

Re: Proposed Greater Vancouver Regional District Offices
Kingsway/Patterson/Barker
Apartment Area "L"

Following is a report from the Director of Planning regarding the proposed development of Greater Vancouver Regional District offices in Apartment Area "L".

RECOMMENDATIONS:

1. THAT Council approve, in principle, an adjustment to Community Plan Area #1 providing for the development of a Comprehensive Development proposal on the subject site, in accordance with the general development criteria outlined in Section 2 of the Planning Director's report; and
2. THAT Council authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date.

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PLANNING DEPARTMENT
JANUARY 9, 1975

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: PROPOSED GREATER VANCOUVER REGIONAL DISTRICT OFFICES,
KINGSWAY/PATTERSON/BARKER
APARTMENT AREA "L"

1.0 BACKGROUND

The proposed site for the Greater Vancouver Regional District Offices lies within the precinct of Apartment Area "L". In the adopted Apartment Study '69 it was noted that "the Kingsway-Central Park area, one of the more rapidly developing apartment districts in the Municipality, is also the location of one of the major commercial concentrations which has been recommended for high density 'town centre' development".

Council, at a Special Meeting on July 2, 1974 approved the recommendation contained within the report, Public Meetings, Phase One that the Kingsway-Sussex town centre be designated as a Metrotown development area within the existing core area hierarchy and further that guidelines reflecting the development of the Metrotown be prepared. Basic to these recommendations is the belief that those elements inherent in the Metrotown concept would provide an integrated and identifiable focus of commercial, shopping, residential and social activities within the Municipality.

Closely related to this Municipal objective and initiative has been the efforts of the Greater Vancouver Regional District in developing a Management of Growth Program for the region. An integral part of this program is the proposed development of a series of Regional Town Centres that are intended to decentralize diverse commercial services, shopping, cultural and employment opportunities. The Regional Board in implementing this particular phase of the program has approved in principle seven suggested locales for Regional Town Centres (the Kingsway-Sussex area being one) and have instructed their staff to recommend

two or three priority Regional Town Centre sites for early development. At this point, there are two alternative development patterns being examined for the Regional Town Centre Program, one of which involves the Burnaby Town Centre being regarded as a priority development area.

The Greater Vancouver Regional District has also pursued the delineation of a suitable site which will allow for the consolidation of a number of scattered office functions under one roof. The subject site is one of several possible sites in the proposed Metrotown area selected by the Burnaby Planning Department for review by the Greater Vancouver Regional District. It is hoped that the proposed office project will prove to be a catalyst towards the development of the designated Metrotown.

2.0 PROPOSED PROJECT

- 2.1 A site has been identified in the vicinity of Kingsway, Patterson Avenue, and Barker Avenue (see attached Sketch #1) suitable for the proposed use.

The site lies within the adopted Community Plan #1 (see attached Sketch #2) and with reference to the Planning Department's report dated January 15, 1970, Council rezoned the subject site to Multiple Family Residential District (RM5). Council may recall that the RM5 zoning was considered a holding action to preclude further piecemeal development of small frame apartments in the area and within this context, it was understood, at the time, that Council would also be willing to entertain mixed use Comprehensive Development proposals within the Community Plan area.

An existing drive-in restaurant at the south-west corner of Kingsway and Barker Avenue which was not included in the Community Plan designated RM5 site is now included in the proposed GVRD office site.

- 2.2 To the west of the site is Central Park across Patterson Avenue. To the south are two existing 3-storey frame apartments. To the north across Kingsway is a service station and the now completed Burnaby Centre project (a comprehensive retail, commercial, office, and residential project). To the east across Barker Avenue are older residential structures which are part of a site designated in the Community Plan for RM5 multiple family development.
- 2.3 The existing development on the subject site is composed of 10 older single-family dwellings, two small older apartments, and a drive-in restaurant.
- 2.4 The overall net site comprises 92,400 sq.ft.± or 2.12 acres. Approximately 2,400 sq.ft. of lane would be required to be dedicated by the applicant and 6,655 sq. ft. of existing lane would be acquired by the applicant for inclusion into his site. A 16.5 foot wide dedication for the future widening of Kingsway is required along the northern lot line.
- 2.5 The applicant has tentatively outlined (see attached letter) a ten storey point-block office building integrated with a two-storey commercial retail/office building on the northern portion of the site. The southern portion of the site may

accommodate an apartment or additional office tower. The approval of any proposal will be subject to the submission of a suitable comprehensive development plan which takes into close consideration adjacent existing and future developments. The entire site 8A is to be acquired.

