

ITEM 14
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1982 01 18

RE: REZONING REFERENCE #163/81

PARCEL A, EXP.PL. 9625 AND PARCEL B, EXP.PL. 9626 OF 1 AND 2, BLOCK 10
D.L. 151/153, PL. 2389; LOT 2, 4, 5, 6 AND 7, BLK. 10, D.L. 151/153, PL. 2389
4330 AND 4360 KINGSWAY AND 5956 WILSON AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER. PLANNING DEPARTMENT
FROM: DIRECTOR PLANNING & BUILDING INSPECTION 1982 JANUARY 12

SUBJECT: REZONING REFERENCE #163/81.
ADDRESS: 4330 and 4360 Kingsway & 5956 Wilson Ave.
LEGAL: Parcel A, Exp1.Pl. 9625 and Parcel B, Exp1.
Pl. 9626 of 1 and 2, Blk. 10, D.L. 151/153,
Pl. 2389; Lot 3, 4, 5, 6, and 7, Blk. 10,
D.L. 151/153, Pl. 2389.

REZONING FROM: M1 Manufacturing District and R5 Residential District.
TO: C.D. Comprehensive Development District (based upon the C3 guidelines).

RECOMMENDATION :

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1982 February 01 and to a Public Hearing on 1982 February 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.
- 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 deposit of a charge of \$.50 per square foot to go towards the acquisition of public open space in Metrotown.

SUMMARY:

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

REPORT

- 1.0 Applicant: Polygon Properties Limited,
#1604 - 1166 Alberni Street,
VANCOUVER, B.C.
V6E 3Z3
- 2.0 Rezoning Intention: The intent of this proposed rezoning is to accommodate a high density office and retail development which conforms to the Metrotown development concept.
- 3.0 Background: The subject site at the south-east corner of Kingsway and Wilson Avenue is located in Area 3, a secondary mixed use area of Metrotown.
Council on 1981 November 09 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 servicing estimates will include the following:
- a) The construction of an extension of Kemp Street from Wilson Avenue to Kathleen Avenue with a 14.0 m (46 ft.) pavement as shown on Sketch 1, attached.
 - b) The provision of street trees on the abutting road frontages.
 - c) The extension of plaza paving to the back of the existing sidewalk on Kingsway.
 - d) The boulevard landscaping to the approval of the Director of Engineering consisting primarily of grading, top-soil placement, and grassing of the full Kemp Street right-of-way between Wilson and Kathleen Avenues and the Wilson Ave. frontage. A portion of existing east-west lane along the Kemp St. alignment would be removed to accommodate this boulevard treatment, while retaining the existing access to the apartment to the south.
 - e) The removal of existing overhead wiring along Wilson Avenue and Kingsway if appropriate as related to the length of the line segment to be underground and the power capacity of existing lines.
 - f) The provision of adequate storm, sanitary and water services.
- 4.2 A 5.0 m (16.5 feet) wide dedication will be required along the Kingsway frontage as well as a minor dedication along the south side of the property.
- 4.3 The Municipality currently owns Lot 7 at 5956 Wilson Avenue and Lot "F" at 5961 Kathleen Ave. These lots will be dedicated as intended for road allowance at this time in order to accommodate the construction of the Kemp Street extension to a 46' wide pavement standard by the developer between Wilson Avenue and Kathleen Avenue.
- 4.4 Vehicular access to this site is to be restricted to Kemp Street only.
- 4.5 Metrotown commercial parking requirements.
- Metrotown has been considered a primary development area suited to high density commercial and residential uses. It is a designated Regional Town Centre and is regarded as a priority development area. It is to be served by an improved and high level of public transit service and in particular by the A.L.R.T. rapid transit, the alignment of which bisects the Metrotown area.

Developers are being attracted to the Metrotown because of this identified high development potential. The Planning Department recognizes that some lowering of parking ratios for commercial (primarily office) Metrotown development would be appropriate relative to the goal of promoting high density commercial development which would have a greater reliance on improved public transit services rather than on private vehicles.

The Planning Department intends to address the matter of Metrotown parking requirements for commercial developments on a policy basis in a further report to Council within the next month. 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.

