

RE: REZONING REFERENCE NO. 99/87
EATON CENTRE - METROTOWN
4700 KINGSWAY

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 SEPTEMBER 15

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #99/87
EATON CENTRE METROTOWN - PHASE II
METROTOWN - AREA ONE
ATTACHED SKETCH

FROM: CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE
FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND
ASSEMBLY DISTRICTS GUIDELINES)

TO: AMENDED CD COMPREHENSIVE DEVELOPMENT DISTRICT
(BASED ON C3 GENERAL COMMERCIAL, RM5 MULTIPLE
FAMILY RESIDENTIAL AND P2 ADMINISTRATION AND
ASSEMBLY DISTRICTS GUIDELINES)

ADDRESS: 4700 KINGSWAY

LEGAL: LOT 209 EXCEPT PART SUBDIVIDED BY PLAN 72017,
DISTRICT LOT 153, PLAN 67065

REPORT PURPOSE: The purpose of this report is to outline a rezoning proposal for a Phase II retail and office expansion of Eaton Centre Metrotown, and to recommend its advancement for First Reading of the requisite rezoning bylaw and to a Public Hearing.

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RECOMMENDATIONS:

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 September 26, and to a Public Hearing on 1988 October 18 at 19:30 h.
2. THAT the following be established as prerequisites to the completion of the rezoning in accordance with the terms of this report:
 - 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 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.

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- 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 granting of any necessary easements.
- e) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- f) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
- g) The provision of a day care centre in accordance with Section 3.1(e) of this report.
- h) The provision of police precinct facilities if desired by the Municipality in accordance with Section 3.1(f) of this report.
- i) The provision of an outdoor information/tourist kiosk in accordance with Section 3.1(g) of this report.
- j) Completion of an agreement and guarantees for the provision of an internal mall bridge link between Metrotown Centre and Eaton Centre as outlined in Section 3.1(h) of this report.
- k) Enclosure to the western property line of the existing pedestrian bridge along the Central Boulevard frontage which links Eaton Centre to Station Square as outlined in Section 3.1(i) of this report.

- 3. THAT the plans presented to Public Hearing include an amendment plan to the Community Plan for the subject site adopted in conjunction with Rezoning #71/85, as outlined in Section 4.0 of this report.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit a retail mall expansion to Eaton Centre Metrotown and additional office development as well as to amend the Community Plan governing the further future development of the site.

2.0 BACKGROUND AND SUMMARY

Further consideration of this rezoning application for Eaton Centre Metrotown Phase II, submitted to Council on 1987 September 21, awaited the completion of the Metrotown Infrastructure Study and Council's consideration of that Study. Council on 1988 June 20 adopted the recommendation contained in the Infrastructure report that, within the context of the needed Metrotown infrastructure provisions indicated in the Study, staff be authorized to handle Phase II Metrotown primary core developments in accordance with the development timing outlined in the study.

Staff have pursued with the developer the determination of a plan of development suitable for submission to a Public Hearing on this basis. The developer has provided a construction schedule to which he is committed, which is in line with the development timing outlined in the infrastructure study.

Eaton Centre Phase I includes a two level retail mall, a bus loop with a direct pedestrian bridge link to the Metrotown SkyTrain Station, and a 308,000 sq.ft. office tower. Eaton Centre Metrotown Phase II calls for the expansion of the retail mall on a third level above the existing two level mall as well as further office development in excess of an additional 350,000 sq.ft. of floor area. This Phase II proposal is in line with the overall Community Plan adopted for the site as part of the Phase I rezoning (R.Z. #71/85). A strong office focus at this key location at the centre of the core, directly adjacent SkyTrain access, is considered highly desirable, enhancing Metrotown as an urban business alternative to downtown Vancouver.

Staff support this rezoning proposal as a complete interlocking package. A significant change to any part of the proposal or specified requirements may result in a reconsideration of other aspects of the proposal. Further refinements will continue to be pursued for the finalization of the rezoning proposal.

