



Item
Meeting 2012 November 19

COUNCIL REPORT

TO: CITY MANAGER 2012 November 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #08-21
Phased Multi-Building Warehouse / Manufacturing / Office Complex
Lake City Business Centre

ADDRESS: 8335 Eastlake Drive (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, D.L. 57, Group 1, NWD Plan LMP 25484

FROM: M3 Heavy Industrial District

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

APPLICANT: Adera Equities Inc.
2200 – 1055 Dunsmuir Street
Four Bentall Centre, PO Box 49214
Vancouver, BC V7X 1K8
(Attention: Bob Heaslip)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2012 December 11.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2012 November 26 and to a Public Hearing on 2012 December 11 at 7:00 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 deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- f) The granting of a Section 219 Covenant to assure the provision and continuing maintenance of end-of-trip and bicycle storage facilities for cyclists.
- g) The submission of an environmental review and the resolution of any arising requirements regarding riparian area approvals.
- h) The retention of the existing easterly watercourse in an open condition over the subject site in its existing alignment, to the approval of the Acting Director Engineering.
- i) The submission of a geotechnical review confirming the site may be used safely for the intended use for review by the Chief Building Inspector and the granting of Section 219 Covenant respecting the submitted report.
- j) The review of a detailed Sediment Control System by the Acting Director Engineering.
- k) The submission of a suitable on-site stormwater management system to the approval of the Acting Director Engineering, the deposit of sufficient monies for its provision and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- l) The submission of a site profile and resolution of any arising requirements.
- m) Environmental assessment and remediation to BC Contaminated Sites Regulation numerical standards for any contamination determined in the area to be dedicated as road.
- n) The deposit of the applicable GVS & DD Sewerage Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a phased multi-building warehouse / manufacturing / office complex.

2.0 BACKGROUND

- 2.1 The subject site is located on the north side of Eastlake Drive between Underhill Avenue and Production Way (Sketches #1 and #2 *attached*). The site is irregular in shape with a frontage on Eastlake Drive of approximately 180.5 m (592 ft.) and an area of approximately 6.5 ha (16.1 acres). The site is currently undeveloped. The property slopes down from north to south and, for the most part, has been cleared and graded for future development. There are two open watercourses with adjacent riparian areas at the southwestern and eastern portions of the site. The westerly watercourse and riparian vegetation are currently protected by covenant. 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. Access to the site is from Eastlake Drive, which is currently improved with an urban trail on the south side.
- 2.2 The property is located within the Council-adopted Lake City Business Centre Plan area (Sketch #2 *attached*). 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 for 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.
- 2.3 On 2008 July 21, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department 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. The applicant explored design development of the site but did not proceed further. In December 2011, the current applicant assumed the subject rezoning application. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The applicant is requesting rezoning to the CD Comprehensive Development District (based on M5 and M5'r' Light Industrial District, B1 Suburban Office District, and Lake City Business Centre Guide Plan as guidelines). The proposed M5 and B1 zoning would permit the flexible use of space within the buildings for warehouse, manufacturing, or office purposes, as anticipated by the Lake City Business Centre Plan. CD (M5'r', B1) zoning is proposed for Unit 102 within Building 1A. This zoning would provide a future tenant the option of establishing a small cafe or restaurant to serve the employees of this large site, as well as workers in other nearby industrial buildings in the Lake City area. Locational guidelines have been established for evaluating the suitability of rezoning individual sites to the M'r' District, and Unit 102 is considered to generally meet these

guidelines. The site is separated from other public cafe / restaurant facilities and commercial centres, and would provide an important amenity for the expected expanded employee base arising from this development and other nearby uses. The cafe / restaurant would front Eastlake Drive, have a size of about 89 m² (960 sq.ft.), and be well integrated with the proposed multi-tenant office / industrial development.

- 3.2 As noted, the developer is proposing to construct six multi-tenant warehouse / manufacturing / office buildings on the subject site. Access to the complex will be from Eastlake Drive, and a main driveway and pedestrian pathway is proposed along the east side of the site. Building construction is proposed to take place over three phases, with two buildings to be constructed per phase, beginning with the two buildings closest to Eastlake Drive. Timing of development of each phase will be market driven, and as such, the developer will be generally matching parking provisions to meet the actual uptake of office and industrial uses as the phases complete. The parking allocation options are outline in Section 4.6 of this report.

The buildings have a high quality appearance. The east elevation is a feature for the entire site and presents strong horizontal and vertical elements that articulate the building façade in feature colours. Feature materials include tinted glazing and wood panelling. A rainwater management feature is proposed along Eastlake Drive. Small entry plazas incorporating water features, seating, green walls, and other soft landscaping are proposed at the east end of each building. A 34 m (112 ft.) wide natural landscaped area is proposed at the north end of the site. The existing watercourse at the southwest corner of the site will be retained in an open condition and the existing riparian vegetation in this area will continue to be protected by covenant. Protection for the existing watercourse and adjacent riparian leave strip areas along the eastern portion of the site will be secured as part of this rezoning application, in accordance with requirements of the environmental review (see Section 3.7).

