

RE: REZONING REFERENCE NO. 72/89
4875 KINGSWAY

ITEM	14
MANAGER'S REPORT NO.	74
COUNCIL MEETING	89/11/14

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 08

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #72/89
PROPOSED MIXED-USE PROPOSAL
4875 KINGSWAY - METROTOWN AREA ONE

PURPOSE: To obtain Council approval to advance this rezoning proposal to a Public Hearing.

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RECOMMENDATIONS:

1. THAT an amendment to the Metrotown Development Plan be approved to permit this mixed-use proposal consisting of residential and commercial uses for the subject site at 4875 Kingsway.
2. THAT the introduction of a Highway Exchange Bylaw be authorized, according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
3. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1989 November 20 and to a Public Hearing on 1989 December 12 at 19:30 h.
4. THAT the following be established as prerequisites to the completion of the 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 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 granting of any necessary easements.

- e) The dedication of any rights-of-way deemed requisite.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The provision of a north-south public pedestrian walkway easement along the western portion of the site and the construction of a walk and lighting to the approval of the Director Engineering.
- h) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- i) Compliance with the Council-adopted sound criteria.
- j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
- k) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- l) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- m) 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.
- n) Completion of the Highway Exchange Bylaw.
- o) Provision of finished Community Services Space with appropriate lease arrangements for use by non-profit community organizations.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the development of a mixed-use proposal composed of an apartment tower over a commercial podium.

2.0 BACKGROUND

An initial report regarding Rezoning #72/89 was submitted to Council on 1989 September 25. The report addressed the applicant's proposal to provide a major apartment tower component within his development which was not in line with the adopted Metrotown Development Plan for the core area which designates the subject site for high intensity commercial development. Council in light of its consideration of the rezoning report and a presentation of the applicant appearing as a delegation, passed a recommendation authorizing staff to work with the applicant towards the development of a suitable plan based upon a mixed-use development utilizing the RM5 Residential Multiple Family and C3 General Commercial Districts as guidelines, and to bring forward a report in one month's time.

Council at the same time requested staff to work on a policy review regarding office opportunities for the Metrotown core including the number of remaining sites for possible office development and to arrange for a tour of Metrotown to provide Council with an on-site briefing of development opportunities within Metrotown as background for the policy review. The Council tour has now been scheduled for Saturday, 1989 November 18, at 10:00 a.m.

With respect to the subject rezoning, staff have had a number of meetings with the applicant regarding his proposal and would report that a plan of development suitable for presentation to a public hearing has been achieved.

3.0 GENERAL COMMENTS

3.1 The subject development is being rezoned (see attached Sketch 1):

From:	C3 General Commercial District and R5 Residential District
To:	CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District as guidelines).

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, the following:

- a) Road and boulevard works for the linkage of Hazel Street and Sanders Street.
- b) Road and boulevard improvements for the Nelson Avenue frontage.
- c) Road and boulevard improvements for the Kingsway frontage.
- d) Public walkway along the western portion of the site protected by easement.

Dedications will be required for the eastward extension of the Hazel Street right-of-way to Nelson Avenue, the widening of the Nelson Avenue and Kingsway rights-of-way, and corner truncations.

3.3 A Highway Exchange Bylaw is proposed to obtain required dedications for the eastward extension of Hazel Street and the widening of Nelson Avenue and Kingsway rights-of-way in exchange for the closure of a portion of the Miller Avenue right-of-way (see attached Sketch 2).

The following terms would apply to the completion of the Highway Exchange Bylaw:

- a) Dedication of rights-of-way amounting to approximately 20,500 sq.ft.
- b) Closure of approximately 4,900 sq.ft. (20 ft. wide strip approximately) of the eastern portion of the 33 ft. wide Miller Avenue right-of-way.
- c) Consolidation of the closed portion of road and the remaining site to create a net development site of approximately 46,900 sq.ft.
- d) Provision of an easement of sufficient width over the closed portion of Miller Street to permit vehicles to access the Miller Avenue alignment. The easement would be cancelled upon the creation of the future consolidated development site to the west enabling the western portion of the Miller Avenue right-of-way to be closed.

A permanent public walkway will be provided along the Miller Avenue alignment which will be fully developed when Miller Avenue is completely closed to vehicular traffic.

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3.4 The deposit of Development Cost Charges related to the Neighbourhood Parkland Acquisition Charge applicable to residential units, and the Metrotown Public Open Space Charges and Metrotown Grade-Separated Pedestrian Linkage Charge applicable to commercial or non-residential floor area are required.

