

ITEM 45
MANAGER'S REPORT NO. 51
COUNCIL MEETING July 22/74

Re: Rezoning Reference #32/74
B. C. Telephone Company
Head Office Building
N.E. Corner Kingsway and Boundary Road

Following is a report from the Director of Planning regarding Rezoning Reference #32/74.

RECOMMENDATION:

THAT the Director of Planning's recommendation be adopted.

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PLANNING DEPARTMENT
JULY 19, 1974

TO: MUNICIPAL MANAGER
FROM: PLANNING DIRECTOR
SUBJECT: REZONING REFERENCE #32/74
B.C. TELEPHONE COMPANY
HEAD OFFICE BUILDING
N.E. CORNER KINGSWAY AND BOUNDARY ROAD
(see attached sketch #1)

Applicant: Dominion Construction
The Bentall Centre
Vancouver 1, B.C.

Attention: Mr. H. Clark Bentall

1.0 SHORT DESCRIPTION OF THE PROJECT

This project as proposed is a terraced office building complex on a 6.77 acre site.

2.0 BACKGROUND

A full explanation of general planning observations and appropriate land use for the subject site was outlined in the June 24, 1974 initial rezoning report to Council. At the June 24, 1974 meeting Council authorized the Planning Department to work with the applicant toward a suitable plan of development with the understanding that a more detailed report will be presented to Council at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The applicant has agreed to provide a pedestrian overpass of Kingsway to Central Park.

- 3.2 The B.C. Telephone Company has proposed a parking requirement for 500 parking stalls for the head office complex which is stated to be adequate for (a) the proposed single corporate project population, (b) the location which has good public transit facilities, and (c) the institution of a company backed car pooling system with incentives to achieve a car occupancy ratio which will minimize employee parking requirements.

The applicant's request for the provision of 500 parking spaces in the project is acceptable to the Planning Department provided that B.C. Telephone commits itself to the implementation of the car pooling incentive scheme. The consultant's report commissioned by the applicant on the parking situation is on file with the Planning Department.

However, should the parking situation become a problem in the future, B.C. Telephone Company should undertake to agree to provide additional parking facilities or institute further employee incentives to encourage a lower parking demand.

- 3.3 The following services are the responsibility of the applicant:

- a) The applicant is responsible for the deposit of funds for a theoretical 46-foot full standard roadway on Boundary Road. The balance of the cost of the actual arterial standard for Boundary Road between Kingsway and the B.C. Hydro and Power Authority right-of-way (6 traffic lanes with a central median) will be met by the municipality through funds allocated for this purpose in the Capital Improvement Program.
- b) The upgrading of the north side of Kingsway to the required municipal standard.
- c) Pedestrian walkways along the Kingsway and Boundary frontages set well back from the street curbs.
- d) Requisite storm and sanitary sewers and water supply to serve the site.
- e) Street lighting.
- f) Street trees on the Kingsway and Boundary Road frontages.
- g) The removal of any redundant public services within the applicant's net site and conversely the protection of any existing necessary public services within the net site by easement.
- h) The submission of all necessary survey plans including subdivision plan of consolidation, easement surveys, and Road Exchange Bylaw plans.
- i) The pedestrian overpass of Kingsway to Central Park.

- 3.4 Smith Avenue -

The closure of a small 4,242 sq. ft. portion of Smith Avenue between the B.C. Hydro and Power Authority Right-of-Way and Kingsway is recommended. The close, almost coincident juxtaposition of Kingsway, Smith Avenue, the Smith Avenue underpass, the B.C. Hydro level crossing, and steep grades on Smith in this area indicate an inappropriate traffic situation. The probable use of the B.C. Hydro alignment for future public transit especially if a cut alignment were instituted under Kingsway at this point would render the Smith Avenue connection to Kingsway inoperable.

The developer has shown a willingness to acquire a 33' x 228' (7,524 sq. ft.) portion of property required for future road widening on Burke Street between Chesham and Smith Avenues in exchange for the cancelled portion of Smith Avenue, but the operational aspects of this situation have not been resolved. Therefore, the Land Exchange Section 4.0 of this report does not mention this modification. In any case, as noted in the Land Exchange Summary Section 4.4, the applicant is dedicating a greater area of property for road widening purposes than the area of municipally owned property to be exchanged.

4.0 LAND EXCHANGE

4.1 Road Exchange Bylaw

A road exchange bylaw is proposed. There are a number of small portions of road rights-of-way and lanes which are located within the precincts of the applicant's net site and would be redundant. The redundant portions of road and lane dedications are:

- a) Redding Street 4,554 sq. ft.±
- b) Redundant Lanes 11,924 sq. ft.
- c) Portion of Smith Avenue 4,242 sq. ft.±
- d) Total Road and Lanes to be closed 20,720 sq. ft.±

Conversely, the applicant must dedicate the following portions of land:

- a) Proposed 66 feet widening of Boundary Road 27,386 sq. ft.±
- b) 40 feet by 40 feet corner truncation at Kingsway and Boundary Road. 800 sq. ft.
- c) Average 8 foot widening of Kingsway from Boundary Road east for a distance of 606 ft. 4,125 sq. ft.
- d) Total Dedications by Applicant. 32,311 sq. ft.

Therefore these outlined areas indicate that the applicant, on balance, will be dedicating 11,591 sq. ft. more area that he is acquiring in the road exchange. However, if an overall land exchange is effected involving municipal land within the site (see Sections 4.2 and 4.3 of this report) the 11,591 sq. ft. balance would be reduced further.

The terms of the road exchange are:

- a) The closure of roads and lanes totalling approximately 20,720 sq. ft. and the dedication of approximately 32,311 sq. ft. of property for road purposes.
- b) The removal of any redundant services within the closed portions of roads or lanes.
- c) The granting of necessary easements to protect any existing public services which are to remain.
- d) The consolidation of the closed portions of road and lane into the overall net site.
- e) All legal and survey costs are to be met by the applicant.

4.2 Municipally Owned Lots (see Sketch #2)

The municipality at present is the owner of two lots at 5620 and 5570 Boundary Road acquired for road widening purposes.

Total Area of Lots	=	14,160 sq. ft.
Area of lots required for widening of Boundary Road	=	<u>8,151 sq. ft.</u>
Balance of Lots	=	6,009 sq. ft.

It is proposed that the 6,009 sq. ft. of property not required by the municipality for road widening purposes be exchanged for property required to be dedicated by the applicant for the widening of Kingsway and Boundary Road.

4.3 Lots to be acquired for road widening purposes (see Sketch #2)

At the present time, two lots at 5530 and 5540 Boundary Road have not been acquired either by the municipality for road widening purposes or by the applicant for inclusion within his development site.

The legal designation of the subject lots are:

- a) 5530 Boundary Road - 66' x 110' = 7,260 sq. ft.
Lot 2, Block 15 of District Lot 35,
Group 1, Plan 2453, New Westminster District
- b) 5540 Boundary Road - 33' x 110' = 3,630 sq. ft.
The North Half of Lot 3, Block 15 of
District Lot 35, Group 1, Plan 2453
New Westminster District

For a number of years the Capital Improvement Program has allocated funds for the acquisition of land for the widening of Boundary Road between 29th Street (Vancouver) and Kingsway, and for the construction of the proposed subject arterial link. In the current Capital Improvement Program (1974-79), a sum of \$132,678 is allocated for the Boundary Road widening at the north-east corner of Kingsway. An additional \$31,122 is allocated for the widening of Kingsway from Boundary to Patterson. It had been contemplated that the remaining lots required for road widening purposes which remained in private hands would be acquired by dedication in conjunction with a major rezoning proposal in the area. Funds for the construction of Boundary Road (\$520,000) south of the B.C. Hydro Right-of-Way are allocated in the CIP (1974-79) for 1975.

However, the present applicant upon pursuing the detailed consolidation of his site has already acquired the 15,660 sq. ft. corner property at 3705 Kingsway (designated in the current CIP) but has not acquired the two lots at 5540 and 5530 Boundary Road (total area of the 2 lots is 10,890 sq. ft.). The applicant will be dedicating approximately 11,312 sq. ft. of the property at 3705 Kingsway for road widening purposes. The applicant is also dedicating any necessary property for road widening purposes along the Kingsway frontage.

Council is therefore requested to authorize the acquisition of the two lots at 5530 and 5540 Boundary Road for road widening purposes utilizing the acquisition funds allocated for 1974 for road widening at the north-east corner of Boundary and Kingsway.

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The relevant area figures are:

Total Area of Lots to be acquired (5540 and 5530 Boundary)	=	10,890 sq.ft.
Area of Lots required for widening of Boundary Road	=	<u>6,534</u> sq.ft.
Balance of Lots	=	4,356 sq.ft.

It is proposed that the 4,356 sq.ft. of property not required by the municipality for road widening purposes be exchanged for property required to be dedicated by the applicant for the widening of Kingsway and Boundary Road.

4.4 Summary of Land Exchange

Municipal land to be transferred to the applicant (including redundant road and lanes)

a) Roads and Lanes	20,720 sq. ft.
b) Portion of Lots at 5620 and 5570 Boundary Road (Section 4.2)	6,009 sq. ft.
c) Portion of Lots at 5530 and 5540 Boundary Road (Section 4.3)	<u>4,356</u> sq. ft.
d) Total	31,085 sq. ft.

Applicant Dedications:

a) Total	32,311 sq. ft.
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5.0 PROPOSED DEVELOPMENT

The proposed development is composed of a unique office tower/terrace design with a 19-storey maximum height. The complex is so designed that construction could be divided into two phases - the 19-storey terraced tower and a seven-storey terraced northern wing - if the developer so wished. The terraced areas of the building which reach up to the 12th floor are to be appropriately landscaped. The office complex will be separated from surrounding public streets by wide landscaped buffer zones to reflect the Central Park development to the south across Kingsway.

The cladding materials are to be off-white, precast architectural concrete spandrels, with solar bronze glass in bronze anodized frames.

Under the Comprehensive Development District zoning, the subject specialized corporate head office complex has been evaluated on its own merits. The maximum Floor Area Ratio of C2 - Community Commercial District of 2.5 has been utilized as a guideline. The proposed project is of a higher site planning standard than is usually achieved under C2 or C3 zoning regulations. The applicant has expressed his desire to commence construction as soon as possible. The following is a detailed summary of the project:

5.1 Overall net site area = 299,000 sq. ft. or 6.77 acres

Site Coverage not including terraced
landscaped areas = 34.3%

Site Coverage including terraced
landscaped areas = 10.7%
(Site coverage not a requirement
for commercial zoning.)

5.2 Floor Area Ratio:

Maximum guideline F.A.R. = 2.5 or 747,500 sq. ft.

Provided F.A.R. = 1.94 or 580,000 sq. ft. (not including mechanical)

5.3 Major Uses

- a) The major use is for offices.
- b) Some commercial content possibly a branch bank and news-stand/tobacco shop catering only to building employees will be incorporated into the building in an unobtrusive manner.
- c) An existing gas bar is being relocated to the extreme east end of the property. 3 pump islands are to be provided and the gas bar will be fully integrated from a quality design point of view with the proposed office structure (i.e. similar precast concrete spandrels, low-key signage).

5.4 Parking:

As noted in Section 3.2 of this report the applicant has provided 500 parking spaces for a parking ratio of one space per 1,160 sq. ft.

6 loading spaces are provided.

6.0 RECOMMENDATION

It is recommended that:

- 6.1 Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.1 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 6.2 Council authorize the Land Agent to enter into negotiations for the acquisition of the lot at 5540 Boundary Road (N. 1/2 of Lot 3, Blk. 15, D.L. 35, Group 1, Plan 2453) and the lot at 5530 Boundary Road (Lot 2, Blk. 15, D.L. 35, Group 1, Plan 2453) required for the widening of Boundary Road utilizing acquisition funds allocated for the subject widening in the Capital Improvement Program (1974-79).
- 6.3 Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on August 20, 1974 and that the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The completion of the requisite Road Exchange Bylaw.
 - c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
 - d) The consolidation of the net project site into one legal parcel.
 - e) The granting of any necessary easements.
 - f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.

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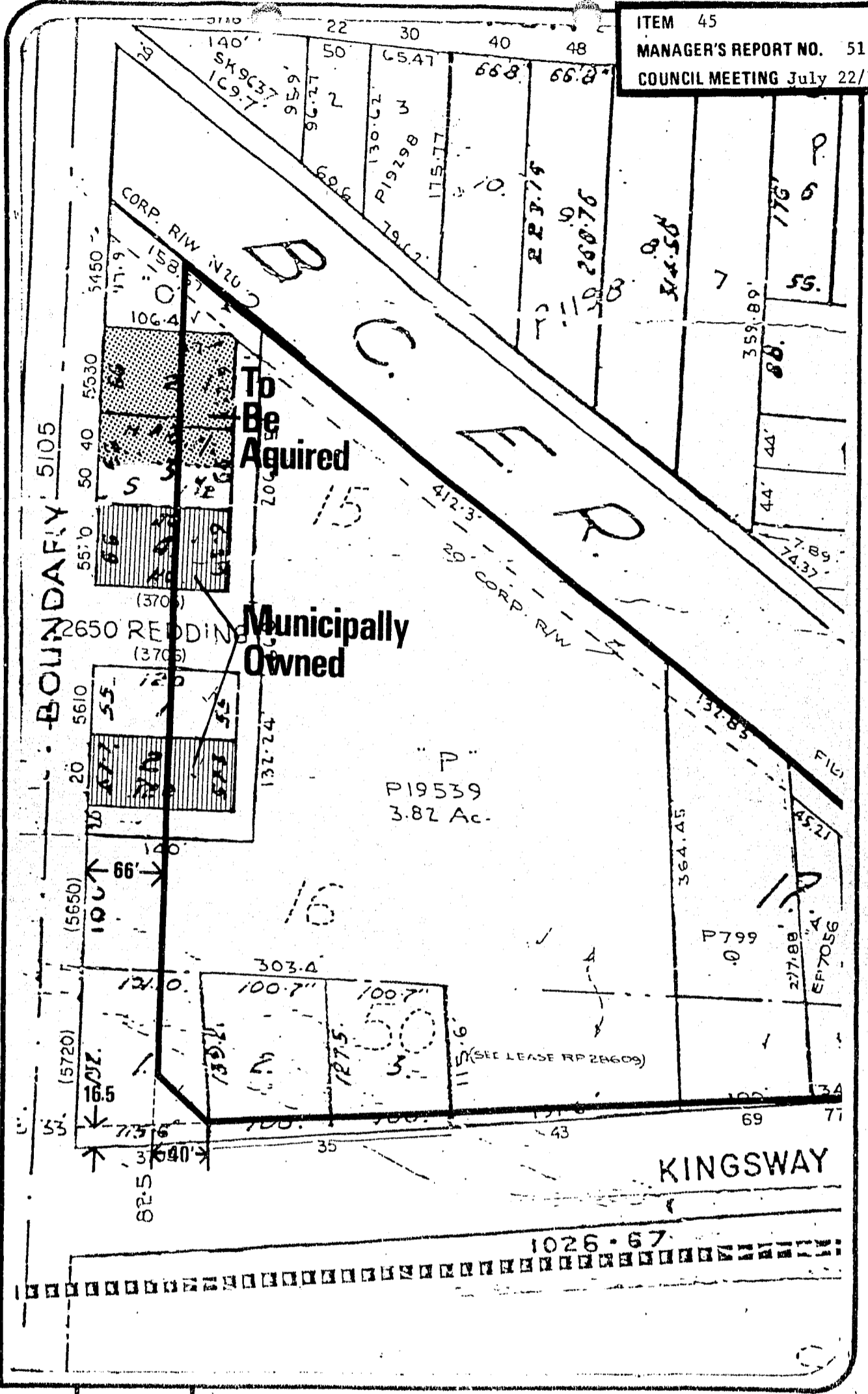
- g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
- h) The dedication of any necessary rights-of-way required for the widening of Boundary Road and Kingsway.
- i) The provision of a pedestrian overpass of Kingsway to Central Park.
- j) The provision of a public pedestrian walkway easement from the proposed Smith Avenue cul-de-sac north of the B.C. Hydro Right-of-Way to Kingsway through the subject site.

AW
KI:cm
Attach.

c.c. Municipal Clerk

A. L. Parr
A. L. Parr,
DIRECTOR OF PLANNING.

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SCALE	1"=100'
DRAWN	
DATE	JULY 1974

RZ 32/74

SKETCH # 2. 222