

ITEM	6
MANAGER'S REPORT NO.	10
COUNCIL MEETING	1982 02 15

RE: REZONING REFERENCE #72/81

LOTS 13 & 14, BLK. 9, PLAN 7662, D.L. 32; Lot 12, BLOCK 9, PLAN 2250;
LOTS 11 & 10 EXC. REF. PL. 39707, BLK. 9, D.L. 32, Plan 2260 PLUS LANE
4759/63 KINGSWAY AND 6150/70 MCKERCHER STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendations of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1982 FEBRUARY 04

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #72/81

LOTS 13 & 14, BLK. 9, PL. 7662, D.L. 32; LOT 12, BLK. 9, PL. 2250;
LOTS 11 & 10 EXC. REF. PL. 39707, BLK. 9, D.L. 32, PL. 2260 PLUS LANE

FROM: C.D. COMPREHENSIVE DEVELOPMENT &
R5 RESIDENTIAL DISTRICT

TO: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT
UTILIZING THE C3 DISTRICT AS A GUIDELINE

ADDRESS: 4759/63 KINGSWAY AND 6150/70 MCKERCHER STREET

RECOMMENDATION:

1. THAT Council authorize the introduction of a Lane Closing Bylaw, according to the terms outlined in Section 4.2 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
2. THAT Council approve the purchase of Municipal property by the applicant for inclusion in the development site according to the terms outlined in Section 4.2 of this report.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1982 March 01 and to a Public Hearing on 1982 March 16 at 19:30 h, and that the following be established as prerequisites to the completion of the rezoning:

a) The submission of a suitable plan of development as outlined in Section 5.4.

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 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 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. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to demolish such improvements and remove the resultant debris prior to Third Reading.

e) The consolidation of the net project site into one legal parcel.

f) The granting of any necessary easements.

g) The dedication of any rights-of-way deemed requisite.

h) The completion of the requisite Road Closure Bylaw as outlined in Section 4.2 of this report.

i) The deposit of a charge of \$.50 per square foot to go towards the acquisition of public open space in Metrotown.

j) The deposit of a development cost charge, if established by by-law, to go towards the provisions of pedestrian bridges over Kingsway in Metrotown as outlined in Section 4.8 of this report.

k) The undergrounding of existing overhead wiring abutting the site.

l) Consent to a future closure of Mckercher Avenue as noted in Section 4.1 (a).

SUMMARY:

The applicant has submitted an appropriate office/retail development proposal which is compatible with and supportive of the Metrotown development concept and suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT: Hanson & Erb Architects,
673 Homer Street,
Vancouver, B.C.

2.0 REZONING INTENTION:

The intent of this proposed rezoning is to accommodate an office and retail facility which conforms to the Metrotown development concept.

3.0 BACKGROUND:

The subject site is located within Area 1, the Core of Metrotown, which is intended to be the centre of primary concentration of commercial development

within Burnaby. This site comprises the western half of the block bounded by McKercher, Hazel, McMurray and Kingsway, but its development is intended as the first phase of an integrated design occupying the entire block.

Council on 1981 July 27 received the report of the Planning Department concerning the rezoning of the subject site and authorized the Planning Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

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

4.0 GENERAL COMMENTS:

4.1 The Engineering Department has been requested to provide estimates for the costs of servicing the site. The required servicing will include the following:

a) ten foot pedestrian paving continuous with that on the site to be provided on the east side of McKercher, with a finished edge to the street; provision of suitable landscaping, street trees, underground wiring, and pedestrian oriented ornamental lighting. (These elements are intended as the first stage in the eventual closure of McKercher Avenue to form a public pedestrian landscaped walkway, which is planned for the future in connection with a future redevelopment of the Sears property.)

b) provision of adequate storm, sanitary and water services,

c) removal and relocation as necessary of services in the lanes to be closed.

4.2 Road Closing and Sale of Municipal Property.

The proposed development site includes two lanes as well as Municipally owned Lot 10 at the corner of McKercher and Hazel, with areas estimated as follows:

Lot 10	344 m ² (3,700 sq. ft.)
Lanes	421 m ² (4,532 sq. ft.)
Total	765 m ² (8,232 sq. ft.)

The Planning Department recommends introduction of a Lane Closing Bylaw and sale of property subject to:

- a) removal and relocation of existing services and relocation underground of existing overhead wiring in the lane by the applicant,
- b) consolidation with the proposed development site,
- c) consent of owners adjacent to the north-south lane,
- d) a mutually agreeable purchase price.

