

RE: REZONING REFERENCE NO. 8/87A
LOT 'A', DL 152, PLAN 74906
5000 KINGSWAY

ITEM	17
MANAGER'S REPORT NO.	49
COUNCIL MEETING	87/08/10

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1987 JULY 29

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #8/87A
LOT "A", D.L. 152, PLAN 74906
5000 KINGSWAY (SEE ATTACHED SKETCH)

RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24 and to a Public Hearing on 1987 September 15 at 7:30 p.m. and that the following be established as prerequisites to completion of 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.
 - c) The deposit of the applicable charge of \$5.38 per gross square metre (\$.50 per gross square foot) to go towards the acquisition of public open space in Metrotown.
 - d) A letter from the developer agreeing to adhere to all the earlier prerequisites of RZ#8/87 for this rezoning.

REPORT

1.0 GENERAL INFORMATION:

- 1.1 Applicant: Gama Construction Ltd.
5628 Imperial Street
Burnaby, B.C.
V5J 1E9
- 1.2 Subject: Application for the rezoning of:

Lot "A", D.L. 152, Plan 74906

From: CD Comprehensive Development
District and Amended CD Compre-
hensive Development District
To: Amended CD Comprehensive Develop-
ment District (based on C3 General
Commercial District and Metrotown
Development Plan guidelines)

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1.3 Address: 5000 Kingsway

1.4 Location: The subject site comprises the majority of the block bounded by Kingsway, Nelson Avenue, Bennett Street and Marlborough Avenue.

1.5 Size: The site has an area of approximately 1.3355 ha (3.30 acres).

1.6 Services: The Director Engineering will be requested to provide all relevant servicing information.

1.7 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to accommodate the addition of one storey to the planned building at the corner of Nelson Avenue and Bennett Street.

2.0 BACKGROUND:

The subject site comprises the existing Plaza 5000 retail/office development as well as the northeast corner of Nelson Avenue and Bennett Street which is currently planned for development of a six-storey office building in accordance with a rezoning bylaw amendment (RZ#8/87) which received Final Adoption on 1987 June 22. The applicant's proposal is now to increase this building's height to seven storeys, significantly increasing its proposed floor area, and necessitating a new Public Hearing and rezoning amendment.

3.0 GENERAL COMMENTS:

3.1 The subject site is being rezoned:

From: CD Comprehensive Development District and Amended CD Comprehensive Development District
To: Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Development Plan guidelines)

3.2 Servicing for the subject site was provided for in connection with RZ#8/87 and SD#143/86. The Director Engineering will be requested to confirm that no additional servicing is required.

3.3 The Metrotown Public Open Space Charge of \$5.38 per gross square metre (\$0.50 per gross sq. ft.) applies to the additional building floor area resulting from the subject rezoning.

3.4 The previous rezoning of the subject site incorporated a 20 per cent (36 space) parking reduction for the new office building as provided for under the policy adopted by Council for Metrotown on 1982 February 15. As staff are currently reviewing this policy, no additional parking reduction is recommended at this time. The applicant has, however, indicated that he may wish to pursue a further parking reduction following completion of this review and implementation of a new policy.

4.0 DEVELOPMENT PROPOSAL:

4.1 The only significant change proposed to the development plans provided for under RZ#8/87 is the addition of one floor to the previously planned six-storey office building at the corner of Bennett Street and Nelson Avenue. This results in an increase in gross floor area of 1190.9 m (12,819 sq. ft.).

4.2 Net Site Area: 1.3355 ha (3.30 acres)

4.3 Floor Area:

Existing 6-Storey Building -	4,140 m ²	(44,562 sq. ft.)
Existing 3-Storey Building -	2,575 m ²	(27,716 sq. ft.)
One-Storey Retail - Existing -	2,350 m ²	(25,298 sq. ft.)
- New -	252 m ²	(2,712 sq. ft.)
New 7-Storey Office Building -	8,007 m ²	(86,195 sq. ft.)

Total: 17,324 m² (186,483 sq. ft.)

Floor Area Ratio: 1.30

4.4 Required Parking:

Retail and General Office (15,363 m²) - 334 spaces

Medical/Dental Office (1,961 m²) - 70 spaces

Total: 404 spaces

Less reduction for new office building
as provided for under RZ#8/87 -

36 spaces

Net Parking Required - 368 spaces

Provided Parking:

Surface - 156 spaces
Existing Underground - 74 spaces
New Underground - 110 spaces
Lot at 5000 Newton Street 57 spaces

Total: 397 spaces

Less existing allocation
for 6411 Nelson Avenue -

25 spaces

Net Parking Provided - 372 spaces

Provided Loading:

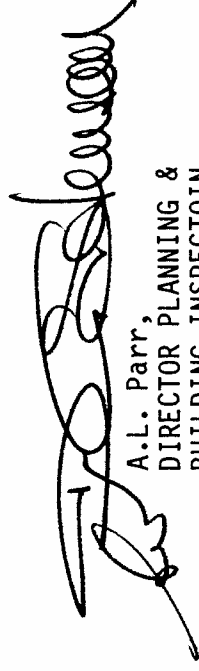
4 bays

4.5 Exterior Materials and Finish (New Office Building):

Panelized exterior wall insulation and finish system.

