

ITEM	13
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1984 02 20

RE: REZONING REFERENCE #86/83
 LOTS 59, 60, 62, AND LOT 63 EXCEPT N. 16½ FT. D.L. 153, PLAN 1191, NWD;
 LOT 58, BLOCK 11, D.L. 151 AND 153, GROUP 1, PLAN 1191, NWD
 LOT 194, BLOCK 11, D.L. 153, PLAN 61090, NWD
 4372, 4374, 4376 KINGSWAY AND 5925, 5933, 5939, 5947 KATHLEEN AVENUE
 ITEM 14 OF ITEM 11, REPORT NO. 6, 1984 JANUARY 23)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 FEBRUARY 13

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #86/83
 Lots 59, 60, 62, & Lot 63 Except N. 16 1/2 ft., D.L. 153, Plan 1191, N.W.D.; Lot 58, Blk. 11, D.L. 151 & 153, Grp. 1, Plan 1191, N.W.D.; Lot 194, Blk. 11, D.L. 153, Plan 61090 N.W.D.

From: M1 Manufacturing District
 To: CD Comprehensive Development District
 (based upon the C3 guidelines)

Address: 4372, 4374, 4376 Kingsway and 5925, 5933, 5939, 5947 Kathleen Avenue

RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1984 March 05 and to a Public Hearing on 1984 March 20 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 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.

- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The deposit of the applicable charge of \$5.38 per gross square metre (\$0.50 per gross square foot) of building floor area to go towards the acquisition of a public open space in Metrotown.

SUMMARY:

The applicant has submitted a Development Plan which is suitable for submission to a Public Hearing.

REPORT

1.0 APPLICANT:

Polygon Properties Limited,
Suite 1604 - 1166 Alberni Street,
Vancouver, B.C.,
V6E 3Z3

2.0 REZONING INTENTION:

The intent of this proposed rezoning is to accommodate a commercial development which conforms to the Metrotown Plan.

3.0 BACKGROUND:

The subject site is located in Area 3, a secondary mixed use area of Metrotown. Council on 1984 January 23 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant towards the preparation of a plan of development suitable for presentation to a Public Hearing on the understanding that a 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. The applicant has informed staff that this development is facing time constraints, and in order to avoid delay, staff recommend that it be sent to a Public Hearing on 1984 March 20, rather than to the next regularly scheduled Public Hearing in April.

4.0 GENERAL COMMENTS:

4.1 The subject development is being rezoned:

From: M1 Manufacturing District
To: CD Comprehensive Development District
(utilizing the C3 District and the
Metrotown Development Plan as a guideline).

4.2 The proposed development will be architecturally integrated with the Metrotown Place development currently under construction. It is proposed to develop the subject site in two phases, with the first phase, to be constructed as soon as possible, being a two-storey retail bank building with one storey of underground parking on the north portion of the site along the Kingsway frontage, as well as a temporary surface parking area within well landscaped setbacks on the southern portion of the site. In the second phase this southern portion of the site would be redeveloped for an office/retail building with underground parking.

4.3 The proposed rezoning would specifically accommodate the first phase of development on the site, as well as provide general Community Plan guidelines and parameters for the integrated second phase of the development, which would then be the subject of a subsequent rezoning proposal when the developer chooses to proceed with its development.

4.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include the following:

- a) Upgrading of Kathleen Avenue to a finished standard with 14.0 m (46 ft.) pavement widths.
- b) Completion of boulevard treatment along Kemp Street and Kingsway adjacent to the site.
- c) Provision of adequate storm, sanitary and water services.

4.5 The net site will be consolidated.

The developer has indicated his desire to subdivide the net site into two legal parcels, each accommodating one of the phases of the development. In this case, it will be necessary to encumber the southerly second phase parcel with an easement and/or covenant providing for access to, as well as required parking and loading facilities for the first phase parcel.

4.6 A dedication will be required along Kemp Street, in addition to corner truncations at Kathleen and Kemp, and Kathleen and Kingsway, as shown on Sketch 1.

4.7 The Metrotown Public Open Space Charge of \$5.38 per gross m² (\$0.50 per gross sq. ft.) of building floor area will be applicable to this development.

4.8 A single vehicular access, from Kathleen Avenue to the second phase site, will serve both phases of the development.

5.0 DEVELOPMENT PROPOSAL:

The developments on both portions of the site are designed to function as an integrated unit both when the southerly Phase I site is developed for interim parking use and when it is ultimately developed for an office building.

Appropriate landscaped setbacks are provided along Kingsway, Kemp Street and Kathleen Avenue, with entry plazas provided along Kingsway and Kathleen Avenue.

5.1 Phase I: Bank

Net Site: approximately 1150 m² (12,379 sq. ft.)

Floor Area: Ground level 860 m² (9,257 sq. ft.)
Mezzanine 580 m² (6,243 sq. ft.)
Total 1440 m² (15,500 sq. ft.)

Floor Area Ratio: 1.25

Site Coverage: 75 per cent

Parking: 32 spaces required (21 spaces will be provided in an underground garage on the Phase I site, and at least 11 additional spaces will be provided on the Phase II site, at first within a well-landscaped interim surface parking lot and subsequently within the Phase II development).

Loading: 1 space (which will be provided on the Phase II site directly adjacent to the Phase I building).

Exterior Materials & Finish: bronze solar glass, bronze coloured metal panels, brick, and glazed canopy and skylight.

5.2 Phase II: Office building

Net Site: approximately 1200 m² (12,917 sq. ft.)