Overall, the requested CD (M5, M5'r', B1) zoning is consistent with the general objective of transitioning the Lake City Area from heavy industrial uses to those that generate higher employment and a higher tax base, while also setting the direction for future B1 redevelopment in line with the Lake City Business Centre Plan. The proposed buildings are of high architectural quality and the proposed rainwater management, landscaping, and riparian area works will help achieve a net environmental benefit for the site.

- 3.3 The Acting Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
- standard requirements for water main, sanitary sewers, and storm sewers;
 - construction of a new concrete separated sidewalk on Eastlake Drive abutting the site, including new concrete curb, catch basins, grassed boulevards, street trees, and street lights; and,

- construction of a new interim, asphalt pedestrian walkway on the north side of Eastlake Drive from the east end of the subject site to Production Way for safe transit access.
- 3.4 A 3.0 m wide road dedication along Eastlake Drive is required for road widening and sidewalk improvements.
- 3.5 An adjustment to the statutory right-of-way area for an existing storm sewer along the west property line is required to accommodate proposed building siting and parking lot design, to the approval of the Acting Director Engineering.
- 3.6 Section 219 Covenants are required to ensure:
- provision of facilities for cyclists, including employee bicycle storage (25 spaces), visitor bicycle racks (25 spaces), and an end-of-trip facility in each of Building 1A and Building 3B;
 - retention of the easterly watercourse in an open condition, and protection of the easterly Streamside Protection and Enhancement Area;
 - adherence to the submitted geotechnical report;
 - provision and continuing operation of a stormwater management system; and,
 - satisfaction of all conditions arising from the Site Profile prior to the release of Occupancy Permits and bonding for any contamination found on the site and on the road widening dedication.
- 3.7 The development proposal has been reviewed and accepted by the Environmental Review Committee, and established conditions of development include:
- retention of the existing westerly watercourse in an open condition;
 - retention of the existing restrictive covenant area for environmental protection at the southwest corner of the site;
 - a 5 m Streamside Protection and Enhancement Area (SPEA), measured from the proposed new top of bank of the easterly watercourse;
 - completion of invasive species management and native planting, provision of vegetated retaining walls not exceeding 1.5 m in height, provision of permanent fencing and signage around the protected riparian area, monitoring and maintenance of vegetation in the SPEA, and registration of a restrictive covenant over the SPEA; and,
 - cost estimates and security deposits for riparian landscaping/ invasive species control; monitoring/ maintenance; and permanent riparian fencing.
- 3.8 A consultant submission of a geotechnical report for review by the Chief Building Inspector to guarantee soil stability to accommodate the proposed development and a Section 219 Covenant respecting the submitted report is required.

- 3.9 A detailed plan of an engineered sediment control system is required for review by the Environmental Services Division prior to Final Adoption. The proposed Sediment Control System will then be the basis for the necessary Preliminary Plan Approval and Building Permit.
- 3.10 A stormwater management system, complete with bonding and a maintenance manual, is required for the entire site, with existing stormwater management elements to be incorporated where possible. The 34 m (112 ft.) wide landscaped area at the north end of the site is to be included as part of the site’s overall stormwater management plan. Enhanced topsoil (300 mm) and landscaping restoration and enhancements are to be provided in this area.
- 3.11 A site profile and the resolution of any arising requirements will be necessary.
- 3.12 Environmental assessment and remediation to BC Contaminated Sites Regulation numerical standards for any contamination determined in the area to be dedicated as road must be undertaken.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	- 65,146 m ² (701,231 sq.ft.)
Dedications	- 541 m ² (5,828 sq.ft.)
Net Site Area	- 64,605 m ² (695,403 sq.ft.)

- 4.2 Site Coverage
 - Option 1: 21.7 %
 - Option 2: 24.2 %

- 4.3 Density and Gross Floor Area
 - 0.448 FAR
 - 28,916 m² (311,245 sq.ft.)

- 4.5 Maximum Building Height - 12.5 m (41.1 ft.)

