

ITEM 6  
MANAGER'S REPORT NO. 66  
COUNCIL MEETING 84/10/22

RE: APPLICATION FOR AN AMENDMENT  
REZONING REFERENCE #74/69C  
LOT A, D.L. 151 & 153, PLAN 44574  
4211 KINGSWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1984 OCTOBER 16

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: APPLICATION FOR AN AMENDMENT  
REZONING REFERENCE #74/69C  
4211 KINGSWAY  
LOT A, D.L. 151 & 153, PLAN 44574

RECOMMENDATION:

1. THAT a rezoning bylaw to cover the above referenced rezoning application be prepared and advanced to First Reading on 1984 October 29 and to a Public Hearing on 1984 November 20 at 19:30 h and that the following be established as prerequisites to the completion of rezoning:
  - a) The submission of a suitable plan of development.
  - b) The deposit of the applicable per unit Neighbourhood Park-land Acquisition Charge.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: D.M. Sarter, Architect  
2440 - 1979 Marine Drive,  
N. Vancouver, B.C.,  
V7P 3G2
- 1.2 Subject: Application for the rezoning of:  
Lot A, D.L. 151 & 153, Plan 44574  
From: Amended CD Comprehensive  
Development District  
To: Amended CD Comprehensive  
Development District  
(utilizing the RM5 & C3 District  
Guidelines).
- 1.3 Address: 4211 Kingsway

- 1.4 Location: The site is located between Kingsway and Grange Street east of Barker Avenue. (Refer to attached sketches 1 & 2).
- 1.5 Rezoning Intent: The intent of this rezoning amendment application is to permit the creation of 14 additional dwelling units through the conversion of office to residential space within the two existing apartment towers on the site.

2.0 BACKGROUND:

The subject site is currently zoned Comprehensive Development District accommodating the existing "Burnaby Centre" development which consists of two residential towers, 24 and 26 stories in height, a 6-storey office building, and a ground level commercial mall connecting the three buildings. The roof level of the mall, at the second level of the towers, has been developed as a landscaped pedestrian plaza and amenity area.

The second or plaza level floors of the two residential towers are currently developed for office uses in accordance with the adopted Comprehensive Development zoning. The applicant wishes to convert the use of these floors from office to residential, creating seven additional dwelling units in each of the two towers. An amendment to the adopted Comprehensive Development zoning is consequently required.

3.0 GENERAL COMMENTS:

- 3.1 This Department is supportive of the proposed change, which eliminates two somewhat anomalously located commercial areas, and replaces them with 14 residential units which will be well integrated with the other apartment units and residential facilities in the development.
- 3.2 The Neighbourhood Parkland Acquisition Charge will apply to the 14 new residential units being developed. The applicable charge is currently \$1,436.00 per unit.

4.0 PROPOSED AMENDMENT:

- 4.1 The applicant has submitted a development plan for the amendment which is suitable for presentation to a Public Hearing.

4.2 Additional Units - Unit Mix and Sizes.

12 - one bedroom units @ 57.6 to 80.6 m <sup>2</sup>	{ 620 to 868 sq. ft.}
2 - two bedroom units @ 105.4 m <sup>2</sup>	{ 1,135 sq. ft.}
<u>14 - units total</u>	

- 4.3 The proposed change will not affect the gross floor area, floor area ratio or external appearance of the development.

4.4 No additional parking requirement will be created through the proposed conversion of office to residential space, as demonstrated by the following calculations.

Eliminated Office Space:

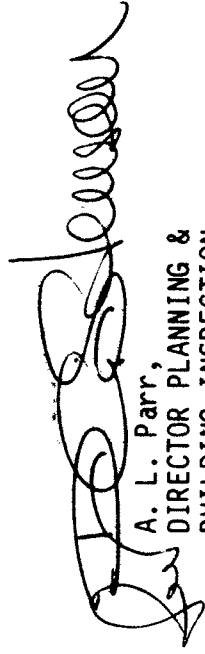
Gross Floor Area 1213 m<sup>2</sup> (13,058 sq. ft.)  
Parking Credit 26 spaces  
(based on 1 space/46 m<sup>2</sup> of gross floor area)

New Residential: 14 units

Parking Requirement 21 spaces  
(based on 1.5 space/unit).

