

RE: REZONING REFERENCE NO. 9/85
4750 KINGSWAY & 6452 FERN AVENUE
CAL INVESTMENTS/SEARS PROPOSAL
METROTOWN - AREA NO. 1

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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ITEM	16
MANAGER'S REPORT NO.	27
COUNCIL MEETING	85/04/09

TO: MUNICIPAL MANAGER 1985 April 04
FROM: DIRECTOR PLANNING & BUILDING INSPECTION Our File: RZ #9/85
SUBJECT: REZONING REFERENCE #9/85
4750 KINGSWAY AND 6452 FERN AVENUE
CAL INVESTMENTS/SEARS PROPOSAL - METROTOWN - AREA #1
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SEARS PORTION

ADDRESS: 4750 Kingsway and 6452 Fern Avenue
LEGAL: Portion of Blk. "G" of D.L.s 32, 152 & 153, Plan 13233;
Lots 1, 2, 3 & 4 and Portion of Lots 5, 6 & 7, Blk. 22,
DL 152, Plan 3741; Portion of Pcl. "B". Blk. 22, D.L.
152, Plan 3741 shown outlined green on plan with Bylaw
filed 44384; Lots 7, 8, 9 & 10, Blk. 23, D.L. 152, Plan
2322; Portion of Pcl. "K", Bylaw Plan 32181, D.L.s 32 &
152 according to Plans 783, 2322, 3741 and 4525; Pcl.
"J", Bylaw Plan 32181, D.L. 32 according to Plan 812;
Portion of Lot 1, D.L. 152, Plan 68348 and Lot 3, D.L.
152, Plan 68348.
(Lot "X" [4.896 ha] and Lot "Z" [0.6113 ha] of
unregistered plan).

CAL INVESTMENTS PORTION

ADDRESS: 4750 Kingsway
LEGAL: Portion of Blk. "G" of D.L.s 32, 152 & 153, Plan 13233;
Portion of Lots 5, 6 & 7, Blk. 22, D.L. 152, Plan 3741;
Portion of Pcl. "B", Blk. 22, D.L. 152, Plan 3741 shown
outlined green on plan with Bylaw filed 44384; Lots 1, 5
& 6, Blk. 23, D.L. 152, Plan 2322; Portion of Pcl. "K",
Bylaw Plan 32181, D.L.s 32 & 152 according to plans 783,
2322, 3741 and 4525; Lots 2, 3 & 4, Blk. 23, D.L. 152,
Plan 2322; Portion of Lot 1, D.L. 152, Plan 68348.
(Lot "Y" in 3 parts totalling 4.993 ha of unregistered
plan).

FROM: C2 Community Commercial District, C3 General Commercial
District & P8 Parking District.

TO: CD Comprehensive Development District (based on C3 and
RM5 guidelines).

RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1985 April 09, and to a Public Hearing on 1985 April 23 at 19:30 h.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development for the proposal and of a Community Plan which will serve as a general guide for longer range development of the subject site.
 - 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 to Municipal standards and constructed in accordance with the engineering design. 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 completion and registration of all required documentation related to Subdivision Reference #123/84 creating the legal parcels.
 - e) The granting of any necessary easements.
 - f) The dedication of any rights-of-way deemed requisite.
 - g) The provision of a public pedestrian walkway easement from Central Boulevard to Kingsway and linked to Bennett Street, and the construction of a concrete walk and lighting to the approval of the Director Engineering.
 - h) The pursuance of the construction of the portion of the pedestrian overpass of Kingsway just west of McMurray Avenue from the face of the Sears store to the Kingsway property line.
 - i) The retention of the stand of existing mature trees just east of the Sears store.
 - j) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
 - k) The provision of a reciprocal easement and the agreement of the developer to bear construction costs related to the provision of a future joint service access off Central Boulevard with the property to the west.

SUMMARY

The applicant has submitted an overall development plan which reflects the Municipal objectives for Metrotown, and outlines a high quality major retail development within the context of the appropriate subject site. Future development additions will be pursued in the ongoing rezoning process.

The development of this site is a key one to assure the establishment of Metrotown as a viable Municipal and regional focus. This proposal accommodates the following major component parts:

- a) Three-level shopping mall.
- b) The existing refurbished Sears Department Store and a new second department store.
- c) Food floor (optional).
- d) Triple Cinema.
- e) Existing Sears Auto Centre.
- f) Offices
- g) Structured parking deck, underground and surface parking.
- h) Future linkages to development proposed on the Kelly-Douglas property to the west.
- i) Future phased development calling for commercial and residential uses.