This proposal will assist in achieving significant Metrotown infrastructure benefits such as:

- a) Greater use diversity in the primary core through the provision of additional offices.
- b) Further integration of the major primary core developments through the provision of a direct inter-mall pedestrian link to Metrotown Centre and other pedestrian link improvements.
- c) Meeting of social needs, through the provision of a day-care centre and, if required by the Municipality, Metrotown police precinct facilities.
- d) Further encouragement for the use of public transit (buses and SkyTrain).

3.0 GENERAL COMMENTS

Eaton Centre Metrotown Phase II is a large and complex development. Staff would report that a proposal has been determined which taken as a whole is supportable. Based upon the parameters outlined in this report, staff will pursue the determination of a plan of development suitable for presentation to a Public Hearing and for completion of the rezoning.

3.1 DESCRIPTION OF PERMITTED USES

The primary components of this Phase II development are as follows:

a) Third Level Mall Expansion

The expansion of the existing two-level mall onto a third level with up to 326,634 sq.ft. of gross leaseable area is proposed. The proposal allows for further expansion of the existing Eaton's and Bretton's anchors as well as other possible anchor tenants. The continuation of existing exterior materials including brick will apply to the Phase II expansion.

b) Office Development

The Comprehensive Development Plan will allow for a Phase II office component of up to 350,000 sq.ft. of gross building area, with some possible variations in form and quantity. A faceted reflective glass curtain wall approach is proposed. The detailed variations will allow for a Phase II office tower of varying height and a possible low-rise office component providing larger floor plates. An office increase of up to an additional 117,000 sq.ft. of building area is also a variation that could be pursued, provided that the Phase II retail expansion component were correspondingly reduced to meet parking requirements.

As a minimum, at least 132,000 sq.ft. of gross building floor area of the Phase II office component, the foundations of both the Phase II office tower and the Phase III tower, and the five levels of parking located below the Phase II and Phase III towers will be provided in conjunction with or prior to the construction of the Phase II retail mall expansion. **198**

c) Parking Provisions

Except for the upward expansion of the existing parking deck located in the vicinity of the office development, all additional parking is placed underground. Planters and appropriate screening will be provided on the parking deck.

d) Open Space

Publicly-oriented pedestrian plazas are provided as described in Section 3.4 of this report.

e) Day-Care Centre

The Metrotown Infrastructure Study indicated a strong need for additional day-care centres in the Metrotown core. It was considered that the major developers in the Metrotown primary core should share some of the responsibility for the provision of day-care in the area. The developer has committed to the provision of a day-care centre (incurring no cost to the Municipality) in conjunction with the Phase II expansion. The facility is proposed to be in operation by 1991 March 01, although the developer may at his option provide this facility in advance of this date. The appropriate location of and provisions for the day-care centre will be reviewed by staff. The day care centre is intended to be run by a private operator although Municipal Health staff could assist in providing selection criteria.

f) Police Precinct Facilities

The Metrotown Infrastructure Study indicated a need for increased policing requirements in response to major Metrotown growth. On a preliminary basis, one of the needs identified was a possible precinct police office within the Metrotown primary core area. The developer of Eaton Centre has offered to provide space for such police precinct facilities ready for tenant fixing at no cost to the Municipality, if such facilities are desired by the Municipality. Further studies are being pursued by staff to assess this offer.

g) Information/Tourist Kiosk

The developer has committed to the provision of an outdoor information/tourist kiosk in the large plaza on the Central Boulevard frontage for the use of the Municipality provided the developer is advised in writing prior to 1988 December 31 that such a kiosk is desired by the Municipality. Should such a kiosk not be desired, an alternative shelter arrangement would be pursued.

h) Internal Pedestrian Mall Bridge Link

An internal pedestrian mall bridge is proposed to link the top mall levels of Eaton Centre (second mall level) and Metrotown Centre (third mall level) in the location already indicated on approved Phase I plans. The mall link is to be provided by each developer to join at the property line and is to be open during the business hours of both Eaton Centre and Metrotown Centre. This link should be provided with no required compensation by either developer for approval of the link.

