

RE: REZONING REFERENCE #16/78
PROPOSED OFFICE/COMMERCIAL BUILDING
BUCHANAN STREET AT WILLINGDON AVENUE

ITEM 6
MANAGER'S REPORT NO. 37
COUNCIL MEETING 1981 08 10

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

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TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #16/78
Proposed Office/Commercial Building
Buchanan Street at Willingdon Avenue
(see attached Sketch 1)
From: R5 (Residential District)
To: CD (Comprehensive Development based
upon C3 zone guidelines)

PLANNING DEPARTMENT
1981 AUGUST 05

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 3.5 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
2. THAT a rezoning be prepared and advanced to First Reading on 1981 August 24 and to a Public Hearing on 1981 September 09 at 19:30h, 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 deposit of sufficient monies 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 and constructed to the approval of the Municipal Engineer. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The consolidation of the net project site into one legal parcel.
- d) The granting of any necessary easements.
- e) The dedication of any rights-of-way deemed requisite.
- f) 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.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) Payment of a contribution towards the cost of a pedestrian overpass of Willingdon Avenue as outlined in Section 3.6 of this report.
- i) The completion of the requisite Road Exchange Bylaw as outlined in Section 3.5 of this report.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.

REPORT

1.0 GENERAL INFORMATION

- 1.1 Applicant: Bosa Brothers Construction Ltd.
4585 Hastings Street
Burnaby
- 1.2 Project Description: The purpose of the proposed rezoning bylaw is to permit the construction of a seventeen storey office/commercial building with a floor area of 13,579 m² (146,169 sq. ft.).
- 1.3 Legal Description: Lots 6 & 7, Blk. 3, D.L. 119 E½, Plan 2855; Lot A, N52' and Lot A exc. N52', Blk. 3, D.L. 119 E½, Plan 10580
- 1.4 Address: 4462/72 Buchanan Street and 1911/33 Willingdon Avenue
- 1.5 Site Observations: The subject site is presently vacant. To the north, across Buchanan Street is a two-storey commercial building. To the west is a house in fair condition. To the south across a lane are retail developments - a gas station and two commercial buildings. To the east across Willingdon Avenue is the Brentwood Shopping Centre.

2.0 BACKGROUND:

The subject site is within the Brentwood Town Centre study area which is bounded by Loughheed Highway, Rosser Avenue, Halifax Street and Willingdon Avenue. This area is located within a first level core within Burnaby's core area heirarchy system. Each core area is to be a major focus of community activity which should include a cross-section of commercial facilities as well as a full range of cultural and recreational activity expected by an urban population. This area, along with the Loughheed Mall area, is second only in importance to the Metrotown area as a commercial centre.

The guide plan of this Brentwood Town Centre area was adopted by Council on 1979 04 10 following a review of the plan by the Advisory Planning Commission and a review of an earlier development proposal for the subject rezoning #16/78 which did not go to the Public Hearing. Council did however authorize the Planning Department to work with the applicant. That 1979 report did include a floor area ratio guideline of 2.5 with the C3 (General Commercial) zone land use guidelines. (refer attached sketches 2 & 3)

3.0 GENERAL COMMENTS:

3.1 The new applicant for rezoning has submitted a proposal for a building with retail uses on the plaza or ground floor level - with sixteen stories of offices above. The land use concept is in keeping with the objectives of the proposed plan. The floor space ratio of the development proposed is 5.0, however, and is higher than envisioned in the original guide plan. The Planning Department is prepared to support this density in this area due to the central location within the Brentwood Town Centre area, which, as has been pointed out, is one of the major town centres in Burnaby. Additionally there has been strong growth in the residential component of the Brentwood Town Centre and the encouragement of high quality high density office development will assist in providing a better balance between the residential and commercial components of the Town Centres in the Municipality.

3.2 Servicing Requirements.

The developer will be required to provide all the necessary services to the site. These will include the usual Engineering works to service the site and also the design and construction of the pedestrian plaza area for the full right-of-way width on the north and plaza and road works on the west side of the site.

3.3 Required Dedications.

The applicant will be required to dedicate a 15.2 m (50 ft.) road right-of-way along the west property line of the project to accommodate the first half of the cul de sac proposed in the plan. As envisioned in the plan the Buchanan Street right-of-way on the north side of the site will be closed and a portion of the Street will be incorporated via a land exchange into the development site. The existing building on the north side of Buchanan will continue to obtain access to the underground parking garage from Buchanan.

3.4 Required Easements.

Any necessary services, fire or pedestrian easements will be provided as required.