This proposed \$100 million development has a gross floor area of 910,000 sq.ft. including mall and service areas. The gross commercial retail floor area totals 650,000 sq.ft. with 120,000 sq.ft. gross of office space. A total of 2,910 parking spaces is provided.

To further Metrotown core area development, the Municipality must continue to pursue various supporting initiatives such as the completion of Central Boulevard.

The applicant wishes to pursue his proposal towards construction on an expeditious basis and requests that his proposal be submitted to a Public Hearing at the earliest opportunity.

REPORT

1.0 REZONING INTENTION

The intent of the proposed rezoning bylaw amendment is to accommodate a major multi-leveled retail and office commercial development incorporating the existing Sears Department Store and Auto Centre. Future phased development composed of commercial and accessory residential uses will be accommodated through the establishment of a Community Plan, outlining one appropriate general concept for the further development of the subject site.

2.0 BACKGROUND

Council on 1985 March 25 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 in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 The site is being rezoned to the Comprehensive Development District (CD) utilizing the General Commercial District (C3) and the Multiple Family Residential District (RM5) as use guidelines. The guidelines outlined in the policy report "Metrotown - A Development Plan" also apply. The components of the suitable plan of development include:

- a) A detailed proposal for a major retail shopping mall including a refurbished Sears Department Store and Sears Auto Centre with a significant office component.
- b) A general overall Community Plan outlining one possible acceptable scenario for future development accommodating a variety of uses including office towers, future retail development and accessory apartment development. The general manner in which this development could be integrated with a similar development on the abutting Kelly-Douglas property to the west would be illustrated. Each major future component, as detailed proposals are pursued, would be subject to an amendment rezoning procedure.

It is noted that the small 70 ft. x 123 ft. area covering the existing gas bar component of the Sears Auto Centre which is currently zoned C6a would remain unchanged, since the C6a zoning is not a permitted use within the Comprehensive Development District (CD).

3.2 The site is being resubdivided to correspond to the parcels outlined on the attached Sketch. A Road Exchange Bylaw (R.C.#16/84) as approved by Council has also been pursued with respect to the closure of a portion of the Fern Avenue right-of-way and the dedication of rights-of-way involving Kingsway widening, Central Boulevard, Nelson Avenue widening north of Bennett Street, and the westward extension of Bennett Street to Bonsor Avenue. The completion of subdivision and road exchange requirements is a prerequisite to the completion of the rezoning bylaw.

3.3 The requirements of the National Building Code and the Chief Building Inspector are particularly relevant to the reuse of portions of the frame of the former Sears Catalogue Warehouse and the determination of appropriate fire separations along the property line defining the existing Sears Department Store and the new retail mall. Further reciprocal legal protections may be required if the abutting fire walls are not independent.

3.4 The Director Engineering will be requested to prepare an estimate of any additional services necessary to serve this site. The servicing requirements will include the following:

- a) The removal of the traffic signals at Mckercher Avenue and Kingsway and the provision of traffic signals at McMurray Avenue and Kingsway.
- b) The provision of an appropriate bus bay in the vicinity of McMurray Avenue and Kingsway.
- c) The provision of traffic signals at the main project entrance off Central Boulevard if considered warranted by the Municipal Traffic Engineer.
- d) The provision of street trees along the site frontages.

- e) To make good the existing sidewalk along the Kingsway frontage where necessary.
- f) Reconstruction of the lane access off Central Boulevard in order to accommodate a more direct project access off Central Boulevard.

3.5 With respect to Bonsor Park, the Parks and Recreation Commission had expressed the desire to explore the possibility of the further expansion of Bonsor Park north of the Brief Street alignment. The properties south of Bennett Street to Bonsor Park are controlled by Cal Investments/Sears except for the Chalet Bakery property at Bennett Street and Nelson Avenue. Those Cal/Sears properties west of Lily Avenue are part of this rezoning application (part of Parcel Y and Parcel Z). The rezoning applicant has indicated that the portion of his development site south of Bennett Street is needed for parking purposes and is not available for acquisition for park purposes. A population and park allocation study completed by the Planning & Building Inspection Department has also concluded that no further extension of the district level Bonsor Park site is required, other than those additions which have already been proposed.