4.6 Vehicle Parking

4.6.1 *Parking Required and Provided – Option 1*

Phase 1	- 157 spaces required, 150 spaces provided
Phase 2	- 158 spaces required, 156 spaces provided
<u>Phase 3</u>	- <u>203 spaces required, 212 spaces provided</u>
TOTAL	- 518 spaces required, 518 spaces provided

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4.6.2 *Parking Required and Provided – Option 2*

Phase 1	- 141 spaces required, 150 spaces provided
Phase 2	- 154 spaces required, 156 spaces provided
<u>Phase 3</u>	<u>- 173 spaces required, 168 spaces provided</u>
TOTAL	- 468 spaces required, 474 spaces provided

4.7 *Bicycle Parking – Total Required & Provided – Both Options*

Phase 1	- 10 visitor rack spaces, 10 secure lockers
Phase 2	- 6 visitor rack spaces, 6 secure lockers
<u>Phase 3</u>	<u>- 9 visitor rack spaces, 9 secure lockers</u>
TOTAL	- 25 visitor rack spaces, 25 secure lockers

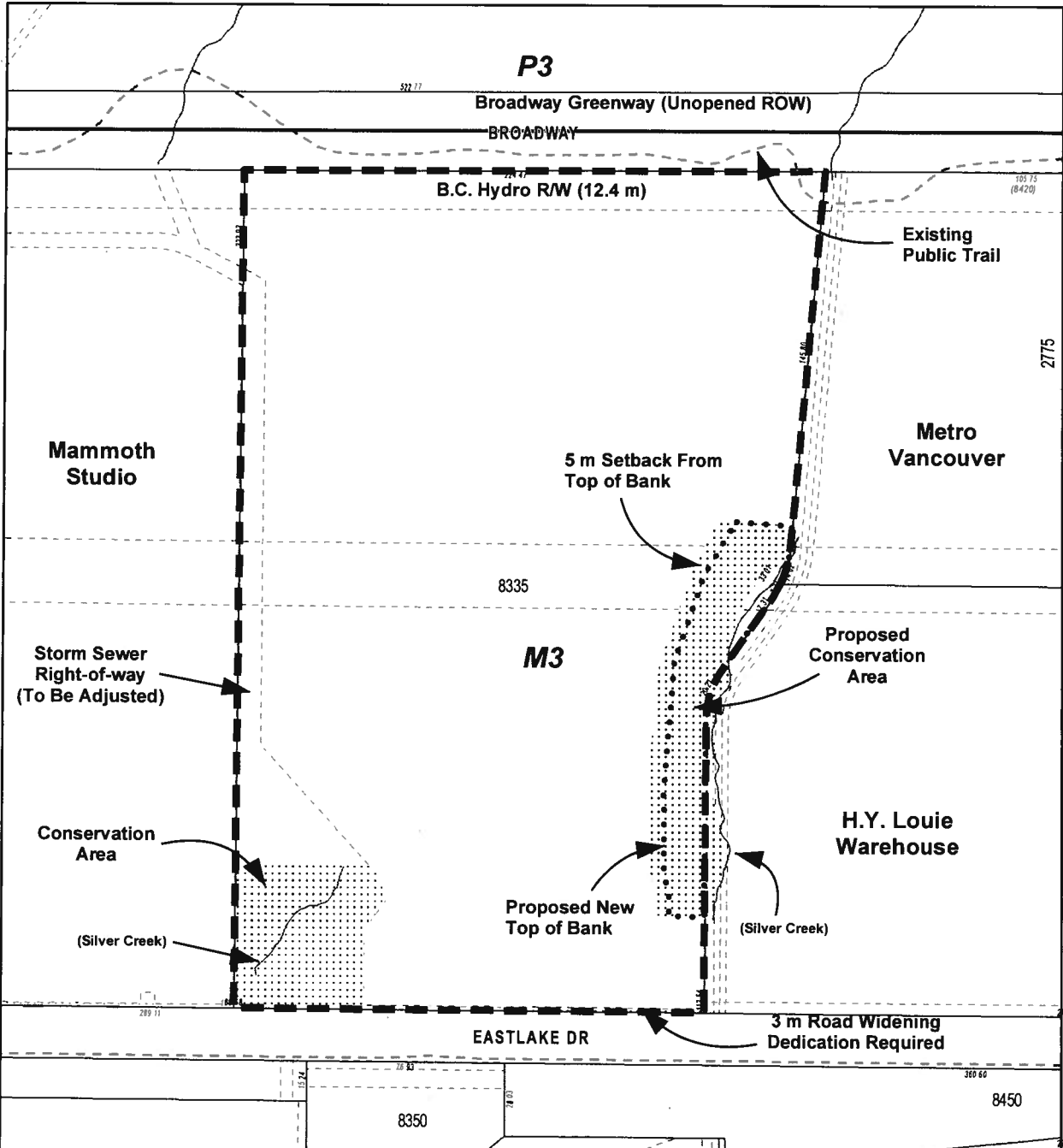
4.8 *Loading – Total Required & Provided – Both Options*

