

ITEM 13
MANAGER'S REPORT NO. 68
COUNCIL MEETING 85/10/28

RE: PROPOSED MIXED-USE DEVELOPMENT AT 4700 KINGSWAY
CAMBRIDGE LEASEHOLDS LTD.,
REZONING REFERENCE NO. 71/85

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1985 OCTOBER 23
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.264
R.Z.#71/85

SUBJECT: PROPOSED MIXED-USE DEVELOPMENT AT 4700 KINGSWAY
CAMBRIDGE LEASEHOLDS LTD.
REZONING REFERENCE #71/85 (SKETCHES ATTACHED)

RECOMMENDATION:

1. THAT Council authorize the Planning & Building Inspection Department to continue to work with the applicant on the basis outlined in this report on the understanding that a further report will be submitted to Council for its consideration, when a plan of development suitable for presentation to a Public Hearing has been achieved.

REPORT

1.0 SUMMARY

A new applicant, Aitken Smith Carter Partners, has come forward proposing a major redevelopment for the Kelly-Douglas properties at 4700 Kingsway. The developer is Cambridge Leaseholds Ltd. Daon Development Corporation, the developers who had previously pursued a rezoning proposal, recently announced their withdrawal from potential development of this site. The purpose of this report is to inform Council of this change in applicant for the Kelly-Douglas site, to introduce the current proposal, and to outline various development aspects and criteria related to the proposal.

Staff are working with the rezoning applicant and the developer towards a development plan which reflects Municipal objectives for Metrotown, and the applicant's desire to construct a high-quality, major commercial development. The proposed development is relatively complex accommodating diverse uses within the site; a phased development approach; direct linkages to off-site pedestrian, open space, and transit systems; and major parking and access provisions. The development will be submitted to a Public Hearing when a suitable project design has been detailed and when the parameters and prerequisites governing the completion of the rezoning application and the development of a supportable project are established.

The development of this site is considered a key one which together with the Sears/Woodwards/Cal Investments proposal now under construction on the adjacent site to the east will assure the solid establishment of Metrotown as a prime municipal and regional focus.

2.0 GENERAL INFORMATION

2.1 APPLICANT:

Aitken Smith Carter Partners
Suite 530 - 171 West Esplanade
NORTH VANCOUVER, B.C. V7M 3J9

2.2 SUBJECT:

Application for the rezoning of -

Lot 209, D.L. 153, Plan 67065

FROM: M1 MANUFACTURING DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(based upon C3, P2 & RM5 Guidelines)

2.3 ADDRESS:

4700 KINGSWAY

2.4 LOCATION:

The subject site is located between Kingsway and Central Boulevard just east of Silver Avenue, within the core area of Burnaby Metrotown. (refer to attached Sketches #1 & #2).

2.5 SIZE:

The site measures approximately 230 m (754 ft.) by 390 m (1,280 ft.) with an area of approximately 8.829 ha (21.8 acres).

2.6 SERVICES:

The Director Engineering has been requested to provide all relevant servicing information.

2.7 REZONING INTENTION:

The intent of the proposed rezoning bylaw amendment is to accommodate a major multi-leveled retail commercial development with a significant component of offices and a small ancillary component of residential units as a Phase I development. Future phased development composed of additional retail, office, and ancillary residential uses will be accommodated through the establishment of a Community Plan, outlining one appropriate general concept for the ultimate development of the subject site.

2.8 SITE OBSERVATIONS:

The site accommodates the Kelly-Douglas distribution centre. The distribution function has now been terminated at this site although the offices are still in use. Existing development includes a major 1 and 2 storey administration/warehouse building and a substantial former produce building. The proposed development of this site requires the demolition of all existing structures. The construction of the Metrotown bus loop is currently nearing completion in the south-west corner of the site. The former Sussex Street right-of-way in this area is now consolidated into the site in line with a previous Road Exchange Bylaw. The construction of Central Boulevard west to Willingdon Avenue is also nearing completion.