The adjustment in the Community Plan to introduce office/commercial uses on the subject site is compatible with the desire to create an active office/retail pedestrian precinct in the vicinity of Kingsway. The commercial use of the site also allows for a stronger pedestrian link from the intensively developed Burnaby Centre area through to the recreational amenities of Central Park.

The site occupies a site on the western extremity of the Kingsway-Sussex Metrotown and the proposed development can, in our opinion, be easily coordinated and integrated with any overall Metrotown criteria and the existing adopted town centre.

- 2.6 The subject development density would be composed of a proportional relationship of commercial and residential uses utilizing the Community Commercial District (C2) - (Maximum F.A.R. = 2.5) and the Multiple Family Residential District (RM5) - (Maximum F.A.R. = 2.2) as guidelines. The actual zoning designation would be the Comprehensive Development District (CD).
- 2.7 Further general development criteria in addition to those mentioned above are:
- a) 100% underground parking is to be provided. Parking requirements will conform to Burnaby parking standards.
 - b) All areas (i.e. plan view) are to be landscaped and accessible to the public except for the roofs of the point-block towers.
 - c) No vehicular access to the project is to be provided off Kingsway. The number of entries to the site are to be kept to a minimum.
 - d) The GVRD may associate with another partner to develop the second tower. The project may be staged with the northern office tower/commercial retail portion as the first stage. However, the total site would be subject to the rezoning of an overall comprehensive development.
 - e) The two-level commercial retail/office component adjacent to Kingsway will be so designed to provide for possible future expansion to the east across Barker Avenue and connection to the future pedestrian overpass of Kingsway which will be located on the east side of Barker Avenue.
- 2.8 Under Section 792 of the Municipal Act the GVRD office space used for its own purposes and the northern portion of the site on which it sits is tax exempt. However, on this northern portion, the commercial retail component of the project, and leased office space, will be taxable (building only).

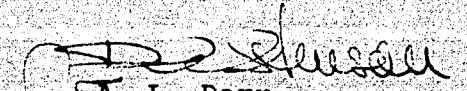
The southern portion of the site and the leased development located on it will both be taxable.

3.0 SUMMARY

The proposed development as outlined in this report would appear to be well suited to the indicated site. The Planning Department would be prepared to recommend the rezoning of the subject site from Multiple Family Residential District (RM5) to Comprehensive Development District (CD).

