

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-17
2021 June 09

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** T.I. Studios Architecture Inc.
201-1902 11 Street SE
Calgary, AB T2G 3G2
Attn: Heather Barnsley
- 1.2 Subject:** Application for the rezoning of:
Lot 127, DL 124, Group 1, NWD Plan 51872
- From:** CD Comprehensive Development District (based on M5 Light Industrial District as a guideline)
- To:** Amended CD Comprehensive Development District (based on M1 Manufacturing District as a guideline)
- 1.3 Address:** 2505 Eastbrook Parkway (Sketch #1 *attached*).
- 1.4 Size:** The site is irregular in shape with a site area of approximately 8,822.16 m² (94,961 sq.ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the redevelopment of the property for an automotive dealership and service centre.

2.0 CITY POLICIES

The subject rezoning proposal aligns with the following City Policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), and Environmental Sustainability Strategy (2016).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is located on and takes access from Eastbrook Parkway. The property shares an access driveway with a light-industrial office and warehouse building to the south. Immediately north of the subject property is Still Creek Drive, beyond which is the BNSF / CN railway and the southern boundary of the Brentwood Town Centre Plan area (see *attached* Sketch #1). To the east, across Eastbrook Parkway, are a Costco Warehouse and the City of Burnaby Still Creek Works Yard. To

the west, across Willingdon Avenue, are multiple automotive dealerships and the Willingdon Business Park containing light-industrial uses.

The property is currently zoned for light-industrial uses under the Comprehensive Development (CD) District (based on M5 Light Industrial District as a guideline). The subject site is known as the Eastbrook Business Park and is improved with a light-industrial development, constructed in 1977, which includes approximately 20,000 sq.ft. of office, showroom, warehouse, and mezzanine space.

4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning application is to facilitate the redevelopment of the site to permit an automotive sales lot and service uses such as repair, painting and washing. The applicant is proposing to modify the existing building on the property to include a vehicle showroom, service bays for the maintenance of vehicles and changes to the layout of customer parking. Rezoning of the site to the CD District (based on M1 Manufacturing District as a guideline) would allow for the proposed commercial and service uses, and is aligned with other automotive dealership uses in the immediate area.

