

ITEM
MANAGER'S REPORT NO. 10
COUNCIL MEETING 49
88/07/25

RE: METROTOWN CIVIC FACILITIES
METROTOWN AREA 14 - REZONING REFERENCE NO. 30/88

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JULY 20
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: METROTOWN CIVIC FACILITIES
METROTOWN AREA 14 - REZONING REFERENCE #30/88
ATTACHED LOCATION SKETCH

RECOMMENDATIONS:

1. THAT the Director Engineering be authorized to pursue the demolition of the remaining three municipally-owned dwellings at 6243, 6231 and 6207 McKay Avenue south of Kingsborough Street just prior to the start of construction of the site landscaping in line with Section 3.2 of this report.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 August 08 and to a Public Hearing on 1988 August 23 at 19:30 h.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The provision of all services necessary to serve the site and in line with Metrotown urban design objectives.
 - c) The deposit of the applicable charge of \$0.0306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
 - d) The undergrounding of existing overhead wiring abutting the site.

SUMMARY

The architect and landscape architects retained by the Municipality and coordinated by the Major Civic Building Coordinating Committee are pursuing a high quality, and workable design for the Metrotown Resource Library, the public parking facility and the civic square within Metrotown Area 14. The purpose of this rezoning application is to establish the appropriate zoning designation for the site so that the planned civic facilities and site development can be accommodated when final approvals are received. For Council's information, the retained Quantity Surveyor has been involved in assuring that this project remains within the overall established budget. A further take-off is currently being pursued by the Quantity Surveyor and it is intended that a report regarding the project budget will be submitted to Council by the Major Civic Building Coordinating Committee prior to proceeding with a call for construction tenders.

R E P O R T

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1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to accommodate civic facilities encompassing the Metrotown Resource Library, a public parking facility and a civic square.

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2.0 BACKGROUND

The subject area has been designated for public uses since adoption of the Metrotown Development Plan by Council in 1978. Sites have been specifically designated to accommodate the Metrotown Resource Library, a public parking facility, and a civic square, and these sites have now been acquired. Council on 1988 May 24 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work towards the preparation of a plan of development suitable for presentation to a Public Hearing. The Library Board and staff, and staff of the Parks and Recreation, Engineering and Planning & Building Inspection Departments have been closely involved in the overall design process.

3.0 GENERAL COMMENTS

3.1 In order to accommodate the civic facilities composed of the resource library, the public parking facility, and the civic square, the subject site requires to be rezoned from the R5 Residential District to the CD Comprehensive Development District utilizing the P2 Administration and Assembly District and P8 Parking District as guidelines.

3.2 The achievement of the desired pedestrian network with particular emphasis on linkages to the primary core, the bus loop, and SkyTrain station to the east as well as to appropriately accommodate an exit ramp from the parking garage indicates that the five municipally-owned lots on Cassie Avenue should be included in the overall landscape concept and that the remaining three existing small, older dwellings at 6243, 6231 and 6207 McKay Avenue be demolished just prior to the construction start of the landscaping work. It is considered that the retention of these remaining dwellings would detract from the overall appearance of the civic development and represent an inappropriate response to the magnitude of the current Municipal initiative for the resource library, public parking facility, and a civic square.

3.3 Servicing Standards

A servicing request has been made to the Director Engineering related to this site. The dedication and construction of Kingsborough Street to the full standard between Willingdon Avenue and McKay Avenue is being pursued. The boulevard standards around the overall site will include the provision of ornamental street lighting, separated sidewalks, concrete paving stone boulevards and street trees in tree grates. A landscaped median is also to be provided on McKay Avenue south of Kingsborough Street. Undergrounding of the existing overhead wiring on Willingdon Avenue is being pursued. These services are covered in the approved Capital Budget.

3.4 Road Exchange Bylaw

A Road Exchange Bylaw has been previously authorized by Council to enable portions of Cassie Avenue and lane to be closed and the required consolidated site to be created.

3.5 Development Cost Charges

The Municipality is also obliged to make the necessary deposits to meet the Metrotown Grade-Separated Pedestrian Linkage Charge.

4.0 DEVELOPMENT PROPOSAL

4.1 Net Site Area = approximately 144,000 sq.ft. or 3.3 acres

4.2 Resource Library

Net Floor Area = 56,839 sq.ft. including mechanical penthouse

Gross Floor Area = 60,536 sq.ft.

Height = 3 storeys: 2 storey public library with administrative and technical service facilities on the third floor

Exterior Materials = brick, metal panels, and tinted glass

4.3 Public Parking Facility

2-Level Underground Parking Facility

PARKING SPACES:

Upper Level = 116 public spaces with 44 secured spaces for library staff and two library book mobile loading spaces

Lower Level = 168 public spaces

TOTAL = 328 SPACES

The parking facility is linked to the Civic Square by elevator and a central stair as well as a glazed public stair directly connecting to the library lobby.

Full control and ticketing facilities are provided including booths, ticket spitters, and gates.