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3.0 BACKGROUND

The subject 21.8 acre Kelly-Douglas site is located in the strategic centre of the Metrotown core area and offers a prime opportunity for major new commercial development. Two other prime abutting core redevelopment sites are the Electrolier site to the west with its large existing 1 storey warehouse and the Sears/Cal Investments site to the east on which a major multi-levelled retail mall with a Woodward's Department Store is being added to the Sears store.

In conjunction with Rezoning #78/83, Daon Development Corporation had pursued a major retail shopping mall proposal which had been presented at a Public Hearing and received Third Reading of the zoning bylaw on 1984 November 13. Daon recently announced its withdrawal from possible development of this site. Cambridge Leasehold Ltd. has now entered an agreement to purchase the subject site from Kelly-Douglas and Company Ltd. in order to develop a major commercial development.

4.0 COMMERCIAL DISCUSSION

4.1 The site would be rezoned to the Comprehensive Development District (CD) utilizing the General Commercial District (C3), the Multiple Family Residential District (RM5), and Administration and Assembly District (P2) as use guidelines. The guidelines outlined in the policy report "Metrotown A Development Plan" also apply. The components of the suitable plan of development will include:

- a) A detailed Phase I proposal for a major commercial retail mall, office space, integrated Metrotown bus loop and accessory apartment development.
- b) A general overall Community Plan outlining one possible acceptable scenario for future phased development accommodating further retail and office development, potential hotel, and accessory apartment development. The manner in which the future development of the abutting Electrolier site and the development under construction on the Sears/Cal Investments site could be integrated with the subject site would be illustrated. Each major future component, as detailed proposals are pursued, would be subject to an amendment rezoning procedure.

4.2 Preliminary plans have been submitted by the applicant for review which indicate the development of a promising high-density urban proposal. Preliminary indications are for the establishment in the first phase of a regionally significant 2-level retail mall of approximately 700,000 sq. ft. which would include department stores, approximately 350,000 sq.ft. of offices, and a small accessory apartment component. The Phase I gross floor area is in the range of 1,100,000 sq.ft. Large publicly-oriented plazas are to be provided on the Central Boulevard and Kingsway frontages.

Future phased development contemplates the addition of a third level to the Phase I 2-level retail mall of approximately 280,000 sq.ft., approximately 1,000,000 sq.ft. of additional offices, and substantial additional apartment development. The total gross floor area of all phases together will be in the range of 2,600,000 sq.ft.

4.3 The applicant has engaged a consultant to report on various vehicular situations. Access, traffic, and parking implications will require further study. The Ministry of Transportation and Highways with its interest in Kingsway as a provincial highway will be involved in traffic discussions.


Preliminary indications are that the developer intends to provide parking provisions meeting or close to meeting standard Municipal bylaw requirements for the Phase I development. The substantial reduction in parking provisions justified in the Sears/Woodwards proposal and the former Daon proposal have not yet been requested for this project. Indications are that only 10% of the parking provisions will be surface parking with the balance provided underground or in above-grade structured parking facilities. The detailed vehicular situations will be addressed in the further report on this development.

- 4.4 The retail centre will be directly linked by means of an elevated pedestrian passerelle to the bus loop and the Metrotown ALRT station. The bus loop currently under construction is to be integrated into the development. Escalators are required from the passerelle level down to the bus loop.
- 4.5 The site is currently consolidated. The dedication of widening for Kingsway by 16-1/2 feet is required. The existing Kelly-Douglas produce building which straddles the Central Boulevard road allowance is required to be demolished by 1986 July 01 by prior agreement with Kelly-Douglas, although it is desirable that this demolition take place at the earliest opportunity. The eventual provision of a westward access route to Silver Avenue and beyond to Willingdon Avenue, mid-way between Kingsway and Central Boulevard continues to be required.
- 4.6 The Development Cost Charges applicable to this development are the Metrotown Public Open Space Charge, the Metrotown Grade-Separated Linkage Charge, and for any residential development, the Neighbourhood Parkland Acquisition Charge. An elevated pedestrian linkage must be provided from the second level of the retail mall to the Kingsway property line.
- 4.7 Appropriate public pedestrian linkages are required through the site, north-south between Kingsway and Central Boulevard, and westward toward Silver Avenue along the proposed vehicular access alignment. Public pedestrian provisions are also to be provided along the Kingsway and Central Boulevard frontages. A major retail mall linkage is promoted towards the east, fully integrating the subject major retail mall development with the adjacent Sears/Woodward's major retail mall development.