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The developer of Eaton Centre has committed to construct this mall bridge link to his eastern property line so that it can be linked with a mall bridge link constructed by the developer of Metrotown Centre on his side of the property line. The developer of Eaton Centre has undertaken to complete his portion of the bridge link prior to 1991 March 01, and guarantees this undertaking by agreeing to provide the Municipality with an Irrevocable Letter of Credit in the amount of \$500,000.

The developers of Eaton Centre and Metrotown Centre will be required to enter into an agreement for the coordination of construction, the timing of the opening of the link to public use, and on-going operation of the pedestrian bridge. Cooperation is assumed on both sides.

i) Enclosure of Existing Pedestrian Bridge

The developer has committed to enclose the existing (under construction) pedestrian bridge along the Central Boulevard frontage to his western property line towards Station Square complete with retail display cases, or other alternative means to animate the link, and undertakes to complete these enclosure and enhancement works prior to 1991 March 01.

j) Further Pedestrian Bridge Connections

The developer has undertaken to use his best efforts to achieve further pedestrian bridge linkages to adjacent developments, such as to Station Square in the vicinity of the Kingsborough Street alignment and to the Woodward's store in Metrotown Centre. Other walkway connections will be encouraged wherever possible.

3.2 SERVICES AND SITE RELATED WORKS

The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The applicant will be required to enter into a Servicing Agreement.

Possible roadwork improvements would apply to Kingsway (subject to coordination with the Ministry of Transportation and Highways) and to Central Boulevard.

The reciprocal access easement off Central Boulevard between Metrotown Centre and Eaton Centre will require to be registered.

A boulevard pedestrian-oriented streetscape is planned along the site street frontages. Interlocking pavers will be required within boulevards, medians, and traffic islands with street trees and tree grates.

The provision of any additional traffic signals to serve the development will be determined.

3.3 SERVICE EASEMENTS

Various service easements may be required. Some existing easements may be retained, relocated or cancelled as appropriate. Any remaining incomplete easement provisions arising out of the Phase I development will require to be completed.

3.4 PUBLICLY-ORIENTED PLAZA

The major plazas and developed pedestrian open spaces provided in the Phase I development will be maintained. The main public plaza along Central Boulevard will be enhanced by sculpture, water features, a shelter and an information/tourist kiosk. The plaza will be designed and articulated to encourage casual use. Brick faced planters and retaining walls will be provided.

3.5 COST CHARGES

- a) The deposit of the applicable charge of \$0.50 per gross building square foot to go towards the acquisition of public open space in Metrotown will apply based on the potential maximum Phase II floor area.
- b) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown will apply based on the potential maximum Phase II floor area.

3.6 DEVELOPMENT TIMING

The conclusion of the Metrotown forecasting infrastructure study was that with the achievement of the main identified infrastructure improvements generally over the next five years and the completion of the primary core Phase I commercial retail developments by 1989 Spring, further Phase II major commercial retail developments could possibly come on stream after 1991 Spring. Phase II primary core developments coming on stream after 1991 Spring will provide a reasonable absorption period for the large amount of primary core commercial retail development which is currently complete or will be complete by 1989 Spring. This absorption period will permit the Municipality to pursue various infrastructure improvements to support Phase II development. Therefore, the developer of any Phase II primary core, major retail proposal could pursue a Phase II rezoning application subject to occupancy of their major retail component after 1991 March. Subject to this occupancy date, the developer could commence construction on a major retail component after 1989 March.

