

RE: REZONING REFERENCE #66/82
LOT 61, S. 520 FT., D.L. 153, PLAN 26311
6102 SILVER AVENUE

ITEM 10
MANAGER'S REPORT NO. 4
COUNCIL MEETING 1983 01 17

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1983 January 12

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #66/82
LOT 61, S. 520 FT., D.L. 153, PLAN 26311

FROM: M1 MANUFACTURING DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
UTILIZING THE C3 DISTRICT AS A GUIDELINE

ADDRESS: 6102 SILVER AVENUE

RECOMMENDATION:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1983 February 07 and to a Public Hearing on 1983 February 22 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 Director Engineering. 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 subdivision of the property in order to create the Phase I development site.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The deposit of a charge of \$5.38 per gross square metre (\$.50 per square foot) of building floor area to go towards the acquisition of public open space in Metrotown.

- h) The deposit of a charge of \$3.29 per gross square metre (\$0.306 per square foot) of building floor area, to go towards the development of grade-separated pedestrian linkages in Metrotown, if the bylaw establishing this charge is finally adopted prior to finalization of this rezoning.
- i) Deposit in the amount of \$2,000 per required parking space which is not constructed as per section 4.6 of this report.

SUMMARY:

A proposal for a phased office development which is compatible with and supportive of the Metrotown development concept has been received, and a report is being advanced at this time due to the first phase developer's requirements regarding submissions by short-listed proposals for a G.V.R.D. office building. Design drawings have been submitted which are essentially suitable for presentation to a Public Hearing.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant:
Mr. Charles DeBlois,
G.T.E. Sylvania Canada Ltd.,
8750 Cote de Liesse Road,
Montreal, Quebec,
H4T 1H3
- 1.2 Subject:
Application for the rezoning of:
Lot 61, S. 520 ft., D.L. 153,
Plan 26311
From: M1 Manufacturing District
To: CD Comprehensive Development
District utilizing the C3
District as a guideline.
6102 Silver Avenue.
- 1.3 Address:
The site is located at the northeast corner of Silver Avenue and Beresford Street.
- 1.4 Location:
The net site has an area of approximately 9359 m² (100,740 sq. ft.)
- 1.5 Size:
An estimate of the cost of required services will be obtained from the Director Engineering.
- 1.6 Services:
The intent of this proposed rezoning is to accommodate an office development which conforms to the Metrotown development concept.
- 1.7 Rezoning Intention:

2.0 SITE OBSERVATIONS:

The site which is located at the northeast corner of Silver Avenue and Beresford Street, comprises the southerly 158.49 m (520.0 ft.) of the G.T.E. Sylvania site which is currently vacant except for

the existing rail spur line. The balance of the G.T.E. Sylvania site to the north, including the existing Electrolier plant, would remain zoned Manufacturing District M1.

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. It is located some 130 m (430 ft) west of the future Metrotown A.L.R.T. station and bus interchange along Beresford. Immediately adjacent to the west is Kelly Douglas property for which redevelopment to accommodate a Metrotown core commercial facility is planned. The area across Silver Avenue to the east forms part of the Public Assembly and Development Sub Area 14 of the approved Metrotown Development Concept and is currently occupied by older single family residences.

3.0 BACKGROUND:

It is intended that the rezoning site will be developed in two phases. The office building which Dominion Construction proposes to develop on the southerly, Phase I site, is one of six projects on a short list for consideration by the Greater Vancouver Regional District for its office headquarters. The northerly Phase II portion of the subject rezoning site would be retained by G.T.E. Sylvania for future development in accordance with the proposed CD zoning guidelines.

The first report regarding this proposed rezoning is being advanced at this time because the developer of the Phase I office building has indicated that having a rezoning report received and a Public Hearing scheduled by Council at the 1983 January 17 meeting is desired with respect to requirements for submission to the Greater Vancouver Regional District.

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) upgrade Silver Avenue from Beresford Street north approximately 160 m (525 feet) to standard 14 m (46 feet) pavement width complete with sidewalk, boulevard landscaping and street trees, underground wiring and street lights;
- b) construct North Beresford Street from Silver Avenue east approximately 60 m (197 feet) to 7 m (23 feet), complete with sidewalk, boulevard landscaping and street trees, underground wiring and street lights;
- c) provision of adequate storm, sanitary and water services.