4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

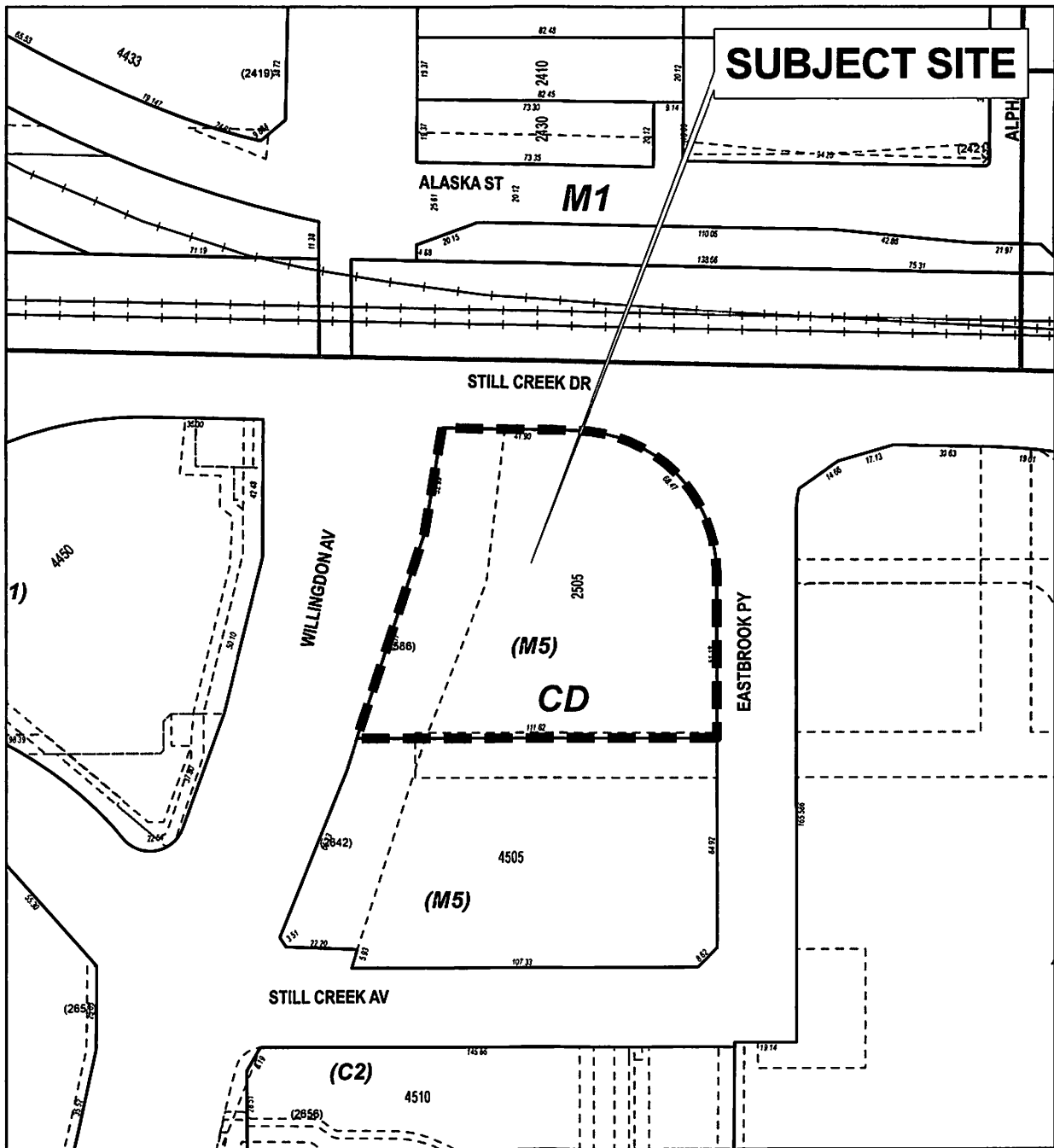
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



MP:ll

Attachment

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

Date:
APR 22 2021

scale:
1:2,000

Drawn By:
JS

REZONING REFERENCE #21-17
2505 EASTBROOK PARKWAY



Subject Site

Sketch #1



T.i. STUDIOS ARCHITECTURE inc.

201, 1902 11 St SE
Calgary, AB T2G3G2
403.806.0556

April 20, 2021

City of Burnaby
Planning & Building Department
Current Planning Division
City Hall
3rd Floor, 4949 Canada Way
Burnaby, BC V5G 1M2

Attention: **Ed Kozac,**
Director of Planning & Building

Dear Mr. Ed Kozac,

Re: Letter of Intent - Rezoning Application for 2505 Eastbrook Parkway

On behalf of Creaux Holdings Ltd, INC. No A49119, I, Heather Barnsley of T.i. Studio Architecture Inc., submit the following rezoning application for your consideration.

The proposal is to re-zone the property at 2505 Eastbrook Parkway to allow for the redevelopment of the parcel to accommodate an automotive dealership.

The current land use designation is CD (Comprehensive Development) with M5 guidelines, and this amendment would change the zoning to CD (Comprehensive Development) with M1 guidelines. The re-zoning will allow for an automotive sales lot combined with automotive repair shops, including body repair and painting and car washing establishment for Tesla car dealership.

The existing building will be modified to include a vehicle showroom, service bays for maintenance of vehicles, and the site may be modified to allow for customer parking and the display of vehicles on the parcel.

We respectfully request your support of our rezoning application.

Yours truly



Heather D. Barnsley, Architect, AAA, AIBC, OAA
President M.Arch., B.Ed., B.A.

T.i. STUDIOS ARCHITECTURE Inc

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Office: [403.806.0556](tel:403.806.0556)

Attachments: Application form
 Agent authorization form
 Title Search
 Payment