The developer has provided the following schedule which is in conformance with the infrastructure study and to which he is committed:

- a) Public Hearing on 1988 October 18.
- b) Final Adoption prior to 1988 December 31 (presuming completion of all prerequisites.
- c) Construction start of the Phase II office component consisting of at least 132,000 square feet of gross office building area, the foundations of both the Phase II office tower and Phase III tower, and the parking facilities located below the Phase II and Phase III towers, beginning after 1989 March 01, and in any case prior to or simultaneously with the start of construction of the Phase II retail component.
- d) Construction of the Phase II retail component and its parking starting after 1989 March 01.
- e) Occupancy and opening of the retail component on or after 1991 March 01 and subject to:
 - i) the Eaton Centre portion (to the east property line) of the pedestrian bridge mall link to Metrotown Centre and enclosure improvements to the existing pedestrian bridge to Station Square (to the west property line) being completed and ready for operation; and
 - ii) the completion of the structural frame of the Phase II office component sufficient to contain at least 132,000 square feet of gross office building area, the foundations of both the Phase II office tower and Phase III tower, and the parking facilities located below the Phase II and Phase III towers.

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4.0 COMMUNITY PLAN

This Phase II plan is in line with the overall Community Plan adopted for the site as part of the Phase I rezoning (R.Z. #71/85). However, the current adopted Community Plan for this site requires amendment to reflect the implementation of this Phase II plan and the proposed future phases consisting of additional office/hotel/residential component(s) of up to 441,956 sq.ft. of gross building area concentrated primarily in a third tower and additional retail floor area of up to 114,577 sq.ft. of gross leaseable area.

5.0 DEVELOPMENT STATISTICS

5.1	<u>GROSS SITE AREA</u>	APPROXIMATELY 21.3 ACRES		
5.2	<u>FLOOR AREAS (IN SQ.FT.)</u>	<u>PHASE I (EXISTING)</u>	<u>PHASE II</u>	<u>TOTAL</u>
a)	Anchors (possible CRU's) (gfa)	328,314	224,634	552,948
b)	CRU's (retail/restaurant/entertainment) (gfa)	301,661	102,000	403,661
c)	Internal Pedestrian Mall	133,964	47,559	181,523
d)	Office	308,139	350,000 (possible additional 117,000 sq.ft. of office subject to reduction in retail floor area by approximately 62,000 sq.ft.)	658,139 (possible 775,139 sq.ft.)

5.3 PARKING

<u>USE</u>	<u>CRITERIA</u>	<u>TOTAL FLOOR AREA</u>	<u>PARKING SPACES REQUIRED/PROVIDED</u>
a)	Retail/Restaurant/Entertainment	Minimum 4 spaces per 1000/sq.ft. of gross floor area	956,609 3,827
b)	Offices	Floor space reduced by 10% of retail; 1 space per 495.16 sq.ft. of gross floor area of the balance. (if the variation of an additional 117,000 sq.ft. of office is pursued, the retail floor area would be reduced by approx. 62,000 sq.ft. in order to meet the parking standards).	658,139 1,136
c)	Loading Bays		29 bays

A specific indication of acceptable accessory uses in line with the general retail and office use categories would be determined prior to finalization of the zoning bylaw.


5.4	<u>LOCATION OF PARKING</u>	<u>PHASE I SPACES</u>	<u>PHASE II SPACES</u>	<u>TOTAL SPACES</u>
	a) Parking deck	411	523	934
	b) Underground	2,664	1,126	3,790
	c) Surface	348	-109	239
	TOTAL	3,423	1,540	4,963

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Attachment - Sketch

cc: Municipal Solicitor
Director Engineering
O.I/C, R.C.M.P.
Director Administrative & Community Services


A. L. Parr
Director Planning &
Building Inspection

FILE NO.