5.0 CONCLUSION

This development is a compact, high-density, major commercial proposal with an accessory apartment component which together with the desirably linked Sears/Woodward's development to the east will result in one of the largest, if not the largest, retail centres in British Columbia. A highly significant, recognizable focus for the area will result, establishing a high profile for Metrotown within the region; as well as providing this Municipality with an increased source of tax revenue. In its general aspects, the proposed Cambridge proposal is a laudable one. However, in a proposal of this magnitude and complexity, various aspects of the project need to be further studied, refined, and resolved. These aspects are being pursued by staff and once resolved will result in the submission of a detailed report to Council requesting that the proposal be advanced to a Public Hearing.

KI:lf
Attachments
cc: Director Engineering & Cultural Services
Director Recreation & Cultural Services
Director Finance


A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

**Aitken
Smith
Carter
Partners**

Suite 530
171 West Esplanade
North Vancouver, B.C.
Canada V7M 3J9
(604) 986-7371

September 27, 1985

Mr. Ken Ito
Development Planner
Corporation of Burnaby,
4949 Canada Way
Burnaby, B.C.

Dear Sir:

Re: Rezoning Application, Metrotown
Letter of Intent

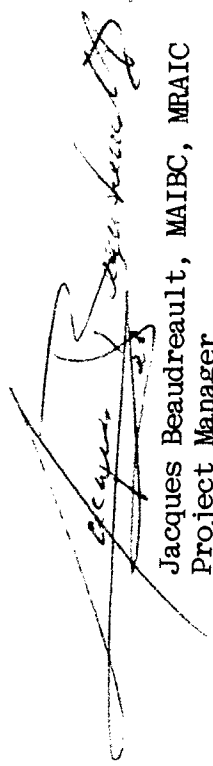
As authorized agents of Cambridge Leaseholds Ltd., we hereby confirm that the above property is intended to be rezoned to incorporate major retail use component, office use, residential use, parking use, and transportation use.

This proposed development is intended to be phased. The first phase will consist primarily of a large retail component of approximately 1,000,000 square feet of gross leasable area. Subsequent phases will likely comprise an additional 1,000,000 square feet of gross leasable area, or more, for a total project master plan in excess of 2,000,000 sq. ft.

We trust that this meets the intent of your requirement. Should we be of any further assistance, please do not hesitate to contact me.