3.5 Road Exchange By-Law.

A portion of the closed portion of the Buchanan right-of-way is to be exchanged with the developer for the new road which will be required for the new cul-de-sac at the west end of this development site. The amount of property to be dedicated by the developer exceeds the amount of closed road to be included in the developer's site.

3.6 Proposed Pedestrian Overpass of Willingdon Avenue.

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The 1979 report included the possibility of constructing a proposal to develop a pedestrian overpass of Willingdon at the east end of Buchanan along with a second possible overpass across Halifax Street.

The proposed overpass of Willingdon will serve to connect the Brentwood Town Centre area (west of Willingdon) with the Brentwood Mall site. In the future the Brentwood Mall could be extended to the point of connection with the overpass while the offices, shops and transit loop facilities on both sides of Willingdon will be connected.

The preliminary cost of the proposed overpass will be estimated by the Engineering Department and the costs are proposed to be based upon a ratio of 1/3 to be borne by the future expansion of Brentwood Mall, 1/3 Municipal contribution and 1/3 to be contributed by the office/retail development in the Brentwood Town Centre precinct bounded by Halifax, Willingdon, Loughheed and Rosser Streets. The office/retail development site contribution will be based upon the area of the buildings.

A further report on this matter will be submitted on the establishment of the necessary Development Cost Charge By-Law for this project.

3.7 Ministry of Transportation and Highways.

Approval of the rezoning bylaw will be required to be given by this Ministry.

3.8 Resolution of Loading, Service Facilities.

The loading service and garbage facilities will be handled underground within the parking area.

3.9 Traffic Access.

Access for vehicles will be from Buchanan Street via Rosser Avenue to the west. No access from Willingdon will be permitted.

4.0 DEVELOPMENT PROPOSAL:

4.1 Gross Site Area: 2,992 m² (32,209 sq. ft.)
Net site area: 2,702 m² (29,088 sq. ft.)
Dedications (net) 290 m² (3,120 sq. ft.)

Site Coverage approximately 38%.

4.2 Floor area ratio (F.A.R.):

$$\frac{\text{Gross building area}}{\text{net site}} = \frac{13,579 \text{ m}^2}{2,702 \text{ m}^2} = \frac{(146,169 \text{ ft}^2)}{(29,088 \text{ ft}^2)} = 5.0 \text{ F.A.R.}$$

4.3 Parking ratio:

Required: 1 space 46 m² (495.16 ft²) offices

$$\frac{13,579 \text{ m}^2}{46 \text{ m}^2} = 295 \text{ spaces required}$$

Provided: 300 spaces (100% underground)

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Loading required: 5 bays

Loading provided: 5 bays.

4.4 Exterior materials and Finish:

Coloured cast-in-place concrete,
clay tile or copper roof,
paving stone plaza area.

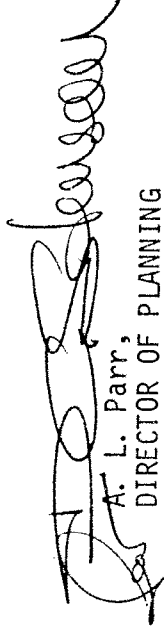
5.0 SUMMARY:

A development scheme for a 13,579 m² (146,169 ft²) office building with a retail plaza at ground level has been received. The design is generally consistent with the goals for the development of the Brentwood Town Centre and is supported by the Planning Department.

