.2 The property is located within the north central portion of the Council-adopted Lake City Business Centre Plan area (see *attached* Sketch #3). The Plan anticipates the transition of the area from predominantly heavy industrial uses to more employment intensive office and specialized light industrial uses, given the area's strategic location between the developing Lougheed and Brentwood Town Centres and adjacent rapid transit service on Lougheed Highway. The subject site is designated B1 Suburban Office development, which is expected to accommodate specialized manufacturing and other compatible light industrial uses, at a development density of up to 1.0 FAR. The site has been developed generally according to plan under Rezoning Reference #08-21, with four buildings completed and two, including the subject building, currently under construction.
- 2.3 On 2017 July 24, Council received the report of the Planning and Building Department concerning the subject rezoning and authorized the Department to continue to work with the applicant with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 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 as guidelines) in order to permit a minor increase in the interior floor area of 8339 Eastlake Drive (Building 3B) of approximately 166.11 m² (1,788 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 unit and to fill in the open area above an electrical room, both within the existing volume of the building.

It is noted that the last approved Preliminary Plan Approval #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.

The only change proposed to the exterior of the building is the addition of second floor windows. Other minor changes to the common property of the site are the addition of five parking spaces and minor landscape revisions, including the deletion of an unnecessary retaining wall along the most northerly parking lot.

- 3.2 The GVS & DD Sewerage Charge (Fraser Area) of \$0.811 per sq. ft. of additional gross floor area will apply to this rezoning.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Lot Area (no change) - approximately 6.46 ha (15.96 acres).
- 4.2 Gross Floor Area
- | | |
|-----------------------------------|--|
| All Buildings | - 29,081.71 m ² (313,033 sq. ft.) |
| 8339 Eastlake Drive (Building 3B) | - 6,597.88 m ² (71,019 sq. ft.) |
- 4.3 FAR (all buildings) - 0.45
- 4.4 Height (no change)
- | | |
|-----------------------------------|-------------|
| 8339 Eastlake Drive (Building 3B) | - 2 storeys |
|-----------------------------------|-------------|

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4.5	<u>Parking</u>	<u>Required</u>	<u>Provided</u>
	Parking (all buildings)	530	530
	Loading (all buildings) (<i>no change</i>)	6	13
	Bicycle (all buildings)	53	53


Lou Pelletier, Director
PLANNING AND BUILDING

LS:eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

P:\49500 Rezoning\20 Applications\2017\17-19 8327 Eastlake Drive\Council Reports\Rezoning Reference 17-19 PH Report 2017.12.11.docx

SUBJECT SITE

P3

BROADWAY

(M5,M5r,B1)

CD

EPP15080

8327

8327
EPS2088

M3

(M5,M5r,B1)

EASTLAKE DR



PLANNING & BUILDING DEPARTMENT



Date:
NOV 20 2017

scale:
1:2,300

Drawn By:
AY

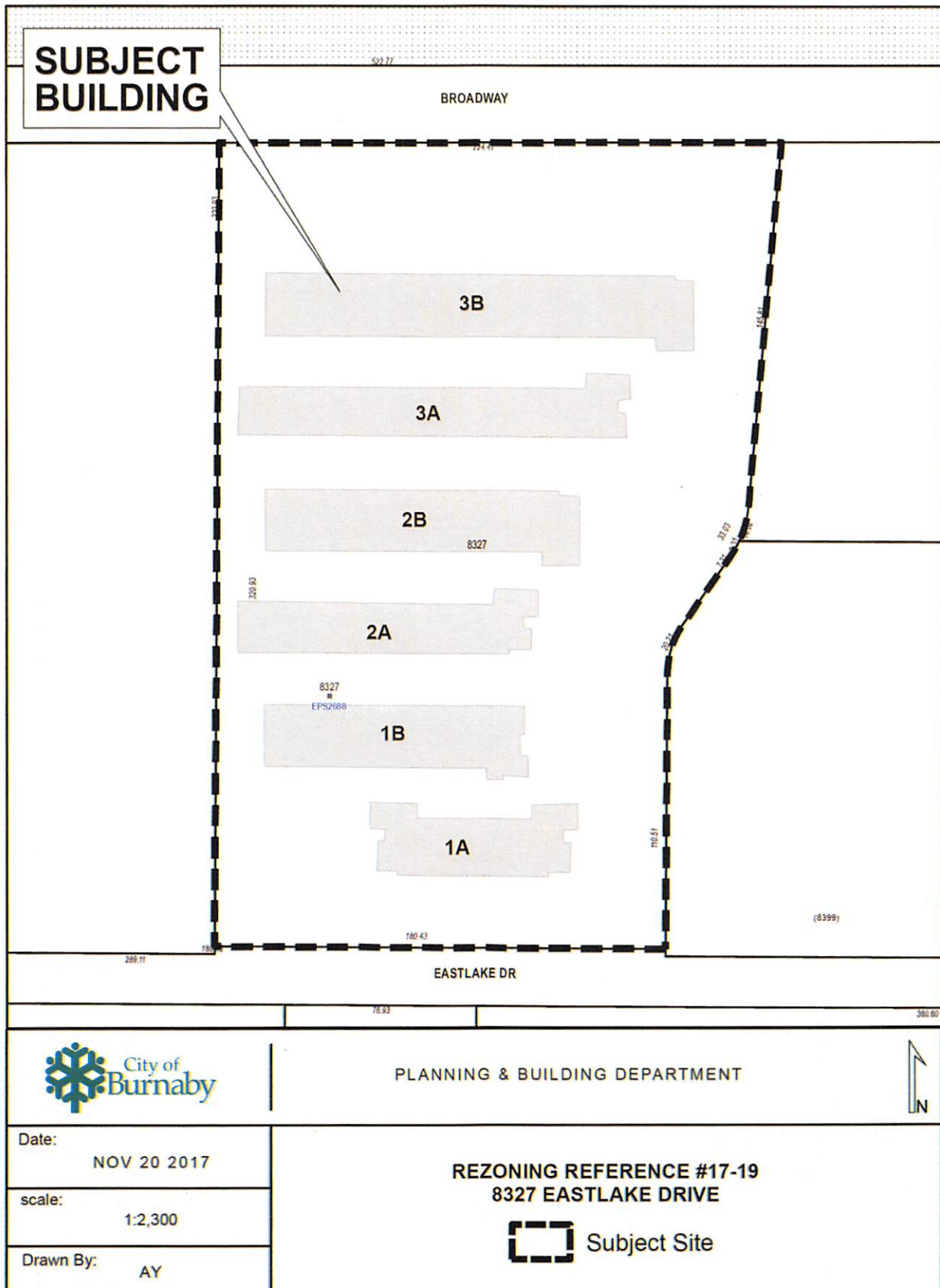
REZONING REFERENCE #17-19
8327 EASTLAKE DRIVE