Floor Area: Ground level 340 m² (3,660 sq. ft.)
retail & lobby
Floors 2 to 6 @ 725 m² = 3625 m² (39,020 sq. ft.)
Total 3965 m² (42,680 sq. ft.)

Floor Area Ratio: 3.3

Site Coverage: 69.5 per cent

Parking: 97 spaces required (including 86.2 spaces for the Phase II building plus 10.3 spaces to make up the Phase I parking deficit).

118 spaces provided
99 underground on Phase II site;
19 underground on Phase I site.

Loading: 2 spaces provided to serve both phases of the development.

Exterior Materials & Finish: bronze solar glass and brick

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5.3 Overall Phase I and II Statistics:

Net Site: approximately 2350 m² (25,296 sq. ft.)
Road
Dedications: 89.6 m² (964 sq. ft.).
Floor Area: 5405 m² (58,181 sq. ft.)
Floor Area
Ratio: 2.3
Site
Coverage: 72 per cent
Parking: 118 spaces required;
118 spaces provided
Loading: 2 spaces

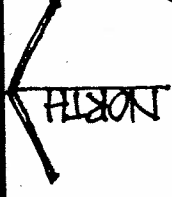
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Attachments

cc: Director Engineering


A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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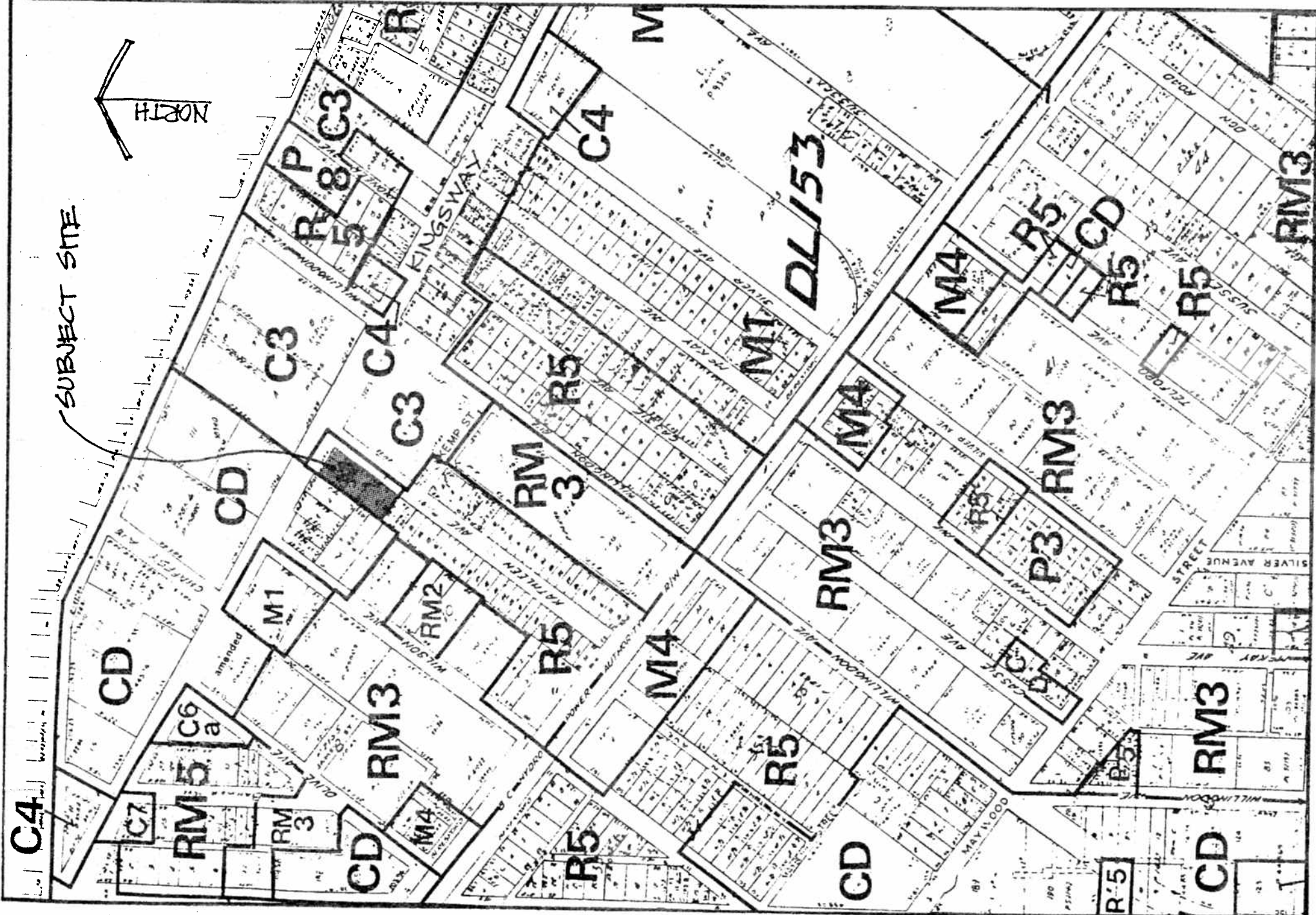


Burnaby Planning Department

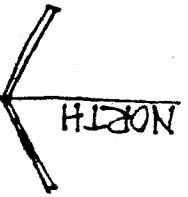
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REZONING REFERENCE # 86/83

SKETCH 1



SUBJECT SITE



Date

24 JAN.

Scale

1" = 4800'
1" = 400'

Drawn By



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SKETCH 2