5.0 Development Proposal:

5.1 Net Site 5060 m² (54,408 square feet)

Road Dedications
(Developer)
(Municipal)

303.2 m² (2,260 square feet)
1668.5 m² (17,941 square feet)

5.2 Floor Areas:

Office/Retail 1220 m² (13,118 square feet)
Office Tower 17780 m² (191,182 square feet)
Total Floor Area 19000 m² (204,301 square feet)

Floor Area Ratio: 3.75

Parking Required and Minimum Provided: 413 spaces

(See Section 4.5 of this report)

35% small car spaces provided

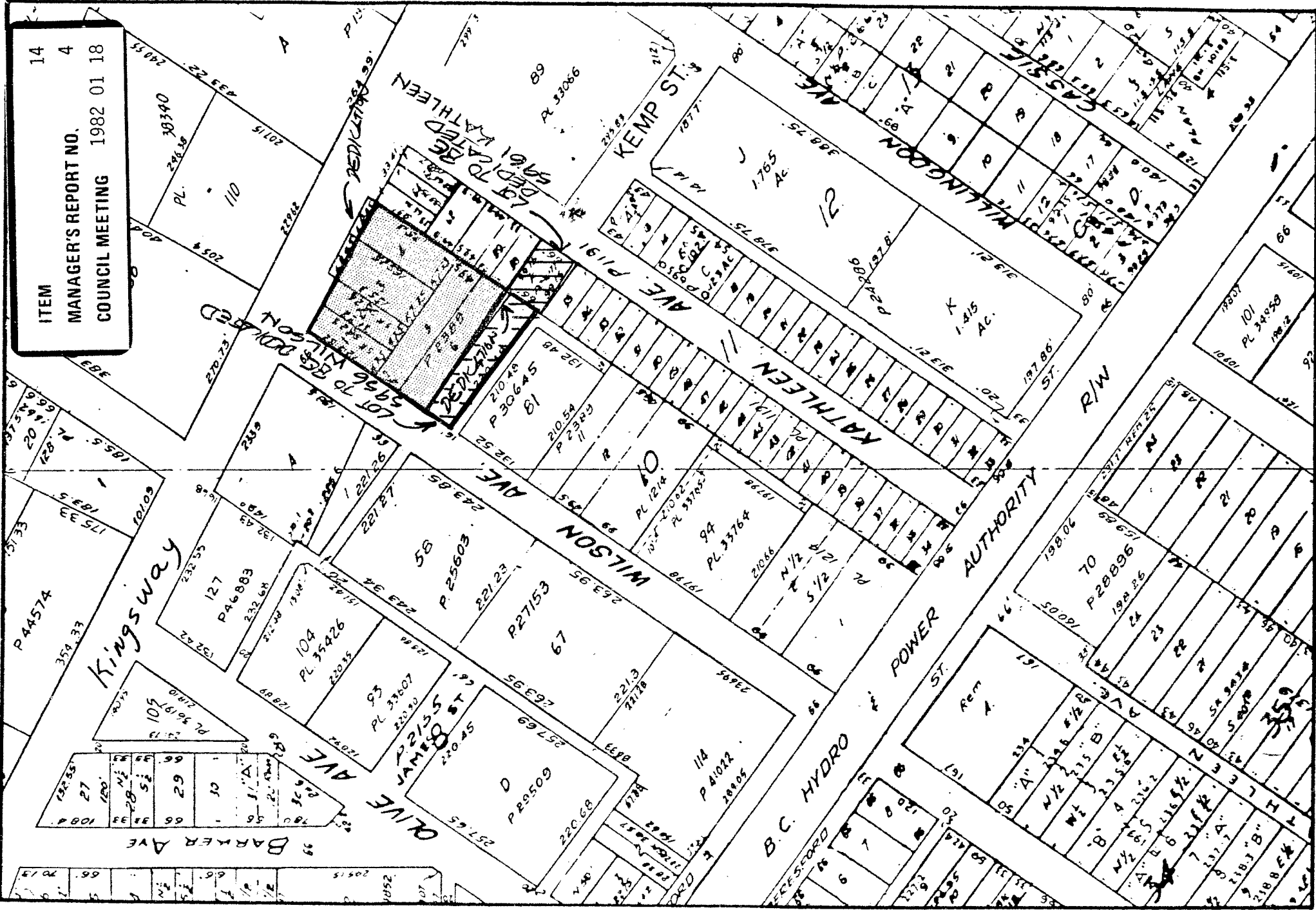
Loading Required and Provided: 6 spaces

5.3 The development is composed of a 17 storey point-block bronze coloured glass curtain wall office tower rising out of a two storey brick faced office/retail podium with sky-lighted continuous canopies for pedestrian protection from the weather along the Kingsway frontage. Extensive paving and landscaped pedestrian plazas are provided along the Kingsway frontage as well as appropriate landscaped setbacks along the Wilson Ave. and Kemp St. frontages. The accessible podium roof areas are also landscaped.

KI/mdw
Attachment
C.C. Municipal Clerk, Director Engineering, Municipal Treasurer, Municipal Solicitor.



A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION



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Date NOV. 1981
 Scale 1" = 200'

Burnaby Planning Department
 REZONING REFERENCE # 161/81
 SUBJECT SITE