Phase 1	- 4 spaces
Phase 2	- 3 spaces
<u>Phase 3</u>	<u>- 3 spaces</u>
TOTAL	- 10 spaces


Lou Pelletier, Director
PLANNING AND BUILDING

KH:spf
Attachments

cc: Acting Director Engineering
City Solicitor
Acting City Clerk




	PLANNING & BUILDING DEPARTMENT 
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DATE:
OCT 30 2012

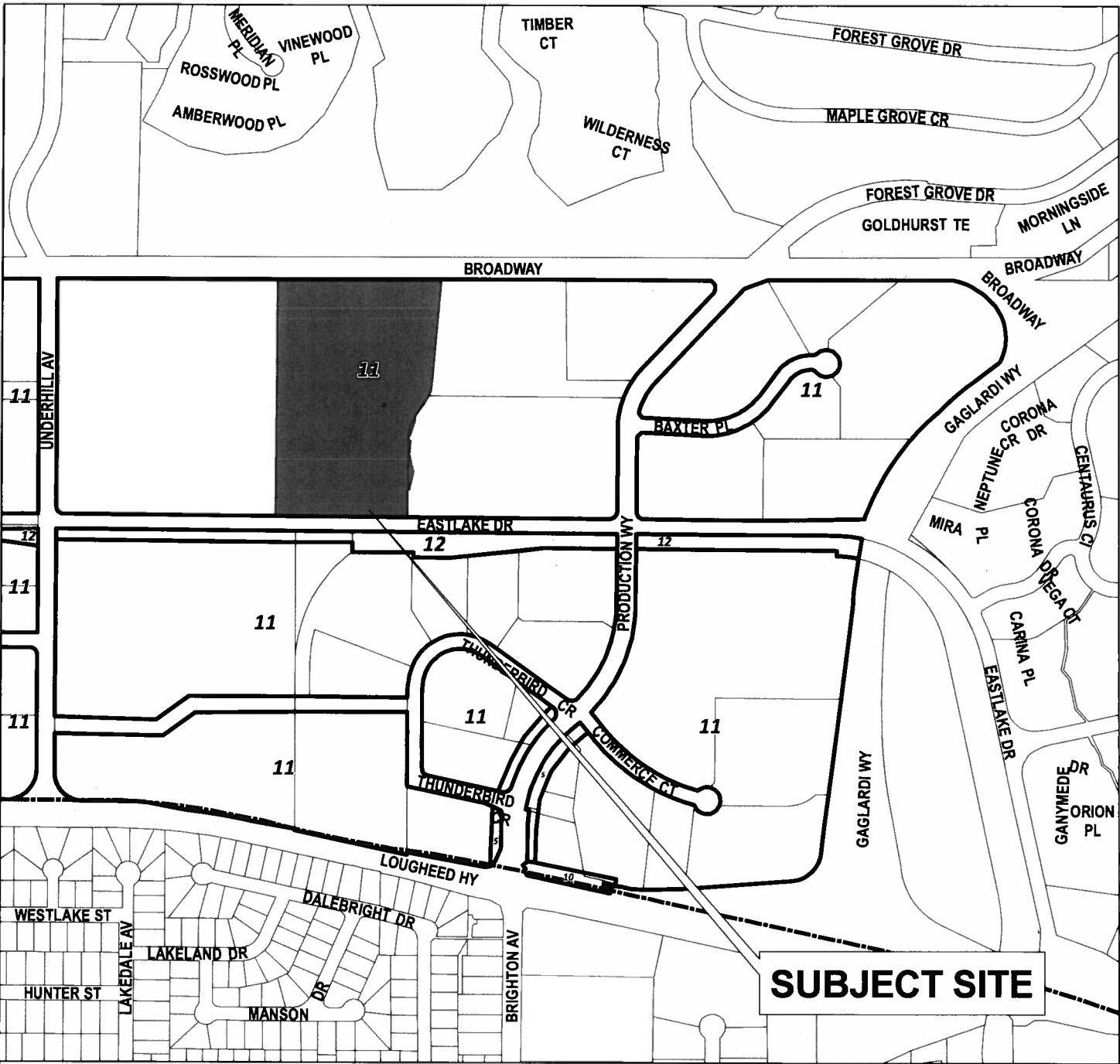
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REZONING REFERENCE # 08 -- 21
8335 EASTLAKE DRIVE

 Subject Site

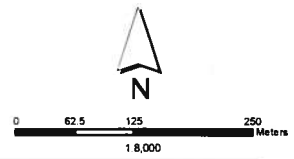
Sketch #1



Land Use Designations

- 5 Commercial
- 10 Institutional

- 11 Business Centre District
- 12 Park and Public Use



City of
Burnaby

Lake City Business Centre

PLANNING & BUILDING DEPARTMENT