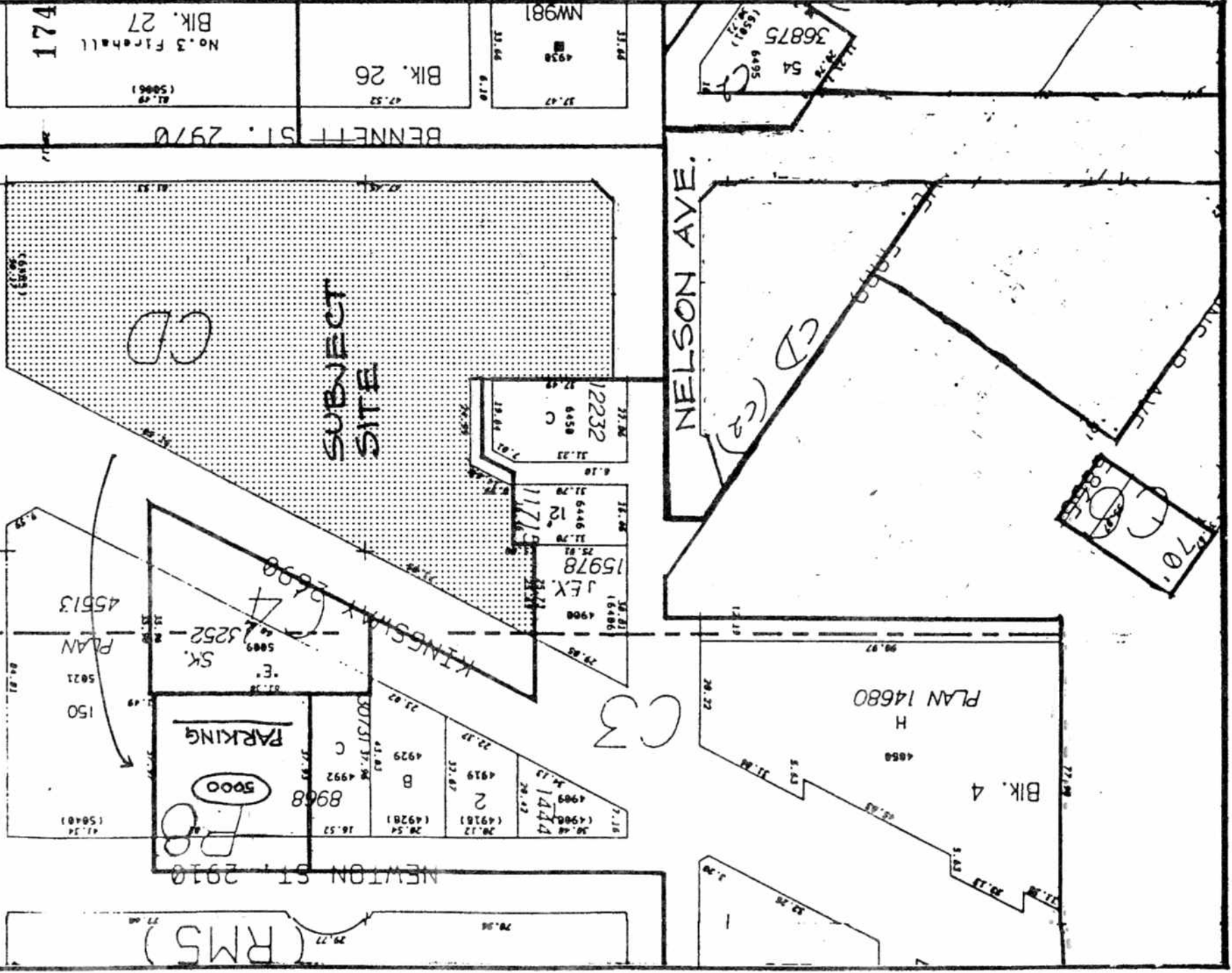
Bronze Glazing.

RR/JS
RR/JS


A.L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTOR

Attachment

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Date 1987 JULY
 Scale 1:1400
 Drawn By



RZ # 8/87A