4.2 Required Dedications.

Dedication of the 21.15 m (69.4 ft.) North Beresford Street right-of-way and widening of Silver Avenue by 6.1 m (20 ft.) as well as a 6.1 m by 6.1 m (20 ft. by 20 ft) corner truncation will be required as indicated on attached sketch 3.

4.3 An easement for storm sewer will be required along the east property line to Kingsway.

4.4 Development Cost Charges.

The Metrotown Public Open Space Charge of \$5.38 per gross square metre (\$0.50 per gross square foot) of building floor area will apply to the development.

The Metrotown Grade-Separated Pedestrian Linkage Charge of \$3.29 per gross square metre (\$0.306 per gross square foot) will also apply to this building, if the bylaw establishing this charge is finally adopted prior to finalization of this rezoning.

4.5 Vehicular access will be from Silver Avenue.

4.6 Parking Requirement:

A parking requirement of one stall per 46 m² (495 sq. ft.) applies to this development, and results in a standard parking requirement of 265 stalls for Phase I. The developer has requested a reduction from this standard, proposing to provide 216 stalls. It would appear appropriate to permit this on the same basis as for three other recent Comprehensive Development Rezoning proposals in the Metrotown area (Rezoning Reference #72/81, Rezoning Reference #163/81 and Rezoning Reference #34/82) which also involve finalists contending for the Greater Vancouver Regional District offices. In the case of these projects, developers have been permitted to pay \$2,000 to the Municipality per required stall that they do not provide, in order to assist the Municipality in acquiring and developing public parking facilities within the Metrotown area.

The overall question of a policy related to a reduction in parking requirements for major office developments within Metrotown, was the subject of a previous report to Council (Item 1, Municipal Manager's Report No. 61, 1982 November 01) recommending that developers be permitted to deposit \$3,000 towards public parking facilities for each parking space which the developer wishes to reduce from the standard parking requirement up to a maximum reduction of 20 percent. This proposed policy was referred back to staff. A number of questions were raised in Council which will be responded to in a forthcoming report to Council following consideration of this matter by the Management Committee. Notwithstanding this however, it would appear equitable to apply the same guidelines for parking requirements in the case of this proposed development, as have been utilized for other G.V.R.D. office building contenders in the Metrotown area.

4.7 Comments of the Fire Department will be obtained and complied with.

5.0 DEVELOPMENT PROPOSAL:

The development proposal involves two phases. Under the proposed CD rezoning development of the southerly Phase I is to be determined in detail, while future development of Phase II is to be determined in more general terms.

5.1 Phase I Development.

This development comprises a 6-storey office building.

Net Site Area: 4531 m² (48,770 sq. ft.).
(subject to final survey).

Building Floor Area: 12160 m² (130,890 sq. ft.).

Floor Area Ratio: 2.68

Site Coverage: 44 percent.

Parking Required: 265 spaces.

The developer is proposing to supply a total of 216 spaces leaving a shortfall of 49 spaces, which would be made up by a payment of \$2,000 per space in lieu of providing the full required parking.

The provided parking is made up as follows:

Standard underground spaces	137
Small car underground spaces	72
Standard surface spaces	<u>7</u>
Provided Total	216
Deposit of \$2,000 each in lieu	<u>49</u>
	265

Loading spaces required and provided - 3.

Exterior materials:

The primary choice is for a tile finish with bronze glazing. Precast concrete providing an equal quality of finish is, however, being considered as an alternative by the developer. Roof screening for mechanical equipment will be designed and integrated architecturally.

Public Facilities/Amenities:

There will be extensive landscaping on the site including a major plaza area on its southern corner.

5.2 Phase II Development.

This development will comprise an office tower approximately 18 storeys in height.

Net Site Area: 4828 m² (51,970 sq. ft.).

Building Floor Area: 24,140 m² (259,850 sq. ft.).

Floor Area Ratio: 5.0

Site Coverage: 28 percent.

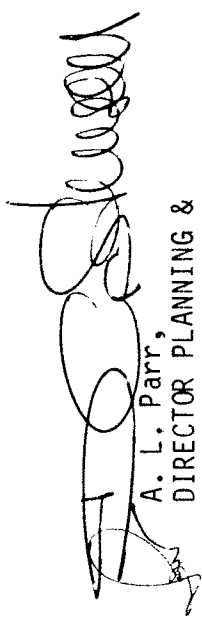
The design, exterior materials, orientation, landscaping and site development for Phase II will be integrated with the Phase I development.