ALP
BR/g1

Attachments

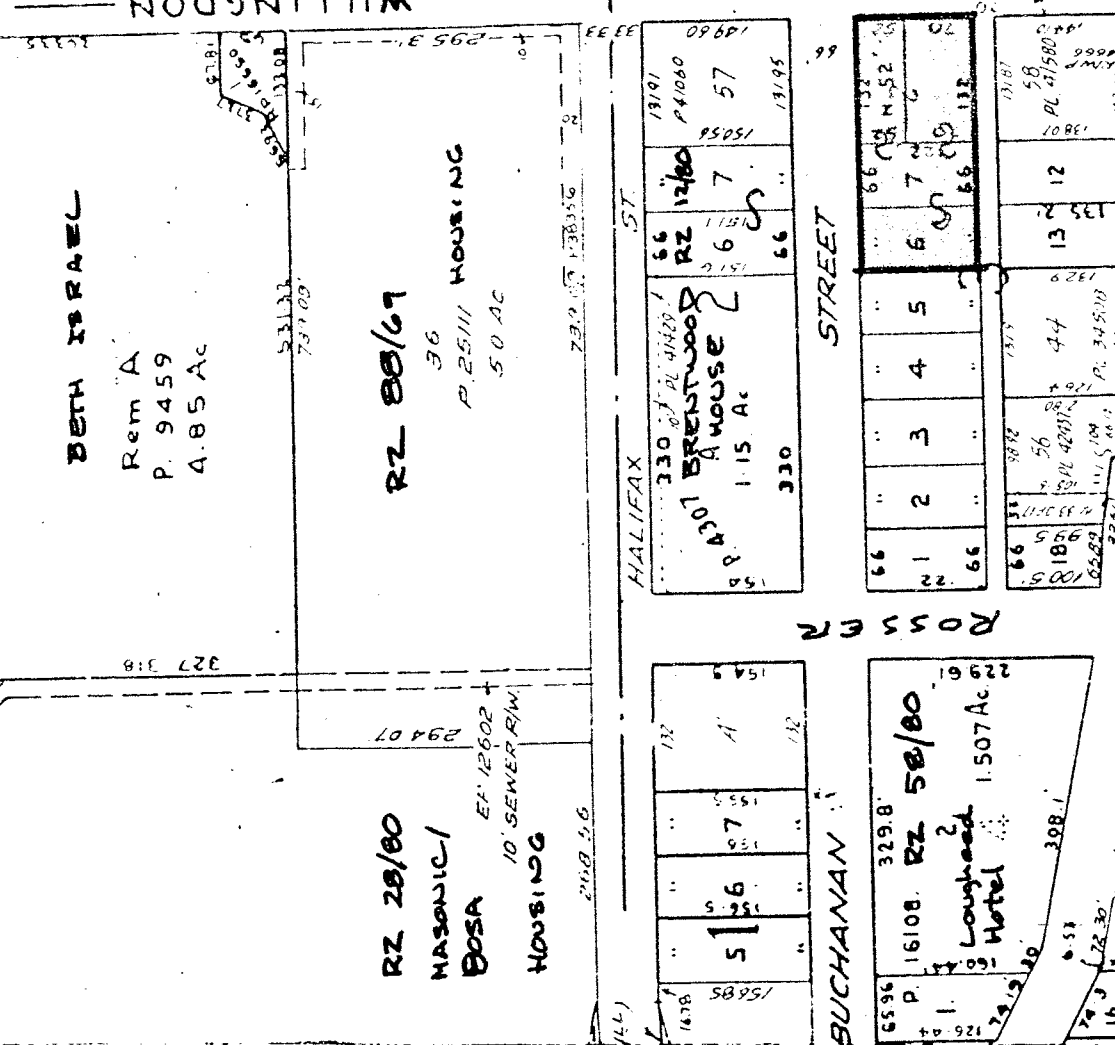
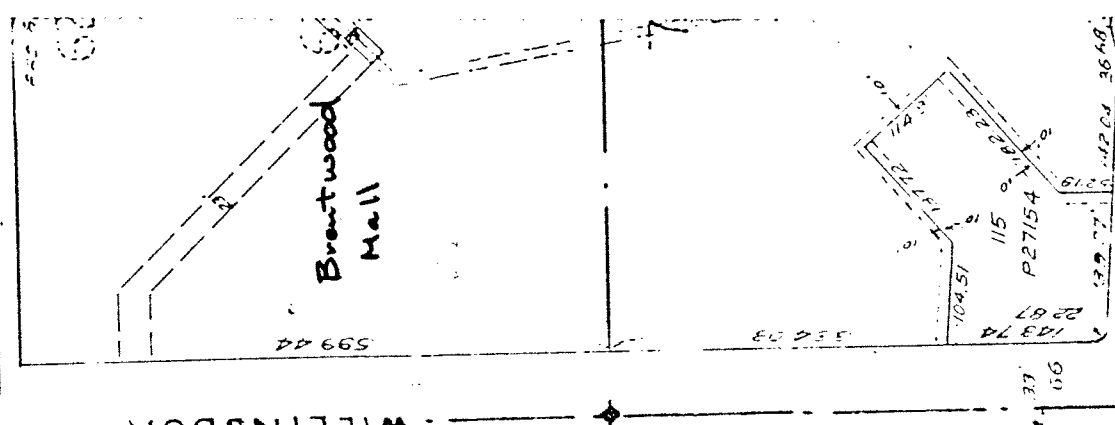
c.c. Municipal Engineer
Municipal Clerk
Ministry of Transportation & Highways