The Parks and Recreation Commission considered this study at its meeting of 1985 April 03. The Commission agreed not to pursue the acquisition of the Cal/Sears properties with the exception of the portion of property (Lot at 6510 Fern Avenue) which forms part of the Brief Street road allowance. Council will recall that the acquisition of this lot has previously been generally agreed to by Council to compensate for the portion of Bonsor Park given up for the Central Boulevard alignment. It is the Commission's understanding that this lot will be obtained from Sears as part of the land exchange which would be pursued involving the proposed closure of Lily Avenue. It is also the Commission's understanding that the Municipal properties adjacent Lily Avenue will be incorporated into Bonsor Park (6530 and 6555 Lily Avenue, 6557 and 6575 Nelson Avenue). This is as previously discussed by Council.

3.6 The provision of an eventual joint service access with the future development on the Kelly-Douglas site to the west is required to avoid potential traffic problems at Central Boulevard. The developer will provide a reciprocal easement covering a flat area approximately 100 feet into the site to enable a joint access to be constructed when the development on the Kelly-Douglas property proceeds. The developer/owner (including subsequent owners) agrees to bear the cost of any construction work with respect to his property arising from this future access adjustment.

3.7 A landscaped corridor accommodating a public walkway and lighting protected by easement is to be provided through the site between Central Boulevard and Kingsway and tying into Bennett Street.

3.8 The Municipality will have to complete Central Boulevard west from Imperial Street across the frontage of this site to serve this development. The Dow Avenue access across the B. C. Hydro right-of-way will be closed. The westward extension of Central Boulevard beyond this site cannot be accomplished until the Kelly-Douglas Produce Building is demolished at the latest by 1986 July 01. Improvements to McMurray Avenue north of Kingsway should also be pursued prior to the completion of this development through initiatives involving the Municipality and abutting private developers.

3.9 The Ministry of Transportation and Highways is being consulted with regard to its interests in Kingsway, a provincial highway, and development along its frontage.

- 3.10 A Metrotown Grade-Separated Pedestrian Linkage charge of \$0.306 per gross sq. ft. of commercial building floor area is applicable to this overall development, excepting only the existing Sears Department Store and Auto Centre. It is proposed that this requirement be met through the actual construction by this developer of the portion of the pedestrian overpass of Kingsway just west of McMurray Avenue from the face of the Sears store to the Kingsway property line. The balance of the bridge will be constructed when sufficient additional funds have been deposited by other core-area developers or as a result of future more intensive development.
- 3.11 The established Metrotown Public Open Space Charge is \$0.50 per gross sq. ft. of non-residential building floor area applied to the overall Metrotown precinct. This charge applies to the overall development excepting the existing Sears Department Store and Auto Centre.
- 3.12 The developer has retained N. D. Lea & Associates, Transportation Consultants, to assist in establishing appropriate parking requirements for this development. In general, it is expected that less parking will be required compared to other suburban commercial centres due to the surrounding high walk-in apartment population, a good bus transit network focussed on the Metrotown core, and the convenience of the Metrotown ALRT station from which large numbers of people can access the site. The previous studies pursued by Wilbur Smith & Associates for the Daon proposal on the Kelly, Douglas site have also assisted in determining the appropriate parking provisions.
- According to bylaw requirements, this Cal/Sears proposal composed of 650,000 sq.ft. gross of retail area and 120,000 sq.ft. gross of office area requires 3,477 parking stalls. However, utilizing the Comprehensive Development (CD) Zoning District, the same parking provisions as agreed to in the Daon proposal on the Kelly, Douglas site, and the same parking reduction rationale, the Cal/Sears project would require a minimum of 2,559 parking stalls (including the full bylaw requirement for office space above 10% of the total retail area). The total parking stalls to be provided in the Cal/Sears project is 2,735, which does not include an additional 190 stalls provided on Lot Z. This overall development provides a grand total of 2,925 stalls. It is noted that the Daon proposal composed of 770,000 sq.ft. gross of retail area and 50,000 sq.ft. gross of office area provided a total of 2,900 stalls.
- The proposed parking provisions outlined under Section 4.0 of this report are considered supportable by staff. It is noted that the parking provided on both the Sears portion and the Cal Investments portion of the development site will be available to each others patrons and the overall sufficiency of parking is based on a joint approach.
- 3.13 The existing spur rail serving this development will be removed by the developer.