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5.3 Overall Development.

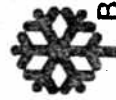
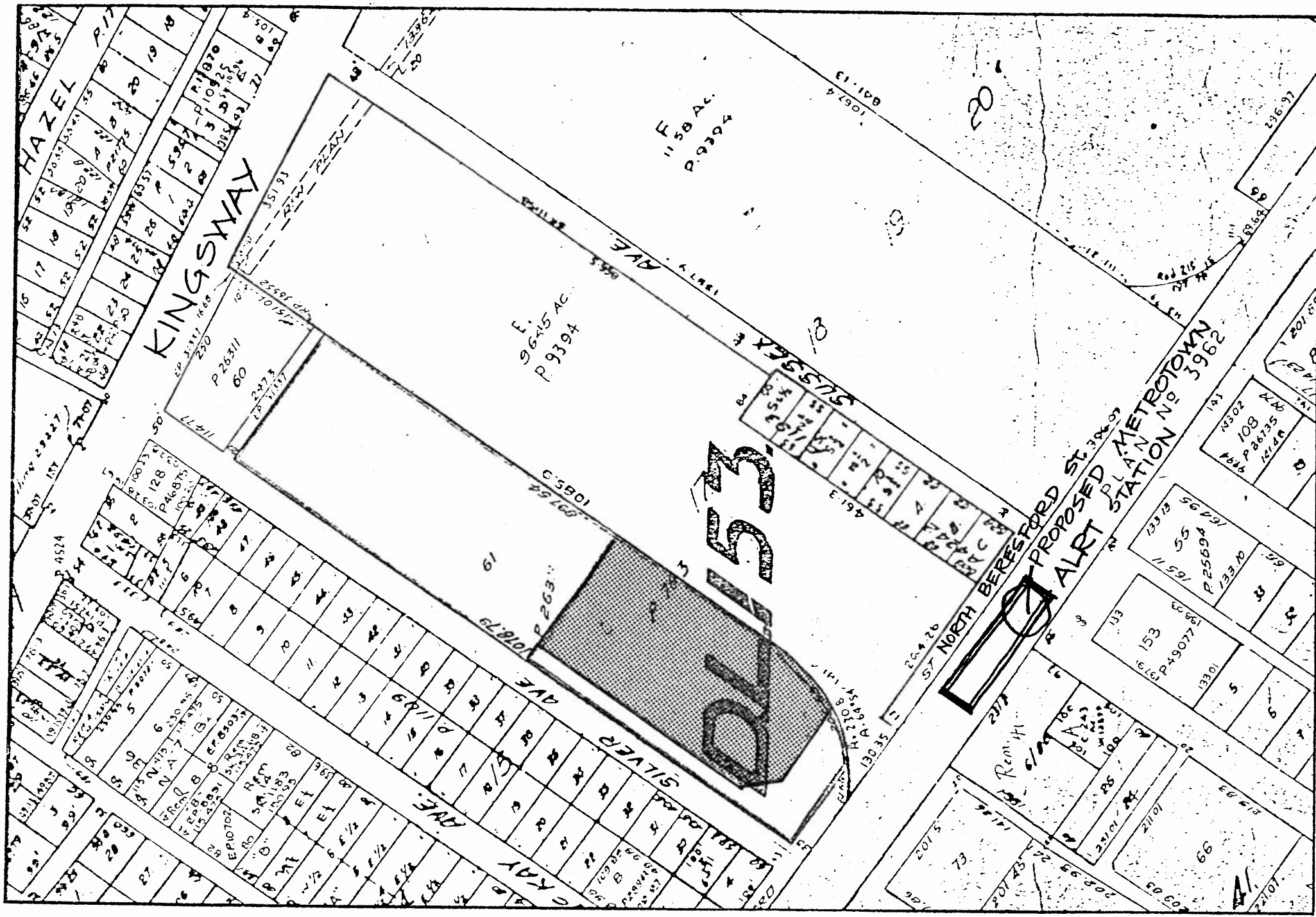
Net Site Area: 9359 m² (100,740 sq. ft.).
Total Floor Area: 36,300 m² (390,740 sq. ft.).
Floor Area Ratio: 3.88
Site Coverage: 36 percent.