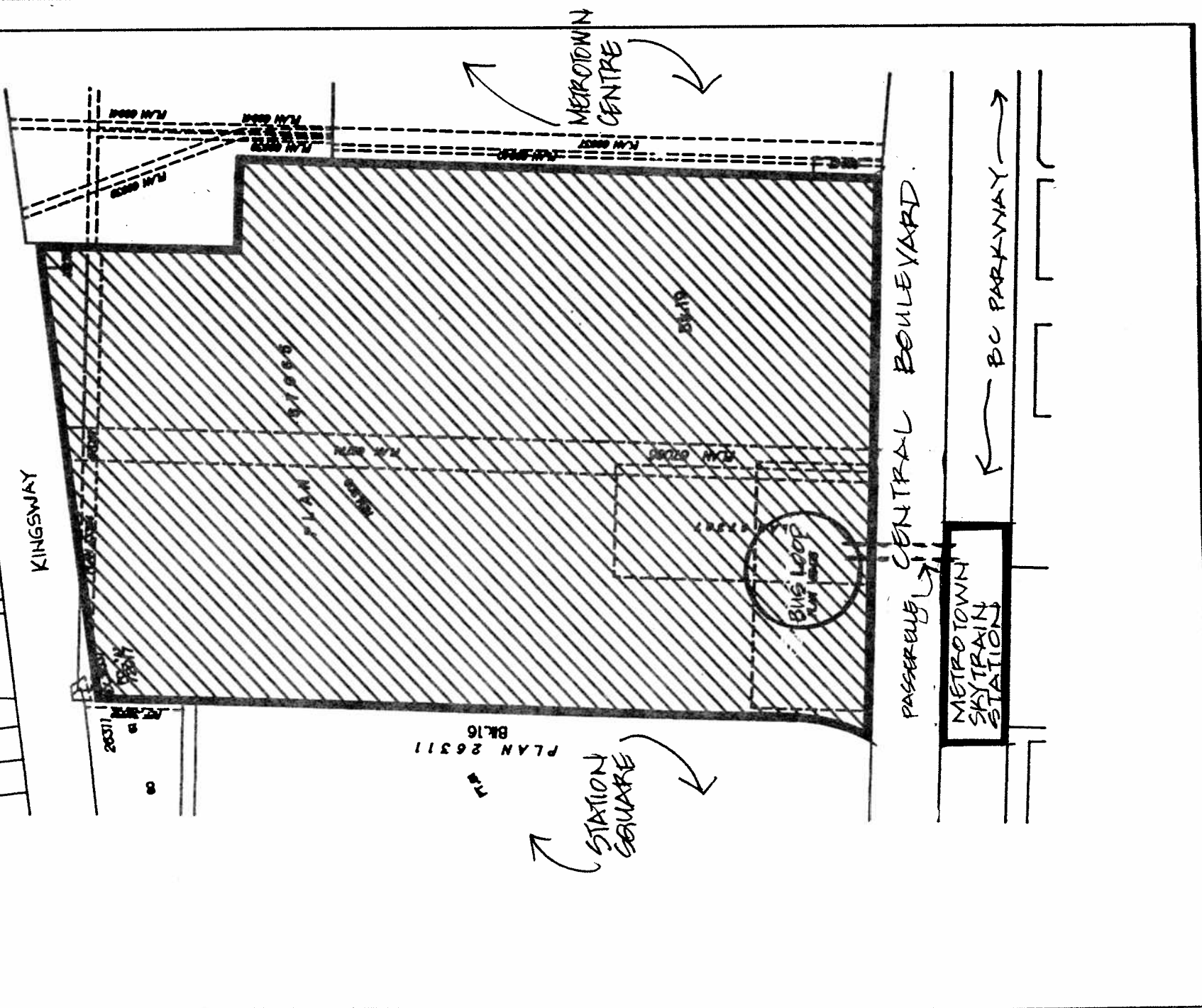
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SUSSEX AVE

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PLAN NO.	6332	70310	13070	1700
DATE				
BY				

KINGSWAY



City of Burnaby
BURNABY
 Planning &
 Building Inspection
 Department

REZONING REFERENCE # 99/07.



Date:	SEPT/07.
Scale:	N.T.S.
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