

RE: REZONING REFERENCE NO. 99/87  
EATON CENTRE - PHASE II  
METROTOWN - AREA I

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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SUPPLEMENTARY

TO: MUNICIPAL MANAGER 1987 September 18

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #99/87  
EATON CENTRE - PHASE II  
METROTOWN - AREA I

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C3  
GENERAL COMMERCIAL AND RM5 MULTIPLE FAMILY RESIDENTIAL  
DISTRICT GUIDELINES)

TO: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON  
C3 GENERAL COMMERCIAL AND RM5 MULTIPLE FAMILY  
RESIDENTIAL DISTRICT GUIDELINES)

ADDRESS: 4700 KINGSWAY

LEGAL: LOT 209 EXCEPT PART SUBDIVIDED BY PLAN 72017, D.L. 153,  
PLAN 67065

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RECOMMENDATIONS:

As mentioned in our 1987 September 17 report to Council on amendments to the Metrotown Development Plan, Council has two basic options before it; namely, to maintain the approach of only considering Phase II proposals after the monitoring of the completed Phase I developments, or to permit the construction start of Phase II proposals in the Spring of 1989.

Should Council decide to provide for the possible start of Phase II development in the Spring of 1989 rather than maintaining the position that consideration of all Phase II developments should await completion and monitoring of all Phase I developments, the following recommendations are made:

1. THAT staff be authorized to carry out the necessary forecasting infrastructure study as described in Section 7.0 of this report for completion by the end of 1987 December.
2. THAT staff be authorized to continue working with the applicant towards the development of a suitable plan of development and to pursue rezoning procedures in line with the processing time-line outlined in Section 7.0 of this report.

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R E P O R T

1.0 SUMMARY

In conjunction with a report to Council on 1987 September 08 related to proposed amendments to the Metrotown Development Plan, Council was informed that a report on the subject rezoning would be submitted to its meeting of 1987 September 21. It would be appropriate that Council first consider the report on this same agenda related to the Metrotown Development Plan prior to considering this report on a specific development site within the Metrotown primary core area.

Eaton Centre Phase II is a large and complex development proposal. Preliminary sketch submissions have been made to accompany the rezoning application. Further discussions and refinement are required in pursuing a plan of development suitable for presentation to a public hearing.

Also in order to properly plan and provide for further transportation and infrastructure improvements to meet the needs of the situation when all Phase I developments are complete and Phase II developments are added, it is proposed that staff be authorized to carry out the necessary forecasting infrastructure study from October to the end of December of this year. This rezoning proposal will be assessed in relation to the completed infrastructure study in January of 1988, and staff would plan on preparing a rezoning report for submission to Council as early as February 1988 with a recommendation that the rezoning proposal be advanced to a Public Hearing, subject to the findings of the infrastructure study.

2.0 GENERAL INFORMATION

- 2.1 Applicant: Aitken Smith Carter  
171 West Esplanade  
North Vancouver, B.C. V7M 1A1
- 2.2 Location: The subject site is located in the Metrotown core between Kingsway and Central Boulevard in the vicinity of Sussex Avenue.
- 2.3 Size: The site is largely rectangular in shape with an area of approximately 21.3 acres.
- 2.4 Services: The Director Engineering will be requested to provide all relevant servicing information.
- 2.5 Rezoning Purpose: The purpose of the proposed rezoning bylaw amendment is to permit the development of a major expansion of the Eaton Centre retail mall and two towers which may accommodate office, hotel and/or residential uses, in conformance with the Community Plan approved for the site.

3.0 NEIGHBOURHOOD CHARACTERISTICS

To the east is the existing Metrotown Centre Phase I development and to the west is the Station Square Phase I development which is currently under construction. To the south across Central Boulevard is the Metrotown SkyTrain Station and the Maywood apartment area beyond. To the north across Kingsway is existing strip commercial development.