4.0 DEVELOPMENT PROPOSAL

4.1 Sears Portion - 3-level existing department store and separate auto centre building.

- a) Net Site = 13.6 acres
Lot X = 12.1 acres
Lot Z = 1.5 acres
- b) Gross Building Area
Sears Department Store = 230,000 sq. ft.
Sears Auto Centre = 20,000 sq. ft.
(2,000 sq. ft. max. retail and 26 service bays).
Office Area = 10,000 sq. ft.
- c) Total Parking provided = 845 stalls
Other parking on Lot Z = 190 stalls

All parking on this site portion is on surface and is to be surrounded by appropriate landscaped buffer strips and islands of landscaping within the parking areas.

- d) Loading bays provided = 6 large bays
The large loading bays are to accommodate 50 - 60 foot long trucks.

4.2 Cal Investments Portion - 3-level retail mall, new department store, food floor and offices.

- a) Net Site = 12.3 acres
Lot Y = 3 parts of 10.6, 1.1 and 0.6 acres

- b) Gross Building Area:
Retail Area
(Includes optional food floor and triple cinema) = 410,000 sq.ft.
Offices = 110,000 sq.ft.
Mall Area = 105,000 sq.ft.
Service Area = 40,000 sq.ft.

- c) Total Parking Provided = 1,890 stalls

Surface = 510
Underground = 675
Structured Deck
(above-ground parking decks
decks are to be included
in generalized floor area
calculations) = 705

Surface parking areas are to be surrounded by appropriate landscaped buffer strips and islands of landscaping within the parking areas.

Structured parking decks are to have a high-quality, screened appearance and to be part of an integrated architectural concept together with the other buildings on the site.

- d) Loading Bays Provided = 5 large bays
= 4 small bays

- a) Pedestrian "Kingsway plaza" focus between the Sears store and Kingsway.
- b) Landscaped setback setting along the Central Boulevard frontage.
- c) Continuous pedestrian cover around the north, east and south frontage of the main shopping buildings. Some of these canopies related to the Sears store may be phased in.
- d) Architecturally considered site, parking area, and building lighting.
- e) A high-quality design and architectural approach is being promoted to attract people not only to shop and work but also to experience a special urban environment with a unique character and exciting image.

4.4 The general exterior materials and finishes are brick and concrete, extensive glass skylighting and canopies, and interlocking pavers in plazas and pedestrian walkway areas. The existing Sears Department store (marble facing) and existing Auto Centre are to be refurbished.

4.5 A comprehensive sign plan will be provided. The number of signs permitted by the C3 zoning category will not be exceeded but the location of signs will be determined on a comprehensive basis to enhance the overall development. An integrated approach is to encompass all signs including freestanding, informational and identification, and traffic management.

4.6 Community Plan:

The future development of additional, more intensive commercial and residential development is envisaged.

- a) The Community Plan will permit incremental development of further phases which will be specifically implemented through the amendment rezoning process.
- b) A coherent overall system of site servicing and access corridors both for users and for emergency vehicles is planned to which each future phase development can be plugged in easily. If individual sites are to be either strata titled or subdivided, servicing to the individual site boundaries must be to the approval of the Director Engineering.
- c) Commercial uses are permitted throughout the overall site which has a depth of over 1,000 feet south of Kingsway. Residential development in this Metrotown core area is precluded within a narrow corridor approximately 260 feet on either side of Kingsway recognizing the primary commercial emphasis of this stretch of Kingsway between Willingdon and Nelson. Residential development is permitted on the balance of the site.

Future development is proposed in the form of high-rise, point block towers oriented on an axis parallel to Bonsor Avenue surmounted on 2-storey or terraced commercial podium developments with retail commercial uses on at least the ground floor area. Large overshadowing slab buildings are not desirable. Towers could accommodate (among others) offices, hotels, apartments and medical/dental buildings. This high rise development will be so located and configured to optimize penetration of natural light to the pedestrian "street" and plaza areas.

- d) An at-grade, open-space system of individual project plazas, canopied areas, landscaped areas, and interproject pedestrian linkages will be provided. Full underground or hidden and integrated above-ground structured parking provisions are called for.
- e) A future commercial building linkage is promoted between the Sears Department Store and future development on the Kelly, Douglas property along the Kingsway frontage. A continuation of the pedestrian plaza and landscaped front yard proposed by Daon on the Kelly, Douglas frontage along Kingsway is called for as a future provision on the Sears frontage along Kingsway eastward to the McKercher Avenue access axis.
- f) A future major mall connection is also called for linking the Cal Investments retail mall with the retail mall on the Kelly, Douglas property currently proposed by Daon Developments.