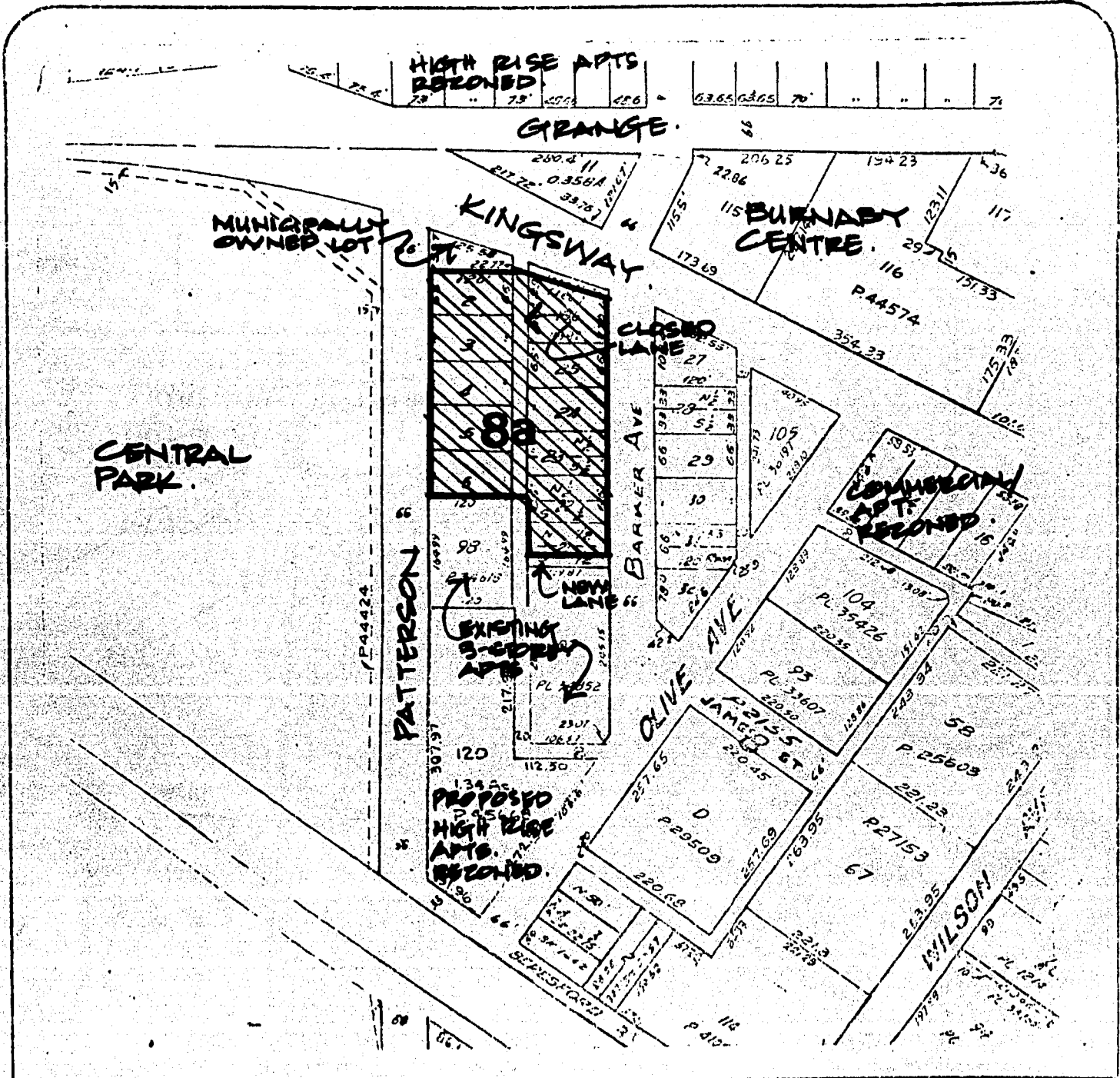
4.0 RECOMMENDATION

It is recommended that Council approve, in principle, an adjustment to Community Plan Area #1 providing for the development of a Comprehensive Development proposal on the subject site, in accordance with the general development criteria outlined in Section 2 of this report, and authorize the Planning Department to continue to work with the applicant towards the development of a suitable proposal on the understanding that a further and more detailed report which will initiate a rezoning will be submitted at a later date.