The Municipal Solicitor has estimated the value of the lot and redundant lane allowance at \$28.00 per sq. ft., and the total purchase price is therefore estimated at \$230,496.00.

4.3 Easement.

An easement for a public access stair landing to the future pedestrian bridge over Kingsway will be required.

4.4 Development Cost Charges.

Metrotown Public Open Space Charge of \$0.50 per gross square foot of commercial building floor area will apply to the development. Planning

Department staff are also investigating the feasibility of establishing a development cost charge for the provision of pedestrian bridges over Kingsway in Metrotown, as noted in Section 4.8.

4.5 Vehicular access to this site is to be restricted to Hazel Street only.

4.6 Metrotown Commercial Parking Requirements.

The Planning Department recognizes that some lowering of parking ratios for commercial (primarily office) development in Metrotown would be appropriate in view of the established goal of promoting high density commercial development which would have a greater reliance on improved public transit services rather than on private vehicles.

Concurrent with processing of this rezoning proposal, the Planning Department is addressing the matter of Metrotown parking requirements for commercial developments on a policy basis, and intends to submit a report to Council on this subject. This developer as well as other developers is desirous of working with the Municipality in achieving a mutually agreeable lower parking ratio requirement for commercial development within the Metrotown.

If Council in considering a further policy report adopts a reduction in parking requirements for commercial developments, the adopted reduction would be applicable to this proposal.

4.7 Future Pedestrian Overpass.

Future development of a pedestrian overpass across Kingsway from this site is proposed, and the development has been designed to accommodate a strong connection to this from the second storey podium area, as well as a stair landing to the site's open space area along Kingsway. (See Section 4.8 for reference to possible financing of overpass).

4.8 Proposed Pedestrian Bridges over Kingsway Development Cost Charge.

The Development Plan for Metrotown includes the provision of pedestrian overpasses for Kingsway. These will be important in establishing pedestrian and open space continuity in the area, and in linking commercial developments on both sides of Kingsway in order to overcome the potentially divisive effect that Kingsway as a major regional corridor and local access route could have on the area. Commercial developments on Kingsway will be oriented towards the street, and the provision of pedestrian bridges will help integrate developments on both sides of the street, contributing to the quality and image of Metrotown as a commercial centre. Pedestrian overpasses will also contribute to and emphasize the desired pedestrian-oriented environment which will begin developing along both sides of Kingsway.

The subject site has been identified as appropriate for a future pedestrian bridge, and, as noted above, the applicant has made provision for future integration of one with this development.

Concurrent with processing of this rezoning proposal, the Planning Department is investigating the general issue of future pedestrian bridges over Kingsway, and intends to submit a report shortly. In particular, the question of financing these facilities, through establishing a Development Cost Charge, is being addressed.

5.0 DEVELOPMENT PROPOSAL:

5.1 Net Site.

Approximately 3,637 m² (39,150 sq. ft.)

5.2 Floor Areas.

Retail Ground Floor	1,816 m ²	(19,550 sq. ft.)
Retail/Office Second Floor	2,246 m ²	(24,175 sq. ft.)
Office Tower	15,224 m ²	(163,875 sq. ft.)

Total Floor Area 19,286 m² (207,600 sq. ft.)

Floor Area Ratio 5.30

5.3 Parking Required: 420 spaces.

The applicant has submitted drawings providing 420 parking spaces on 5½ underground levels, but is requesting a 20 percent reduction in required parking and would like to provide 346 spaces on 4½ levels. (See Part 4.6 of this report).

Loading required and provided - 7 spaces.

5.4 The development is composed of a 15 storey bronze glazed office tower rising out of a two storey office/retail podium with interior malls on both floors. Continuous canopies for pedestrian weather protection are provided along the McKercher and Kingsway frontages. Paved and landscaped setbacks are provided along Kingsway and McKercher with a plaza at the corner.


The development's proposed Floor Area Ratio of 5.30 is high, but can be supported in this particular location within the Metrotown Core, provided that appropriately developed and extensive public amenity open space elements are provided, exemplary design and finish are utilized, and a highly urban quality is achieved for the overall project.

It will be necessary for the applicant to demonstrate the fulfillment of these objectives prior to Final Adoption of the rezoning bylaw by submission of detailed architectural plans and specifications documenting the design, quality, and the actual features to be provided, including plaza sculpture, fountains, public seating, plaza lighting, and similar features.

The current proposal is intended as the first phase of an integrated development which would eventually also incorporate a similar facility on the east half of the block.

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Attachments

cc: Municipal Clerk
Director Engineering
Solicitor


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

