



Item
Meeting..... 2021 November 22

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER 2021 November 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #21-17**
Automotive Dealership and Service Centre

ADDRESS: 2505 Eastbrook Parkway (see *attached* Sketch #1)

LEGAL: Lot 127 District Lot 124 Group 1 New Westminster District Plan 51872

FROM: CD Comprehensive Development District (based on M5 Light Industrial District as a guideline)

TO: CD Comprehensive Development District (based on the M5 Light Industrial District and M1 Manufacturing District as guidelines, and in accordance with the development plan entitled “Tesla Service Centre” prepared by T.I. Studios Architecture Inc.)

APPLICANT: T.I. Studios Architecture Inc.
201-1902 11 Street SE
Calgary, AB T2G 3G2
Attn: Heather Barnsley

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 December 14.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2021 November 22 and to a Public Hearing on 2021 December 14 at 5:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The dedication of any rights-of-way deemed requisite.
 - c) The submission of a Site Disclosure Statement and resolution of any arising requirements.
 - d) The review of a detailed Sediment Control System by the Climate Action and Energy Division.

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- e) The approval of the Ministry of Transportation to the rezoning application.
- f) The submission of a detailed Comprehensive Sign Plan.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the use of the property as an automotive dealership and service centre for an electric vehicle manufacturer. Minor interior and exterior renovations to the existing building are proposed.

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

- 3.1 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, with the Willingdon Business Park beyond.

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 two units and approximately 30,000 sq.ft. of office, showroom, warehouse, and mezzanine space.

- 3.2 On 2021 June 14, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.3 The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is proposing to rezone the property to permit automotive sales and automotive service uses such as vehicle repair, painting, and washing on the property. The applicant proposes to modify and renovate the existing building on the property to include a vehicle showroom, service bays for the maintenance of vehicles, and to make changes to the layout of the surface parking lot. Rezoning of the site to include the M1 Manufacturing District would allow for the proposed automotive sales and service uses, and is aligned with other automotive dealership uses in the immediate area.
- 4.2 The total footprint of the existing building is 2,870.10 m² (30,892 sq. ft.), and this includes two separate units with different tenants. No changes are proposed to the interior of the smaller unit (319.30 m²), which is currently leased to a sales firm for office space. Interior renovations are proposed for the larger unit (2550.80 m²) for the purposes of optimizing the unit for an automotive sales and service centre. No changes are proposed to the total gross floor area of the existing building.
- 4.3 Access to the site will continue to be from the driveway shared with 4505 Still Creek Avenue.
- 4.4 No off-site services are required as a part of the subject rezoning application.
- 4.5 A dedication measuring approximately 243 m² (subject to legal survey) along the north and east edges of the site is required to accommodate a future 1.8 m front boulevard, 3.6 m multi-use path, and 1.2 m rear boulevard.
- 4.6 The submission of a detailed comprehensive sign plan is required as part of the subject rezoning.
- 4.7 The Climate Action and Energy Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 The approval of the Ministry of Transportation to the rezoning application is required.

5.0 DEVELOPMENT STATISTICS

5.1 Site Area:

Gross Site Area:	-	8,822.2 m ²	(94,961 sq.ft.)
Dedication Area:	-	243 m ²	(2,615 sq.ft.)
Net Site Area:	-	8,579.4 m ²	(93,347 sq.ft.)

5.2 Site Coverage: - 30%

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5.3 Existing Gross Floor Area

Office	-	688.30 m ²	(7,408.80 sq.ft.)
Warehouse/Storage	-	1,827.70 m ²	(19,673.20 sq.ft.)
Retail/Sales	-	311.80 m ²	(3,356.20 sq.ft.)
Total Proposed Floor Area	-	2,827.80 m²	(30,438.30 sq.ft.)

Proposed Gross Floor Area

Office	-	375.60 m ²	(4,042.90 sq.ft.)
Warehouse/Storage	-	110.80 m ²	(1,192.60 sq.ft.)
Retail/Sales	-	310.70 m ²	(3,344.50 sq.ft.)
Service	-	2,030.70 m ²	(21,858.30 sq.ft.)
Total Proposed Floor Area (unchanged)	-	2,827.80 m²	(30,438.30 sq.ft.)