#### 4.0 BACKGROUND

Eaton Centre Phase I had been granted Final Adoption of its rezoning bylaw (R.Z. #71/85) on 1986 June 09. This Phase I development is currently under construction and is scheduled to be complete in the Spring of 1989. The Phase I development is generally composed of a two-level shopping mall of approximately 630,000 sq.ft. of gross floor area including three major anchor tenants and a 300,000 sq.ft. office tower. In conjunction with the Phase I zoning bylaw, a Community Plan had also been approved indicating future development of the site which would encompass the provision of a third level to the retail mall including further anchor tenants, and two additional towers which could accommodate residential/hotel/office uses.

#### 5.0 CURRENT APPLICATION - PHASE II PROPOSAL

The applicant proposes a major expansion of Eaton Centre. A retail mall expansion of approximately 390,000 sq.ft. of gross leaseable area is proposed in the form of additional retail on the second level and full expansion of a third level. Extensive additional underground parking and expansion of existing decked parking are proposed. Surface parking would be further reduced. The Phase II proposal includes two towers of approximately 350,000 sq.ft. each designated for office, hotel and/or residential uses. Preliminary drawings have been submitted but further refinement and discussion of various development matters need to be pursued. Pedestrian connections to adjacent development will be a requirement of Phase II approval.

The applicant's Phase II proposal is in conformance with the adopted Community Plan which governs the future development of the subject site.

#### 6.0 STATUS OF METROTOWN DEVELOPMENT PLAN

The Metrotown Development Plan is currently under review. A further report which recommends the adoption of an amended Metrotown Development is on the agenda for the Council meeting of 1987 September 21. Staff would report that with the exception of the staging of Phase II developments in the primary core, the proposed Eaton Centre Phase II expansion appears to be otherwise in conformance with the amended Metrotown Development Plan which is being recommended for adoption by Council.

However, adoption of the amended Plan is necessary to provide the proper guidance to both staff and the applicant in processing the subject rezoning application.

#### 7.0 INFRASTRUCTURE STUDY AND TIMING OF DEVELOPMENT

When complete in the Spring of 1989, the three Phase I primary core developments will provide for a total shopping centre floor area of over 1.6 million sq.ft. without including extensive concurrent and related office, hotel, and apartment development. Staff continue to support the basic need to allow for an absorption and monitoring period prior to considering further expansion. This approach would mitigate detrimental effects on existing commercial developments both within Metrotown and throughout Burnaby and assure that the infrastructure is available to ensure that Metrotown is an attractive and easily accessible destination.

In addition to the subject Eaton Centre Phase II proposal with a planned 390,000 sq.ft. shopping centre expansion, the adjacent Metrotown Centre Phase II proposal for which a rezoning proposal (RZ #54/86) has also been made plans for a 285,000 sq.ft. shopping centre expansion. Although no rezoning application has yet been made for a Phase II expansion of Station Square, the adopted Community Plan for that project also provides for additional shopping centre expansion.

The magnitude of Phase II developments additional to Phase I developments relative to market and infrastructural considerations raises valid concerns of risk and public responsibility and suggests the need for the Municipality to proceed with caution and prudence with a full understanding of the situation and its ramifications. The Eaton Centre developer has indicated that he is reluctantly pursuing his Phase II development as a defensive measure in order to remain competitive with the proposed Metrotown Centre Phase II expansion.

It is important that all three primary core developers be treated in the same manner such that, as all three Phase I developments were permitted to proceed on an equal footing; so, when the Municipality is prepared to entertain Phase II developments, all three primary core developers should again be able to proceed on the same basis.

Although, as indicated, the preferred option is to have a monitoring period after the completion of the current Phase I core developments to allow for the assembly of factual data based on actual experience; the other, less desirable option, would be the determination of infrastructure and traffic requirements through simulation and other technical forecasting studies prior to advancing individual Phase II rezoning proposals to a public hearing.