A. L. Parr,
DIRECTOR OF PLANNING

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150.15	460.0
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Burnaby Planning Department

Date **SULY 1978**

Scale **1" = 200'**

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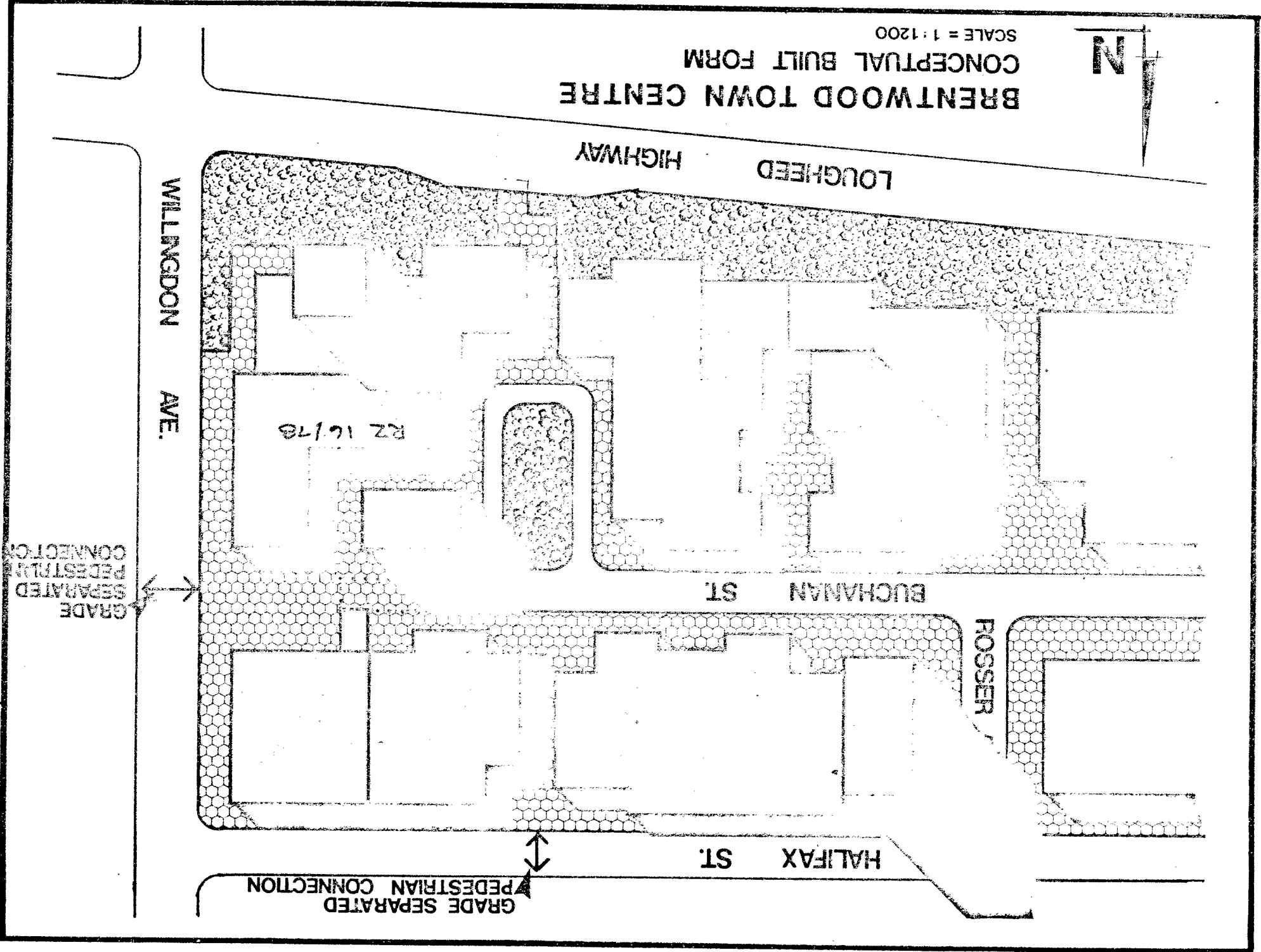
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SKETCH 1

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SKETCH # 2

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Date FEB. '79

Scale 1" = 100'

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BRENTWOOD TOWN CENTRE
 PRECINCT BOUNDED BY BUCHANAN, WILLINGDON,
 ROSSER AND LOUGHEED

PROPOSED DEVELOPMENT SITES

RZ # 16/78 IS SITE "4"
 SKETCH # 3