5.4 Vehicle Parking:

Required	-	36 spaces
Provided	-	53 spaces (incl. 3 accessible stalls)

5.5 Bicycle Parking Required and Provided: - 4 spaces

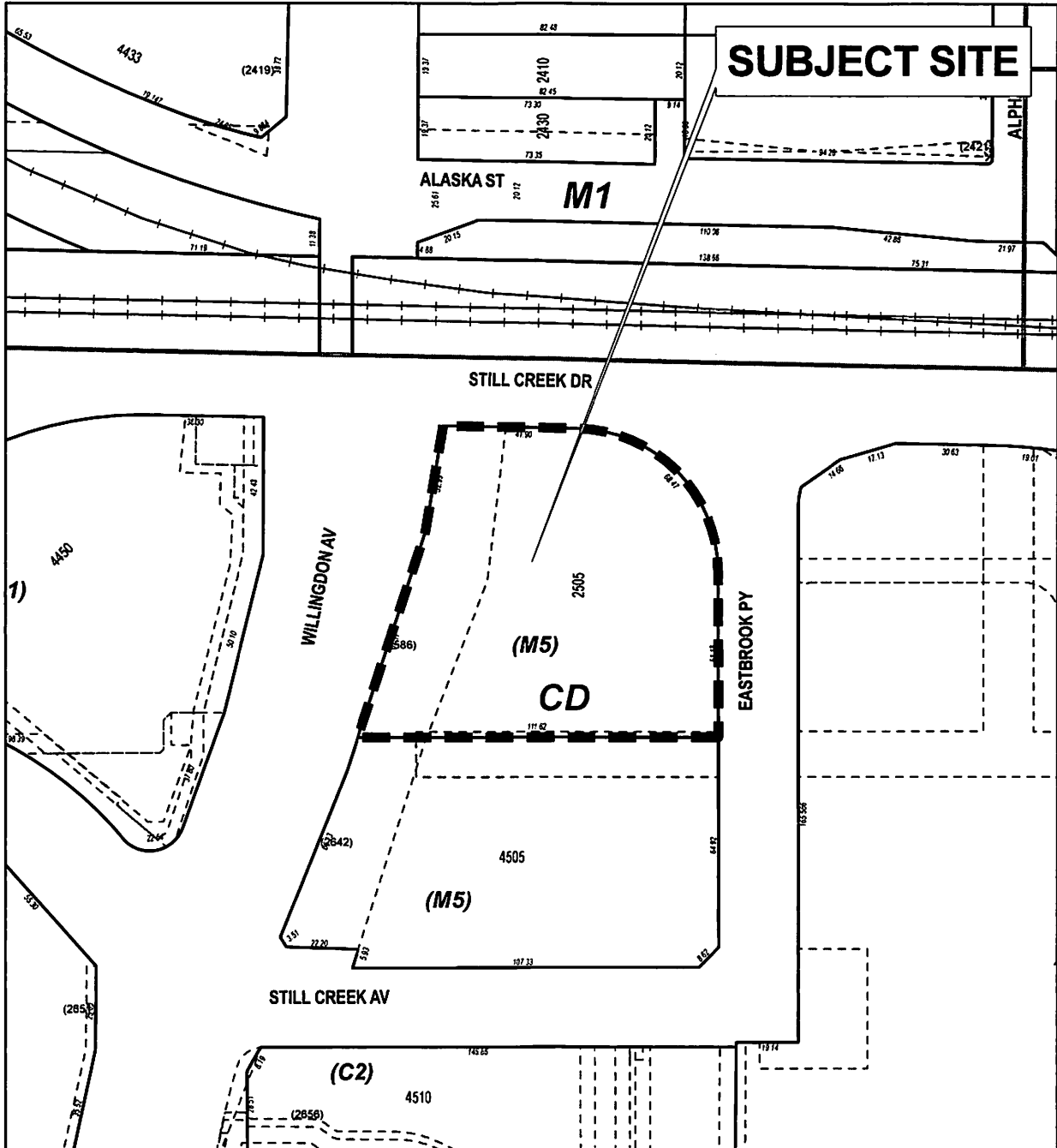
5.6 Loading Required and Provided: - 5 spaces



R. Samuel,

for: E. W. Kozak, Director
 PLANNING AND BUILDING

MP:spf
Attachments

cc: City Solicitor
 City Clerk



	<p>PLANNING & BUILDING DEPARTMENT</p>
<p>Date: APR 22 2021</p>	<p>REZONING REFERENCE #21-17 2505 EASTBROOK PARKWAY</p>
<p>scale: 1:2,000</p>	<p> Subject Site</p>
<p>Drawn By: JS</p>	

Sketch #1