Therefore, should Council wish to follow the forecasting option which would permit developers to pursue Phase II developments with the release of Building Permits as early as 1989 March 01, the following schedule is proposed as a scenario of earliest possible dates:

- a) Forecasting infrastructure study - 1987 October to December  
(including continuing work with Phase II applicants)
- b) Public Hearing rezoning report - 1988 February
- c) Public Hearing - 1988 March
- d) Final Adoption of Rezoning Bylaw - 1988 June
- e) Release of Building Permits - 1989 March 01

The above schedule is considered to be a reasonable processing time for projects of this complexity and magnitude.

KI:lf

Attachments

cc: Municipal Solicitor  
Director Engineering  
Director Recreation & Cultural Services



A. L. Parr  
Director Planning &  
Building Inspection



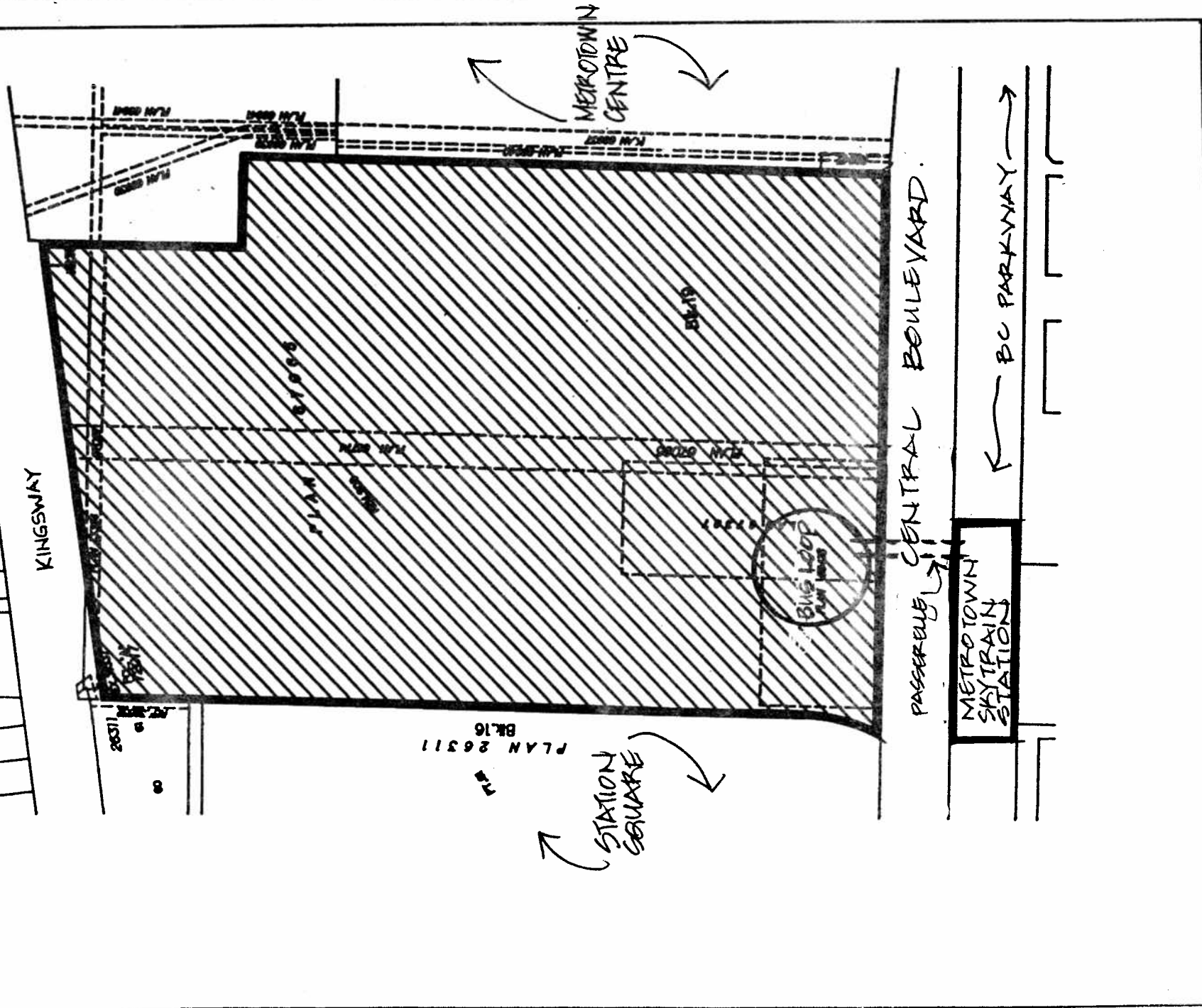
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SUSSEX AVE