A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

RR/g1

Attachments



Burnaby Planning Department

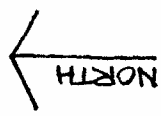
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Date
 1983 JAN.

Scale
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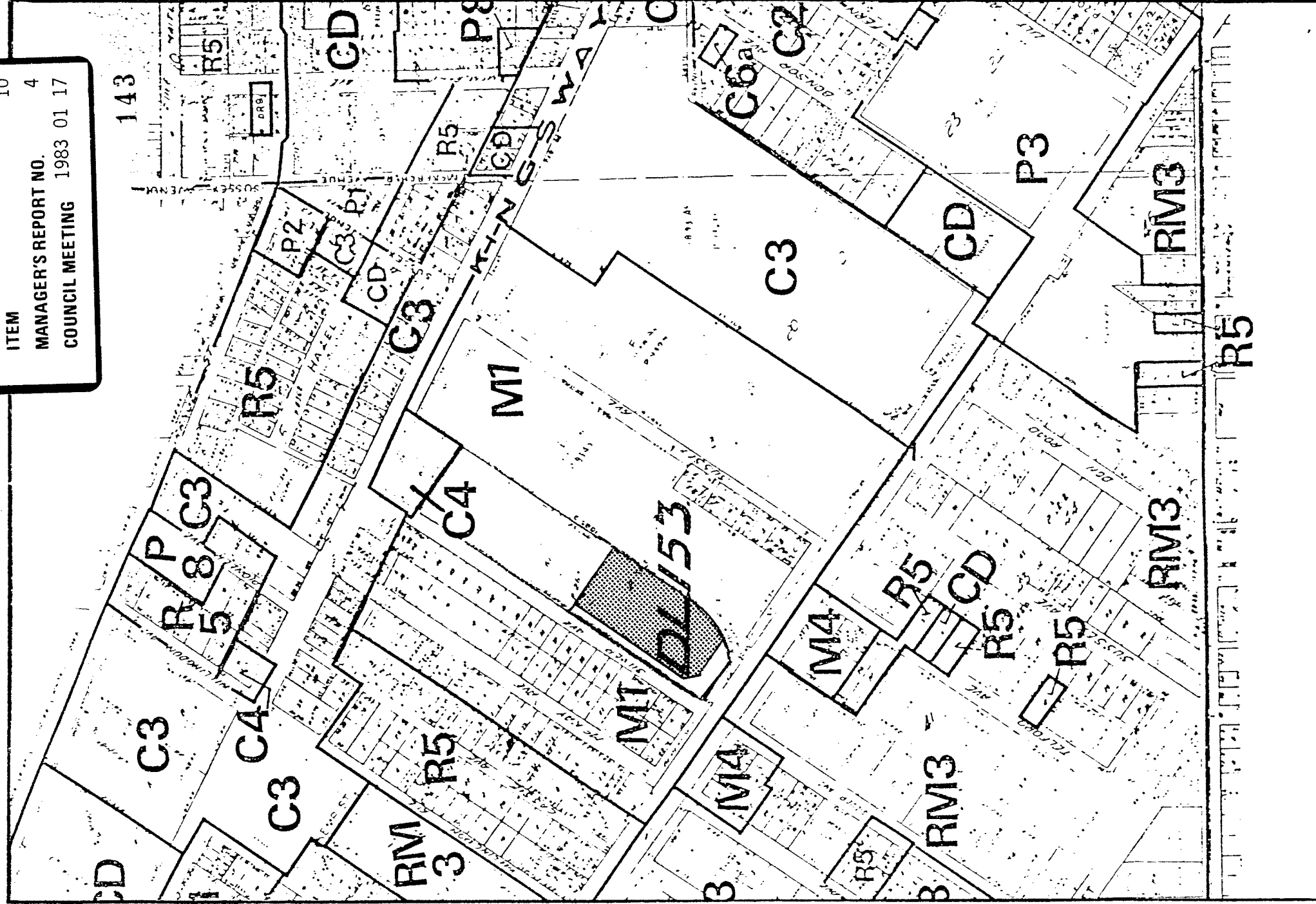
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SKETCH 1 142