A. L. Parr,
DIRECTOR OF PLANNING.

KI:cm
Attached sketches and letter

ITEM 34
 MANAGER'S REPORT NO. 1
 COUNCIL MEETING Jan. 13/75



Date
JAN/75

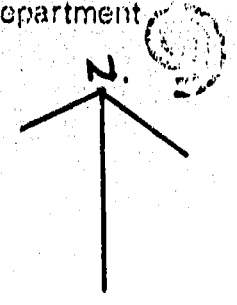
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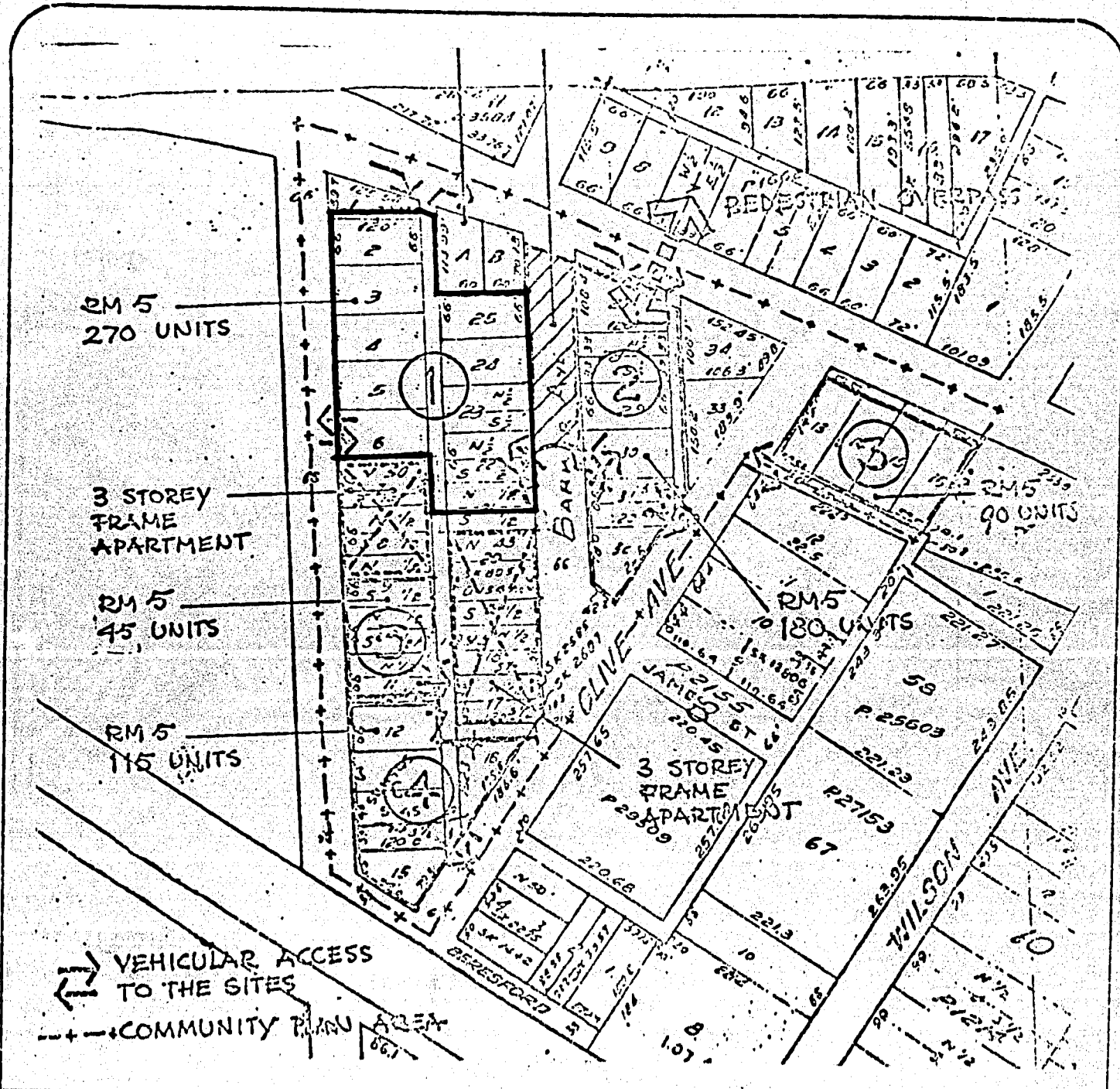
Burnaby Planning Department

LOCATION SKETCH
PROPOSED GVRD OFFICES.

SKETCH # 1



ITEM 34
 MANAGER'S REPORT NO. 1
 COUNCIL MEETING Jan. 13/75



Date
 JAN/75

Scale
 1" = 200'

Drawn By

Burnaby Planning Department

COMMUNITY PLAN # 1
 RZ # 30/69
 JAN. 9/70

↑ N.

SKETCH # 2

ITEM 34

MANAGER'S REPORT NO. 1

COUNCIL MEETING Jan. 13/75



Greater Vancouver Regional District

2294 WEST TENTH AVENUE VANCOUVER, BRITISH COLUMBIA V6K 2H9 TELEPHONE 731-1155

Please refer to our file number:

January 7th, 1975.

Mr. A.L. Parr,
Director of Planning,
District of Burnaby,
Municipal Hall,
4949 Canada Way,
Burnaby 2, B.C.

Dear Sir:

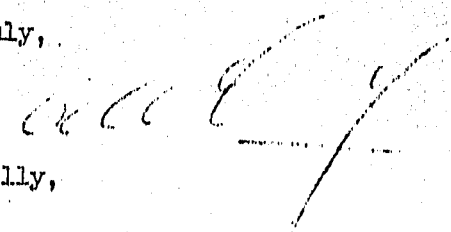
Further to our meetings with you and Mayor Constable I wish to advise you that the Greater Vancouver Regional District wishes to erect a headquarters office building of approximately ten storeys, integrated with a two storey commercial retail/office building, which will be located north-east of the point tower along the Kingsway frontage, all as recommended by the design criteria of your Planning Department for the Metro Centre. The site will be landscaped to meet criteria set by the Metro Centre standards.

The site may be defined as - Site 8A, Burnaby Centre Community Plan Area L, bounded by Patterson Avenue on the west, Kingsway on the north, Barker Avenue on the east and on the south by the north boundary lines of Lot 98 and the south-half of Lot 21 (as outlined in red on the attached plan).

The Greater Vancouver Regional District has made conditional offers to purchase the subject properties.

I request that you obtain for this District, approval in principle by Council of the development criteria for Site 8A, Burnaby Centre Community Plan Area L.

Yours truly,


A.C.L. Kelly,
Chairman.