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|---------|---------|----------|------------|
| PLAN 24 | 6302 20 | 70310 14 | 13070 1700 |
|         |         |          |            |

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KINGSWAY



STATION SQUARE

CENTRAL BOULEVARD

METRO TOWN SKY TRAIN STATION

BC PARKWAY



BURNABY  
 Planning &  
 Building Inspection  
 Department

SKETCH 2.



REZONING REFERENCE # 99/07.

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| Date:     | SEPT/07. |
| Scale:    | N.T.S.   |
| Drawn By: |          |



R. Z. #99/87.

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**Aitken  
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Carter**

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(604) 986-7371  
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Directors  
David M Aitken FRAIC MAIBC OAA MAA  
Peter Wreglesworth FRAIC MAIBC OAA MAA

August 21, 1987

The Corporation of the  
District of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M2

Attention: Mr. Ken Ito  
Development Planner

Dear Sir:

Re: Zoning Application - Eaton Centre Metrotown  
Letter of Intent

As authorized agents of Cambridge Western Leaseholds Limited, we hereby confirm that the above property is intended to be rezoned to incorporate major retail, office, residential and/or hotel uses together with associated parking as a Phase II expansion of Eaton Centre Metrotown.

The first phase of this development was rezoned to incorporate retail use, office use, parking use, and transportation use. At the time of the first rezoning a master plan was filed with the Municipality of Burnaby showing the full build out of this development and has since been regarded as the approved Community Plan for Eaton Centre Metrotown. This second phase is completely harmonious and consistent with the master plan accepted by the Municipality.

In keeping with Cambridge's views as to the necessity of Development Staging for Metrotown, it is anticipated that construction of the retail development of the second phase would commence in 1989.

The Phase II of Eaton Centre Metrotown will contain a retail component sized at approximately 390,000 square feet of gross leaseable area. This will take the form of additional retail on the second level and full expansion of a third level. Furthermore there will be an approximate increase of 800 underground parking stalls on two levels and an approximate increase of 500 above grade parking stalls on two levels.

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Aitken Smith Carter Architects Ltd. is a firm of Architects, Planners and Interior Designers based in Vancouver with affiliated offices in Victoria, Calgary, Winnipeg and Toronto.

**Aitken  
Smith  
Carter**

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Mr. Ken Ito  
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In addition, the Phase II proposal will include two towers, each containing approximately 350,000 square feet of gross leaseable area which will be designated for office, hotel and/or residential uses. These two towers are anticipated to come on stream as market requirements demand, however, the foundations for the aforementioned towers will be constructed contemporaneously with the construction of the Phase II retail component.

We anticipated the full project build out to be approximately 2,000,000 sq.ft. gross leaseable area.

We trust this material is satisfactory for your present purposes. Should we be of any further assistance please do not hesitate to contact the undersigned.

Yours truly,

AITKEN SMITH CARTER ARCHITECTS LTD.

  
J. Beaudreault, MAIBC  
Project Manager  
Associate

mb

c.c.: S. Raynor  
G. Donofrio  
M. Mehak  
M. Cogliano