Sincerely yours,

AITKEN SMITH CARTER PARTNERS



Jacques Beaudreault, MAIBC, MRAIC
Project Manager

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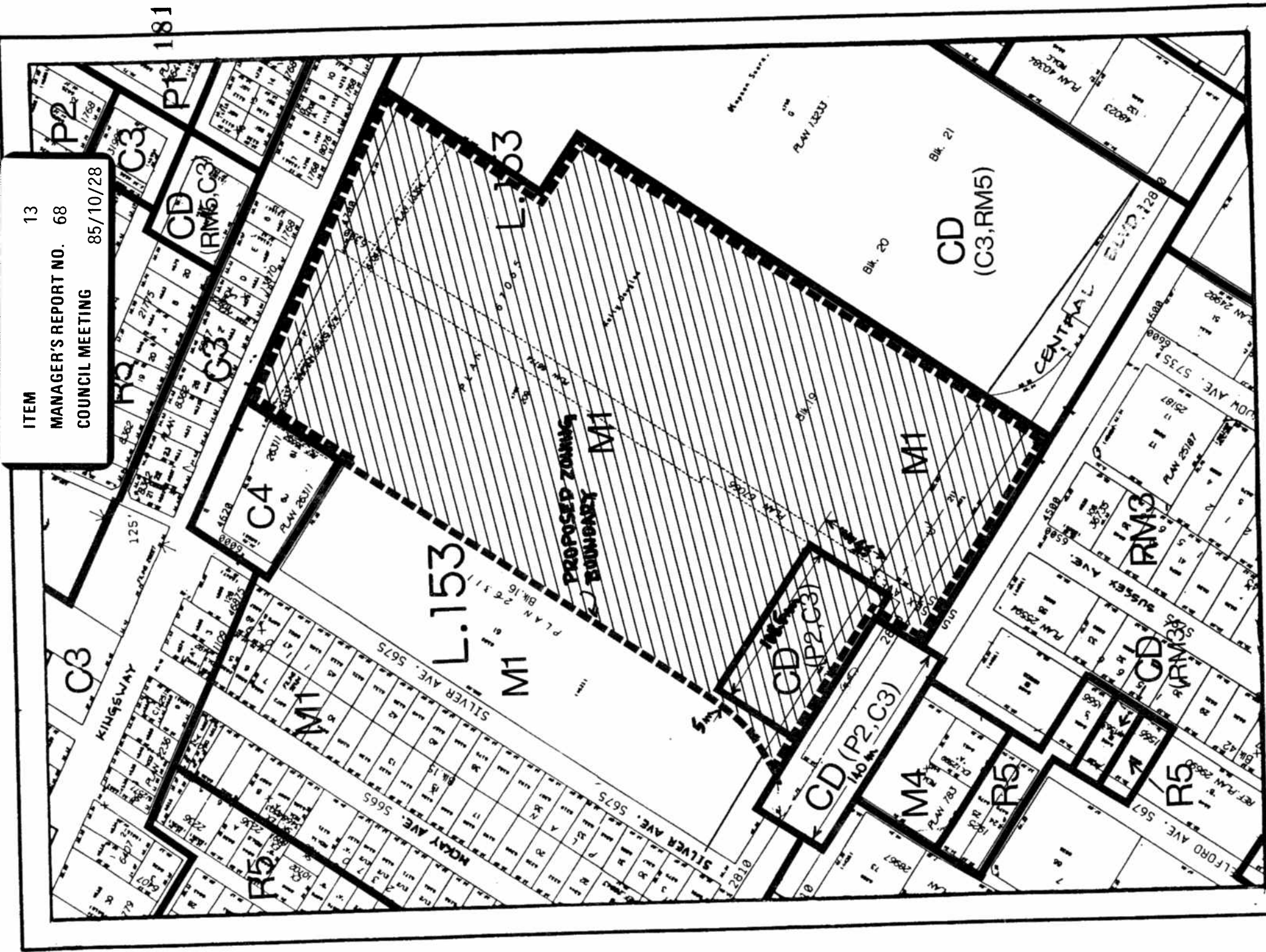
cc: Larry Rank, Cambridge Leaseholds Ltd.
Jeff Simpson, Cambridge Leaseholds Ltd.
Mike Cogliano, Cambridge Leaseholds Ltd.

Smith Carter Partners is a firm of Architects, Engineers, Planners,
and Interior Designers with offices in Vancouver and Winnipeg.
Partners are: David M. Aitken MAIBC, MRAIC; Dennis H. Carter FRAIC;
Jim Orzechowski MRAIC; Ernest J. Smith FRAIC, RCA;
Peter Wreglesworth MAIBC, MRAIC; and Ralph Schilling MRAIC.