4.4 Civic Square

A formal civic square design is proposed with a surrounding promenade stepping down to a grassed area. Water features with fountains are provided along two sides of the square. A glassed canopy which can also be utilized as a covered stage for outdoor performances indicates the location of the central exit from the underground parking with a linear covered pedestrian way framing the northern end of the square. A drop-off turnaround area is provided off Kingsborough Street with 16 short-term parking spaces off the turnaround.

A variety of landscaped pedestrian areas which will accommodate casual use are planned. Extensive pavers, steps, retaining walls and a comprehensive lighting system are provided.

A tree survey has been pursued and existing attractive trees, especially in the future development area and areas not affected by the library building and the underground parking facility, will be retained wherever possible.

APL

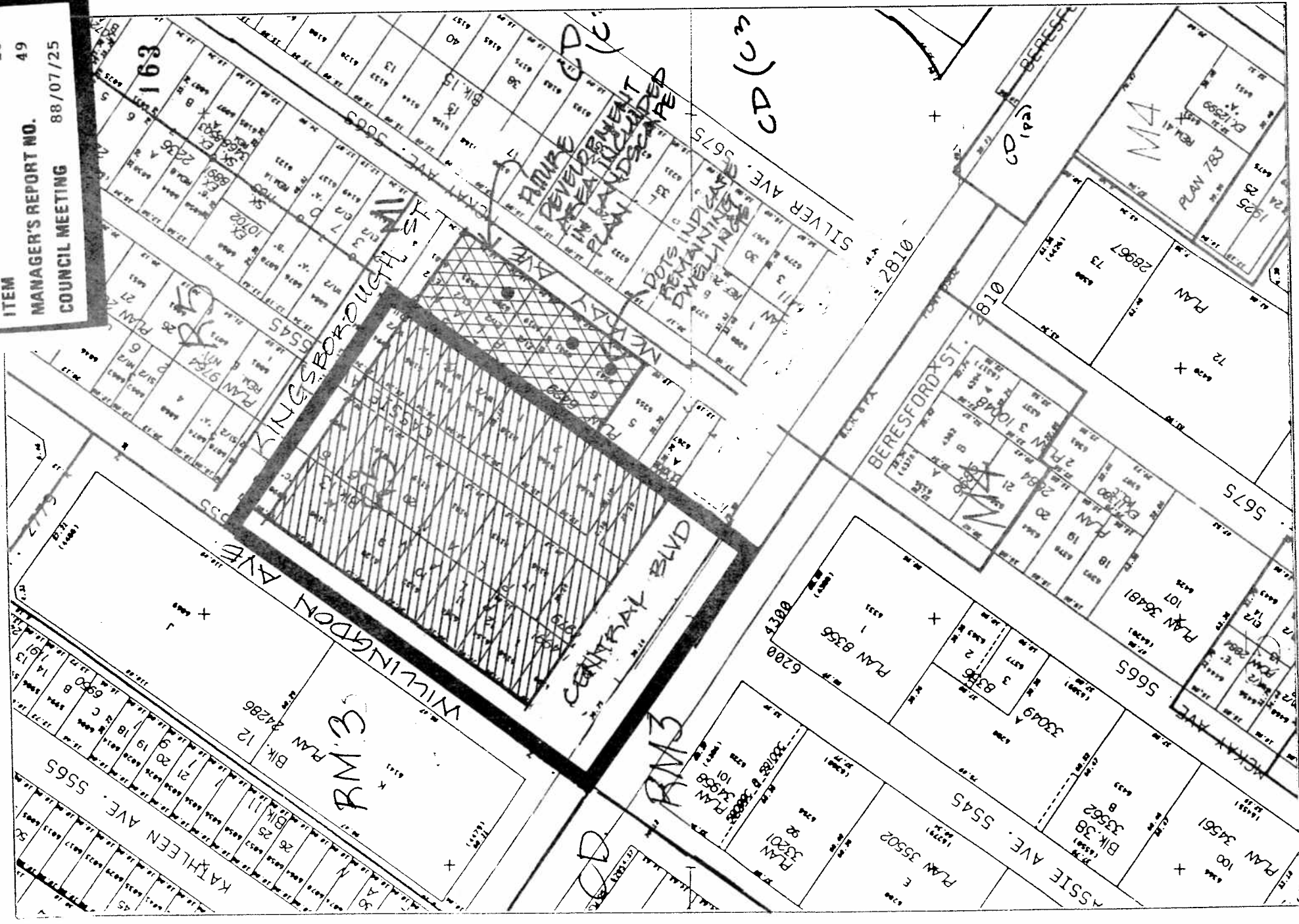
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Attached Sketch

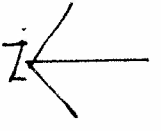
cc: Director Engineering
Director Recreation & Cultural Services
Director Finance
Chief Librarian
Chief Building Inspector

A. L. Parr
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Director Planning &
Building Inspection

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BURNABY
 Planning &
 Building Inspection
 Department



SKETCH 1

Date:
 MAY / 88

Scale:
 1 : 2000

Rezoning Reference # 30/88
 Metrotown Civic Facilities

Drawn By: