

Re: Rezoning Reference #32/74

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

RECOMMENDATION:

THAT Council authorize 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.

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PLANNING DEPARTMENT  
REZONING REFERENCE #32/74  
JUNE 20, 1974

TO: MUNICIPAL MANAGER  
FROM: PLANNING DIRECTOR

1.0 GENERAL INFORMATION:

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

Attention: Mr. H. Clark Bentall

1.2 Subject; Application for the rezoning of:

- D.L. 35/151, Blk. 17 & 50, Lot 1, Pl. 799
- D.L. 35/151, Blk. 17 & 50, Lots 2 & 3, Pl. 2547
- D.L. 35/151, Blk. "p", Plan 19539
- D.L. 35/151, Blk. 17 & 50, Lot Q, Pl. 19539
- D.L. 35/151, Blk. 17 & 50, S.D. 7, Pcl. "A",  
Expl. Pl. 7056 exc. pt. on Bylaw 31505, Pl. 799
- D.L. 35/151, Blk. 17 & 50, Lot 7 exc. Pcl. "A",  
Expl. Pl. 7056 & exc. pt. on Pl. with  
Bylaw 31505, Pl. 799
- D.L. 35/151, Blk. 17 & 50, S.D. 8, Pcl. "B",  
Ref. Plan 5469, Pl. 799
- D.L. 35/151, Blk. 17 & 50, S.D. 8, Pcl. "A",  
Ref. Plan 5450, Pl. 799
- D.L. 35, Blk. 16, Lot 2, Pl. 5289
- D.L. 35, Blk. 16, Lot 1, Pl. 5289
- D.L. 35, Blk. 15, Lot 4, Pl. 2453
- D.L. 35, Blk. 15, Lot 3 S.1/2, Pl. 2453
- D.L. 35, Blk. 15, Lot 3 N.1/2, Pl. 2453
- D.L. 35, Blk. 15, Lot 2, Pl. 2453
- D.L. 35/151, Blk. 15, Lot "O", Pl. 19539

From: Residential District Five (R5), Service  
Commercial District (C4) and Drive-In  
Restaurant District (C7)

To: Comprehensive Development District (CD)

- 1.3 Address: 3705, 3735, 3743, 3769, 3777, 3781, 3789  
3795 Kingsway, and  
5620, 5610, 5570, 5550, 5540, 5530, 5450  
Boundary Road.
- 1.4 Location: The subject site is located on the northeast corner of Kingsway and Boundary Road extending to the B.C. Hydro and Power Authority Right-of-Way (refer to Sketches #1 and #2, attached).
- 1.5 Size: This essentially triangular site has an area of approximately 7.8 acres, with a 726.6' frontage on Boundary Road, a 807.2' frontage on Kingsway, a 79.8' frontage on Smith Avenue and a 981.7' frontage on the B.C. Hydro and Power Authority right-of-way.
- 1.6 Services: The Engineering Department is preparing an evaluation of servicing conditions.
- 1.7 Applicant's Intentions: The applicant requests rezoning in order to construct a commercial office building of approximately 500,000 sq. ft. with some additional penthouse areas and underground parking.

2.0 SITE OBSERVATIONS:

The site is essentially vacant with a strip of older buildings and drive-in commercial facilities fronting onto Kingsway. These facilities include two small commercial stores, 3 older houses, a very old small apartment building, a trailer sales outlet, a drive-in food outlet, a refurbished gas bar, and an old masonic temple building. Thus, the existing development on the site appears to be of a transitory and low scale commercial nature or older, even derelict, buildings ripe for development.

The site is bounded by Kingsway, Boundary Road and the B.C. Hydro and Power Authority Right-of-Way. To the south across Kingsway is Central Park with grassed and treed areas and the presence of Swangard Stadium. To the west across Boundary Road is strip commercial development fronting onto Kingsway and single family dwellings fronting onto Boundary Road. To the north across the B.C. Hydro Right-of-Way is an R5 area of older single family dwellings. To the east across the B.C. Hydro Right-of-Way is an area of mixed commercial and residential development which falls within the Apartment Study Area "J" and is designated for future medium density apartment use.

3.0 GENERAL OBSERVATIONS:

The proposed site is a large triangular plot of land comprising roughly 7.8 acres gross, bounded by major traffic routes on two sides and by a railway/possible future rapid transit line on the third. The site is at one of the highest elevations in the central part of the Burrard Peninsula, where it enjoys a good view potential, and is situated directly opposite an active, developing sports and recreation facility and green space in Central Park. Although the commercial uses which presently exist on the Kingsway frontage typify the "ribbon" development for which Kingsway has been noted, the opportunity exists for development in depth to counter this historical pattern, while still taking advantage of the amenities of the area and the commercial potential of this location. The site is close to, but not a part of, the developing Kingsway town centre, and should be developed in such a way that it both supports and derives benefit from the town centre.

It is most significant that the strong functional and physical barriers presented by Kingsway, Boundary Road, and the B.C. Hydro Railway effectively isolate the site from the rest of the residential community and from schools; a factor that is reflected in the fact that it has not been recommended for apartment development in the Apartment Studies of 1965 and 1969. However, the site is well served by transit and major vehicular routes, and may in future occupy a strategic position with respect to a rapid transit link. Road widenings will be required to provide for improved standards to both Boundary Road and Kingsway, in the near future.

#### 4.0 LAND USE STUDY:

An initial study of the area was carried out by the Planning Department in 1971 and various adjustments have been worked on since that time.

From a planning examination, the development of the site for selected commercial uses of a type which would benefit from the location at the intersection of major traffic routes and near the fringe of the Kingsway core, and from proximity to Central Park is recommended.

The use of the site for multiple-family residential development, particularly of the sort designed to provide for families with children, could not be generally recommended, due to the relative isolation of the site and the boundary conditions in the form of a railway and heavily-travelled through streets.

Some quasi-residential uses such as a hotel or senior citizens residential development may have been possible but only under strict design controls and the resolution of constraints imposed by site factors.

In the light of the previous examination by the Planning Department, the applicant's proposed commercial office use for the subject site appears almost ideal. A quality, well landscaped office development would a) be relatively compatible with nearby residential uses, b) assist in extending the Central Park open-space concept across Kingsway c) create a quality "gateway" development upon entering Burnaby from Vancouver and a transitional approach to the Kingsway core area towards the east, and d) be able to stand on its own, constrained as it is by the strong physical barriers of Boundary Road, Kingsway, and the B.C. Hydro and Authority Right-of-Way.

#### 5.0 DEVELOPMENT CONDITIONS:

5.1 A Road Exchange Bylaw is required. Redundant portions of Redding Street and lane would be cancelled and incorporated within the applicant's net site. In exchange the applicant will dedicate a significant portion of property required for the future widening of Boundary Road and Kingsway as outlined in Sketch #2. A further detailed report on the Road Exchange Bylaw will be presented to Council at the appropriate time.

Two lots at 5620 and 5570 Boundary Road have already been acquired for road widening purposes. The east portion of these two properties not required for widening would be exchanged for land to be dedicated by the applicant.

5.2 The Engineering Department will be requested to provide cost estimates of required services.

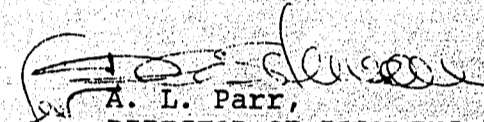
5.3 The proposed office development will be rezoned according to the Comprehensive Development District utilizing a density equivalent to the C2 Community Commercial District (F.A.R. 2.5 maximum).


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5.4 The applicant has initially proposed an office building of approximately 500,000 sq. ft. for a single corporate user with a small commercial retail area for the use of the office workers, and extensive landscaped terrace areas.

6.0 RECOMMENDATIONS:

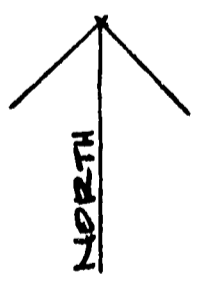
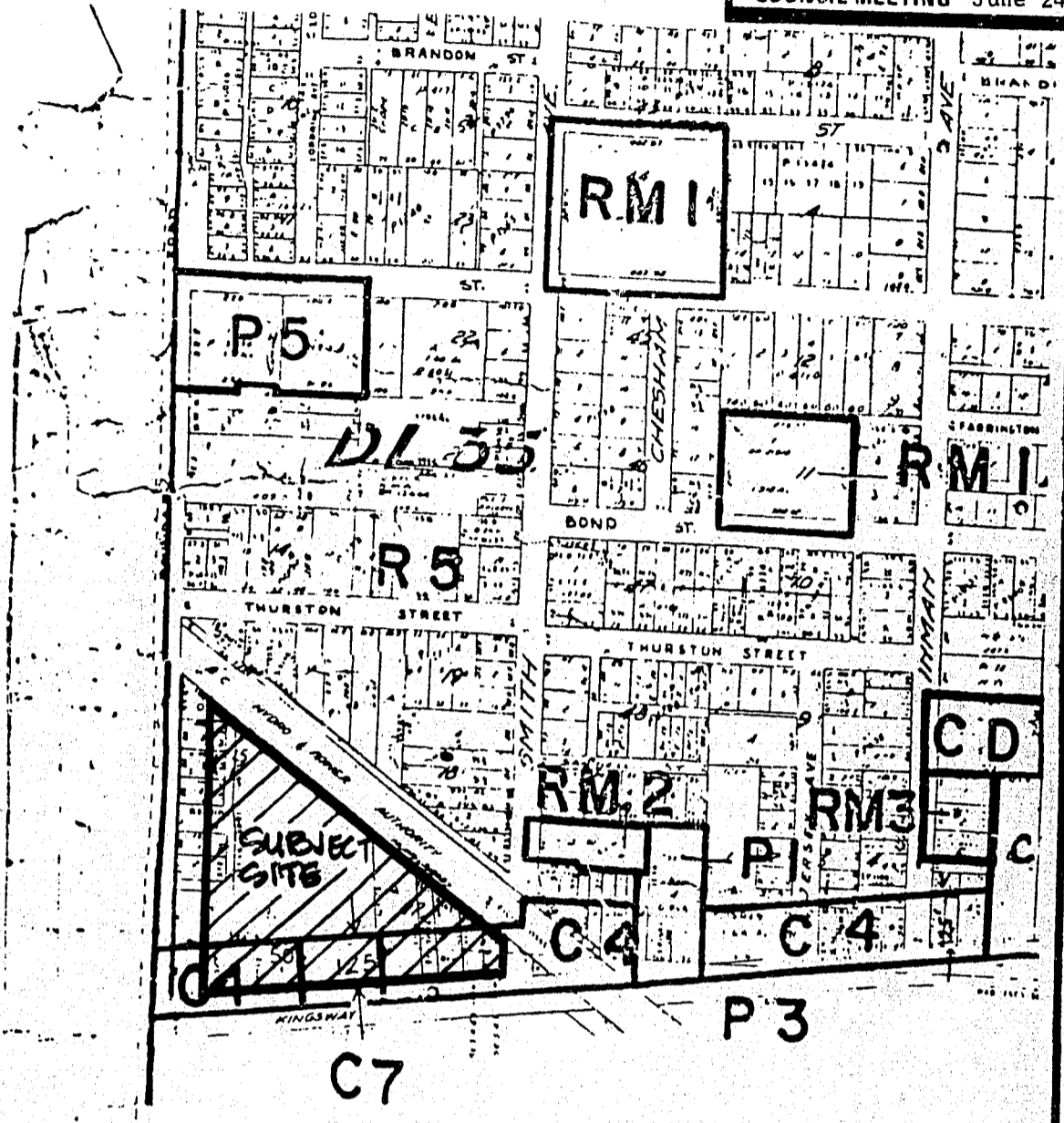
It is recommended that the above information concerning the proposed rezoning to the Comprehensive Development District (CD) be received by Council and that Council authorize the Planning Department to work with the applicant toward a suitable plan of development with the understanding that a more detailed report will be presented to Council at a later date.

  
A. L. Parr,  
DIRECTOR OF PLANNING.

  
KI:LBP:cm

Attach.

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SCALE	1" = 400'	RZ# 31/74.
DRAWN		
DATE	JUNE/74.	



BURNABY PLANNING DEPARTMENT  
 SKETCH #1. 29