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Burnaby Planning Department

Date	October 1985
Scale	NTC
Drawn By	

Rezoning #71/85

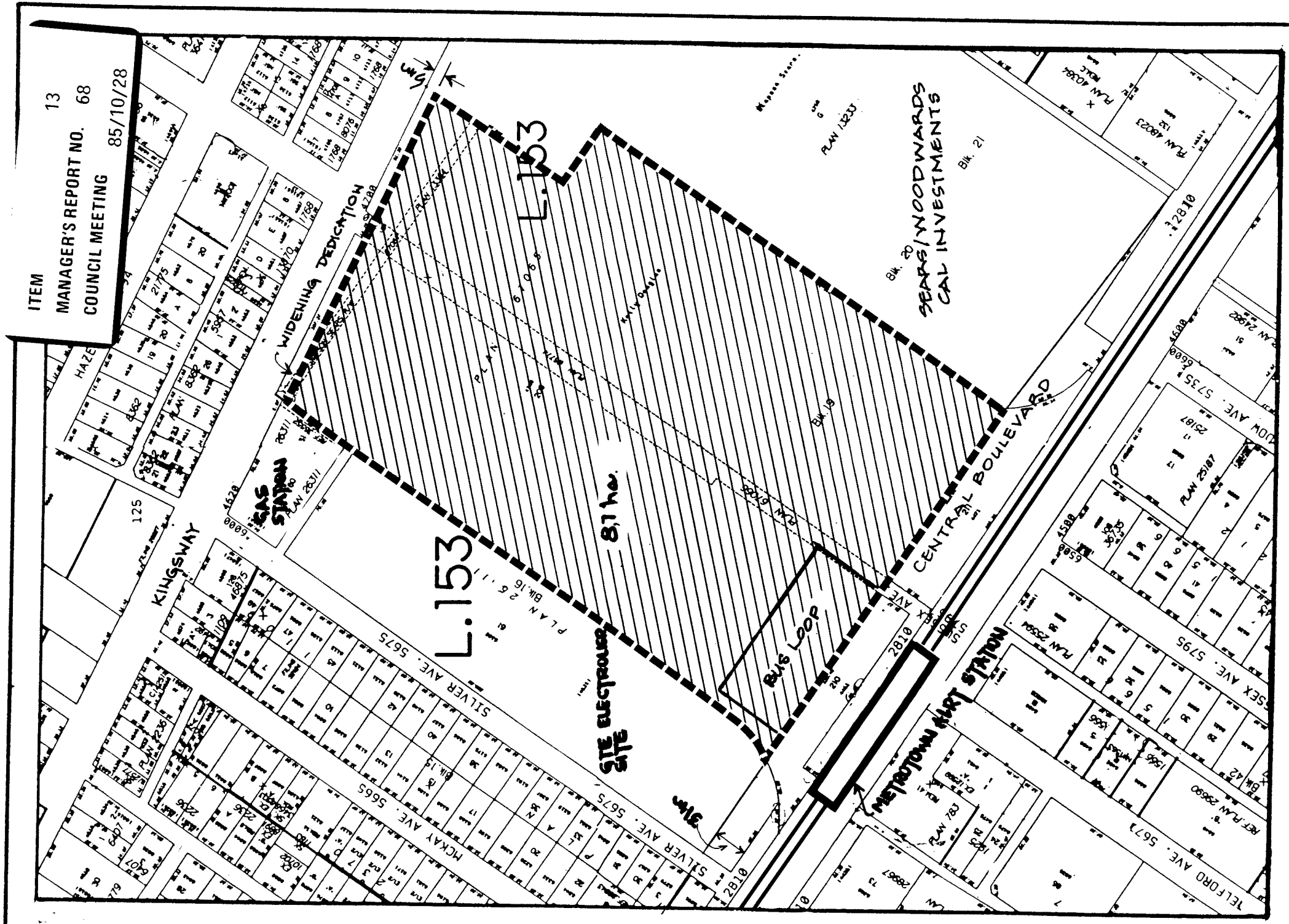
Existing Zoning



North

Sketch 1

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Date

October 1985

Scale

NTS.

Drawn By



Burnaby Planning Department

Rezoning # 71/85
(Net Project Site)

182



North

Sketch 2