*RR/g1*  
RR/g1

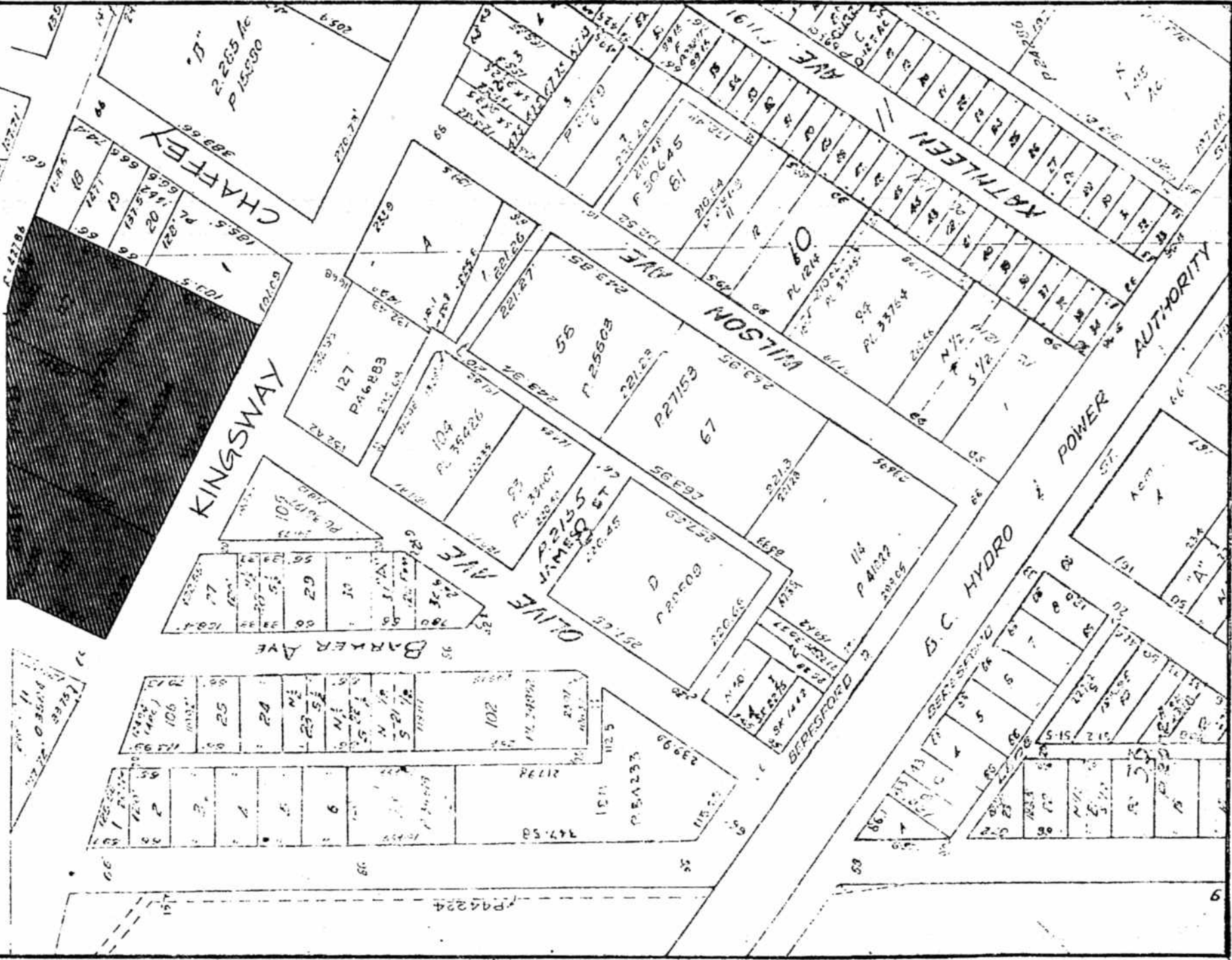
Attachments

  
A. L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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122

3 GRANGE ST.



Date

1984 OCT.

Scale

1:2400

Drawn By

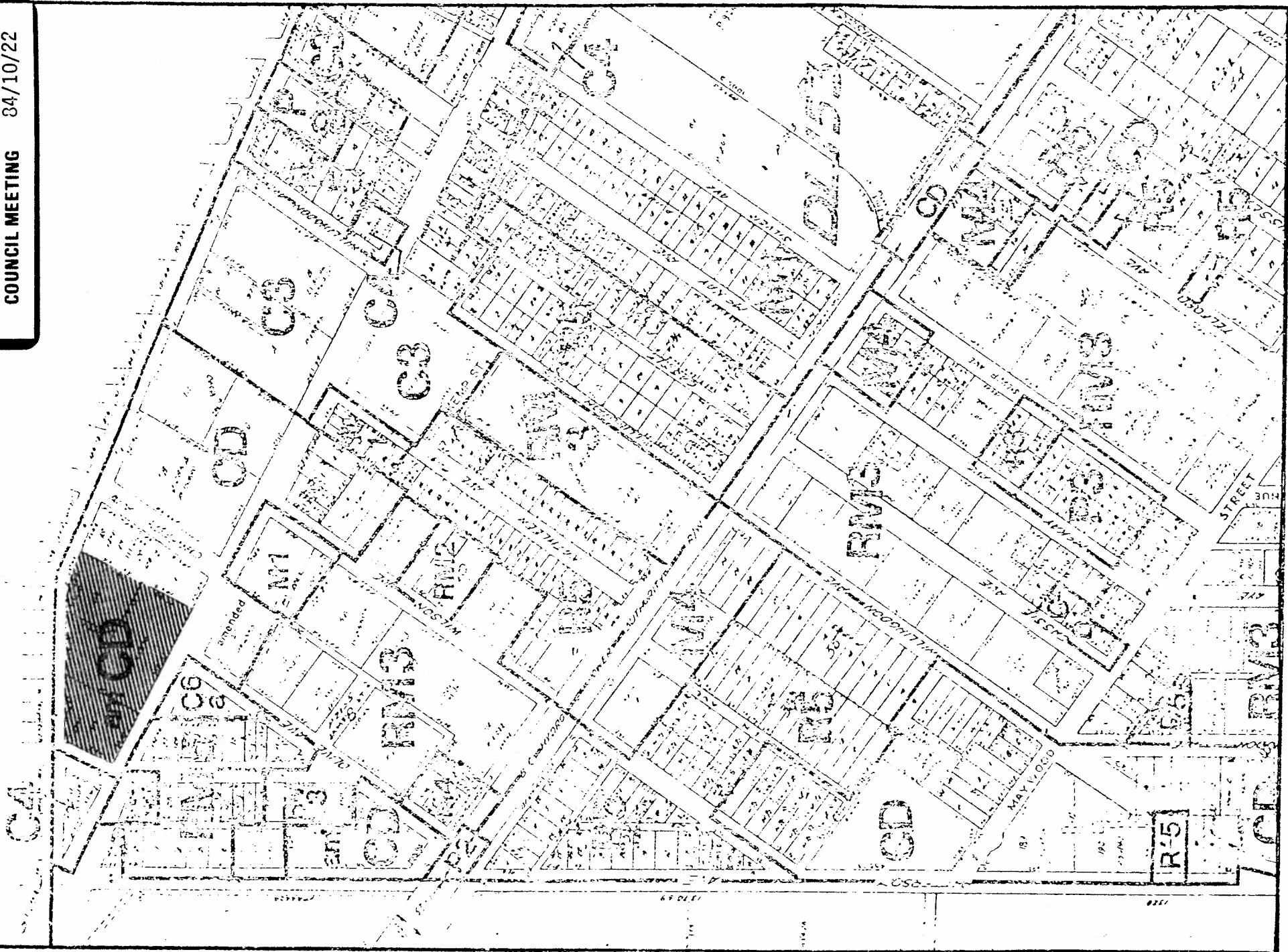


Burnaby Planning Department

REZONING REFERENCE #74/69 C

SKETCH 1

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Date

1984 OCT.

Scale

1:4800

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Burnaby Planning Department

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SKETCH 2