KI:lf

Attachment

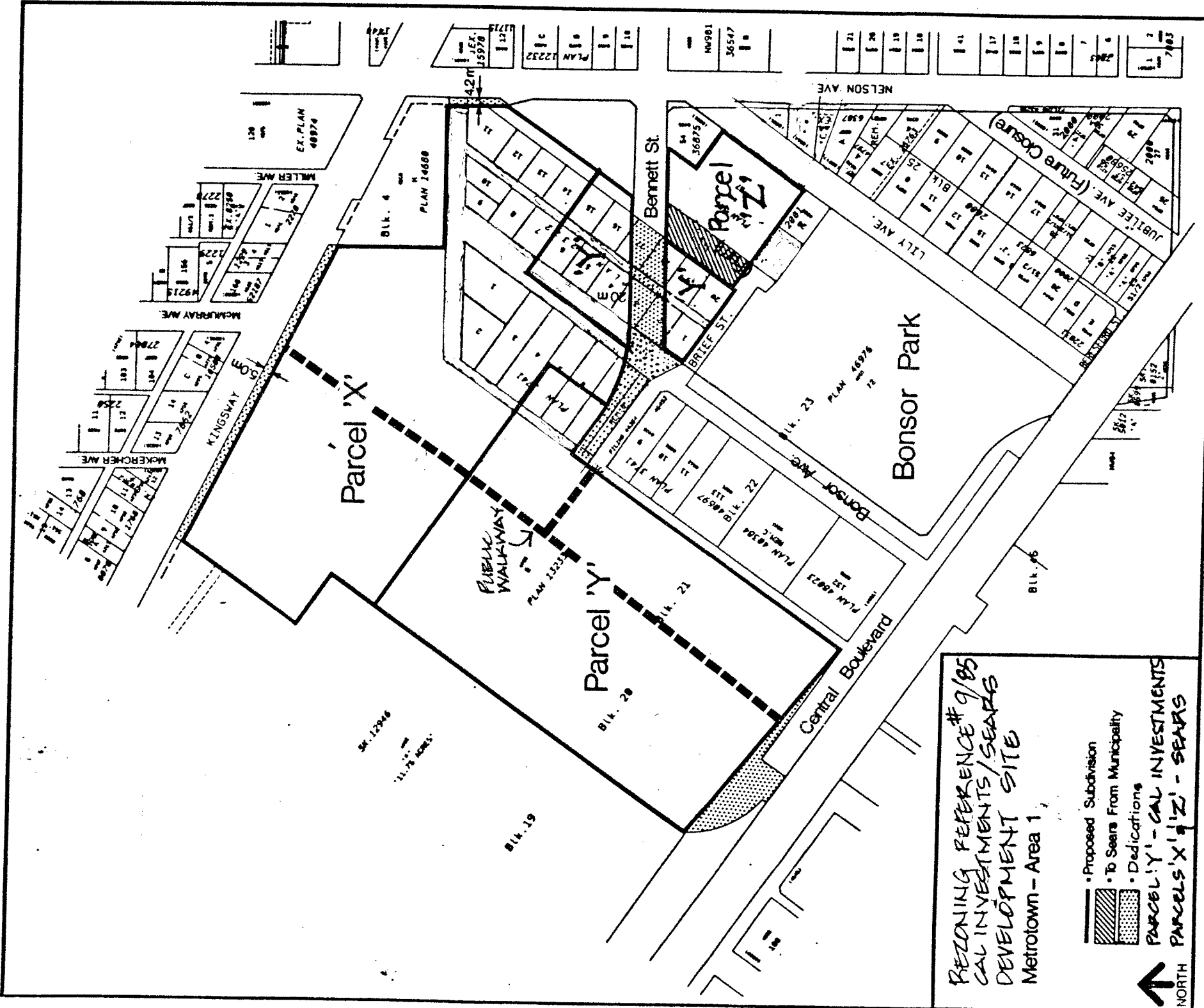
cc: Director Engineering
Director Finance
Director Recreation & Cultural Services
Municipal Solicitor
Municipal Clerk
Chief Building Inspector



A. L. PARR
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 16
 MANAGER'S REPORT NO. 27
 COUNCIL MEETING 85/04/09

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REZONING REFERENCE # 9/05
 CAL INVESTMENTS / SEARS
 DEVELOPMENT SITE
 Metrotown - Area 1

- Proposed Subdivision
 - To Sears From Municipality
 - Dedications
 PARCEL 'Y' - CAL INVESTMENTS
 PARCELS 'X' & 'Z' - SEARS

Scale = NTS

1985 JAN 28

BURNABY PLANNING & BUILDING
 INSPECTION DEPARTMENT