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Date 1983 JAN.
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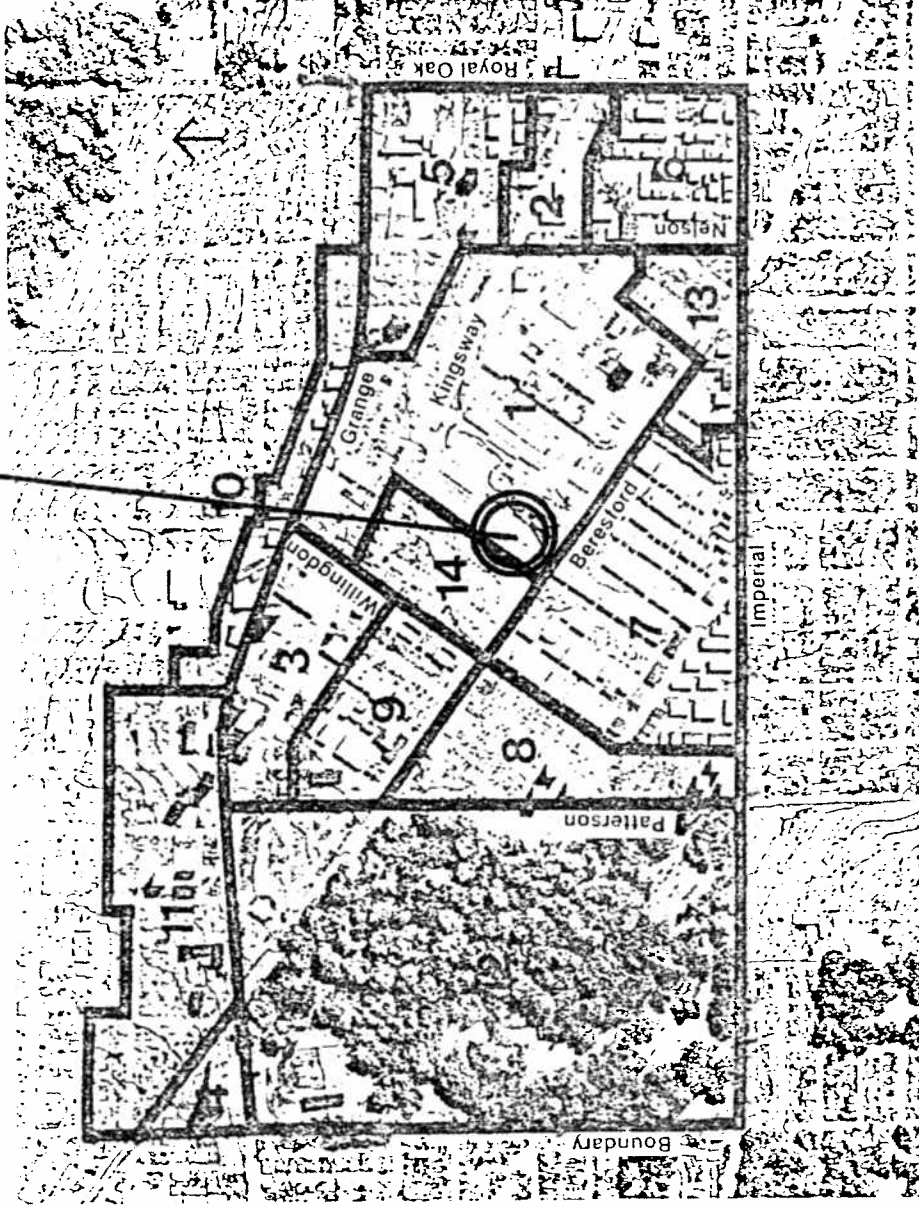
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SKETCH 2

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LOCATION OF
 SUBJECT SITE



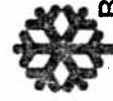
Metrotown Sub-areas	Core
1	Secondary Mixed-Use
2	Secondary Mixed-Use
3	B.C. Telephone Office Development
4	Residential/School Site
5	Residential
6	Residential
7	Residential
8	Residential
9	Residential/Mixed-Use
10	Central Park
11	Bonsor Park/School Site
12	Public Assembly and Development
13	
14	

Date

1983 JAN.

Scale

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SKETCH 4