Subject Site

Sketch #1

**SUBJECT
BUILDING**



PLANNING & BUILDING DEPARTMENT

Date:
NOV 20 2017

scale:
1:2,300

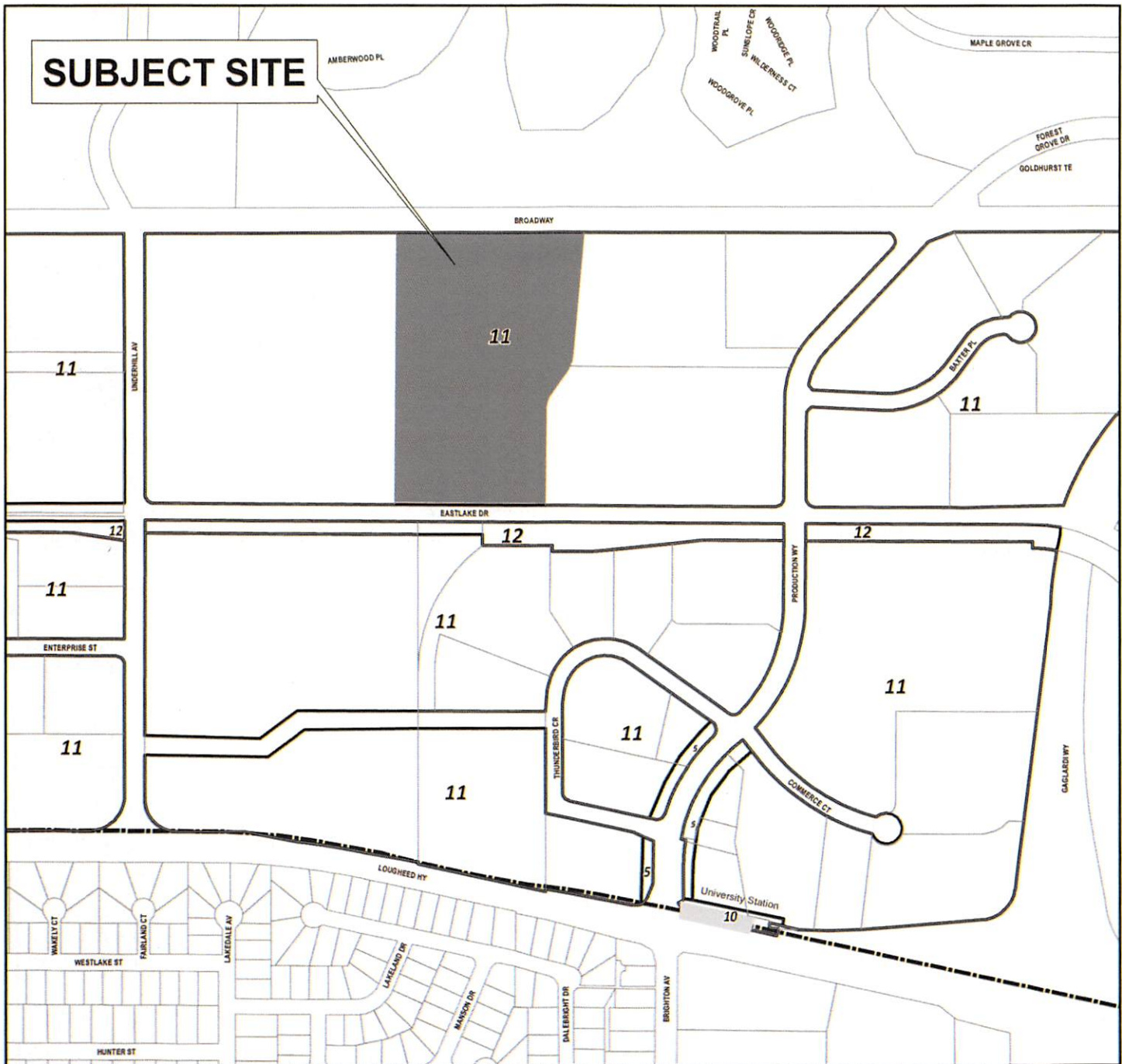
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REZONING REFERENCE #17-19
8327 EASTLAKE DRIVE



Subject Site

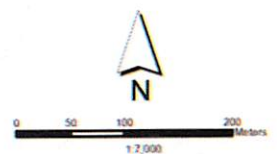
SUBJECT SITE



Land Use Designations

- 5** Commercial
- 10** Institutional

- 11** Business Centre District
- 12** Park and Public Use



PLANNING & BUILDING DEPARTMENT

Lake City Business Centre