3.5 The project will be strata titled and meets the condominium guidelines.

3.6 A study by an acoustic consultant related to traffic noise is required.

3.7 Garbage recycling provisions will be required and be implemented by the developer/owner.

3.8 The undergrounding of existing overhead wiring along the Nelson Avenue frontage of the site is required.

3.9 The developer will be advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas.

3.10 The applicant proposes to provide 1,600 sq.ft. of building floor area for non-profit community organizations on the ground floor fronting Nelson Avenue. This floor area should be finished to interior walls and ceiling including washrooms, lighting, power, and flooring ready for the tenants' furniture and equipment.

The rent should be primarily related to the day-to-day maintenance costs of heating and utilities. A use agreement with a named non-profit community organization could be determined in conjunction with this rezoning; otherwise, after rezoning, the developer/owner should submit the proposed name of any non-profit community organization occupant to the Municipality for prior approval.

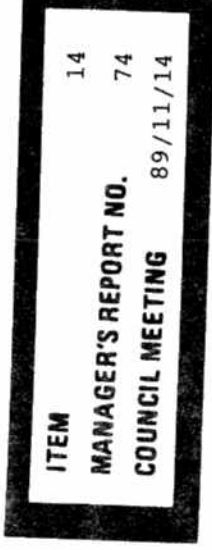
3.11 An amendment to the Metrotown Development Plan is required to permit the major residential component of this proposal within the Kingsway corridor related to the core which is designated for high-density commercial use.

3.12 Staff can support the subject mixed-use residential/commercial proposal due to its striking atypical architectural tower design which will function as a gateway feature at this key Nelson/Kingsway Metrotown intersection. With a total residential floor area of 103,000 sq.ft. and commercial/non-residential floor area of 29,600, the residential component is the primary one with over 77% of the total proposed floor area. This is the maximum permissible residential floor area. Staff would have preferred the commercial component to have been larger. The residential tower will also have some potential overlook difficulties when high-rise office towers proceed at a future date on the development site to the west of this site.

On the other hand, the tower design is complemented by a terraced 3 storey podium development with extensive pedestrian plazas at the various levels of the podium for use by the public and by apartment residents. Major staircase features and landscaping provisions are indicated.

4.0 DEVELOPMENT PROPOSAL

4.1 a)	GROSS SITE	62,500 sq.ft.
b)	Dedications	20,500 sq.ft. approx.
c)	Lane Closure	4,900 sq.ft. approx.
d)	NET SITE	46,900 sq.ft. approx.



4.2 RESIDENTIAL COMPONENT

- a) TOTAL FLOOR AREA 103,000 sq.ft.
 (above grade)
- b) FLOOR AREA RATIO 2.198
- c) UNITS - 1 bedroom @ 700-1055 sq.ft.+ = 22 units
 - 2 bedroom @ 1350-1450 sq.ft.+ = 21 units
 - 3 bedroom @ 1350 sq.ft.+ = 30 units
 TOTAL 73 UNITS
- d) PARKING REQUIRED:
 - Residents = 1.3 x 73 units = 95 spaces
 - Visitors = 0.2 x 73 units = 15 spaces
 TOTAL = 110 SPACES
 (all spaces provided underground)
- e) HEIGHT 20 storeys
 (above grade)
 (4 and 5 units per typical floor plate)
- f) COMMUNAL FACILITIES:
 - 1465 sq.ft. common room
 - landscaped decks for exclusive use of residents
 - ornamental stairs with extensive hard and soft landscaping with a fountain and reflecting pool.
- g) The residential tower has a sharp-angled diamond shaped plan with tinted glass curtain walls.

4.3 COMMERCIAL/NON-RESIDENTIAL COMPONENT

- a) Retail Floor Area 14,800 sq.ft.
 Restaurant 6,000 sq.ft.
 Offices 7,200 sq.ft.
 SUB-TOTAL 28,000 SQ.FT.
- b) COMMUNITY SERVICES SPACES 1,600 SQ.FT.
- c) FLOOR AREA RATIO 0.63
- d) PARKING REQUIRED:
 - Retail/Offices/
 Community Services 1 space at
 495.16 sq.ft. = 48 spaces
 - Restaurant 1 space for
 (455 seats proposed) every 5 seats = 91 spaces
 TOTAL PARKING REQUIRED = 139 SPACES
- e) The podium development is a 3 storey terraced podium setback from Kingsway and Nelson Avenue with covered arcades and with large stair cases from Kingsway and from Nelson Avenue leading up to a large public second storey plaza on which retail/offices and a restaurant fronts. The exterior materials are concrete, glass and stucco.
- A major public pedestrian linkage is provided along the western frontage of the site between Kingsway and Hazel Streets. Funds would be deposited to provide for future landscaping of the area which must be available as a vehicular route for an interim period.

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4.4 TOTAL PARKING PROVISION

- a) Residential requirement
- b) Commercial/non-residential requirement
- c) Total required
- d) Total provided
- e) 2 loading bays provided

= 110 spaces
= 139 spaces
= 249 spaces
= 250 spaces

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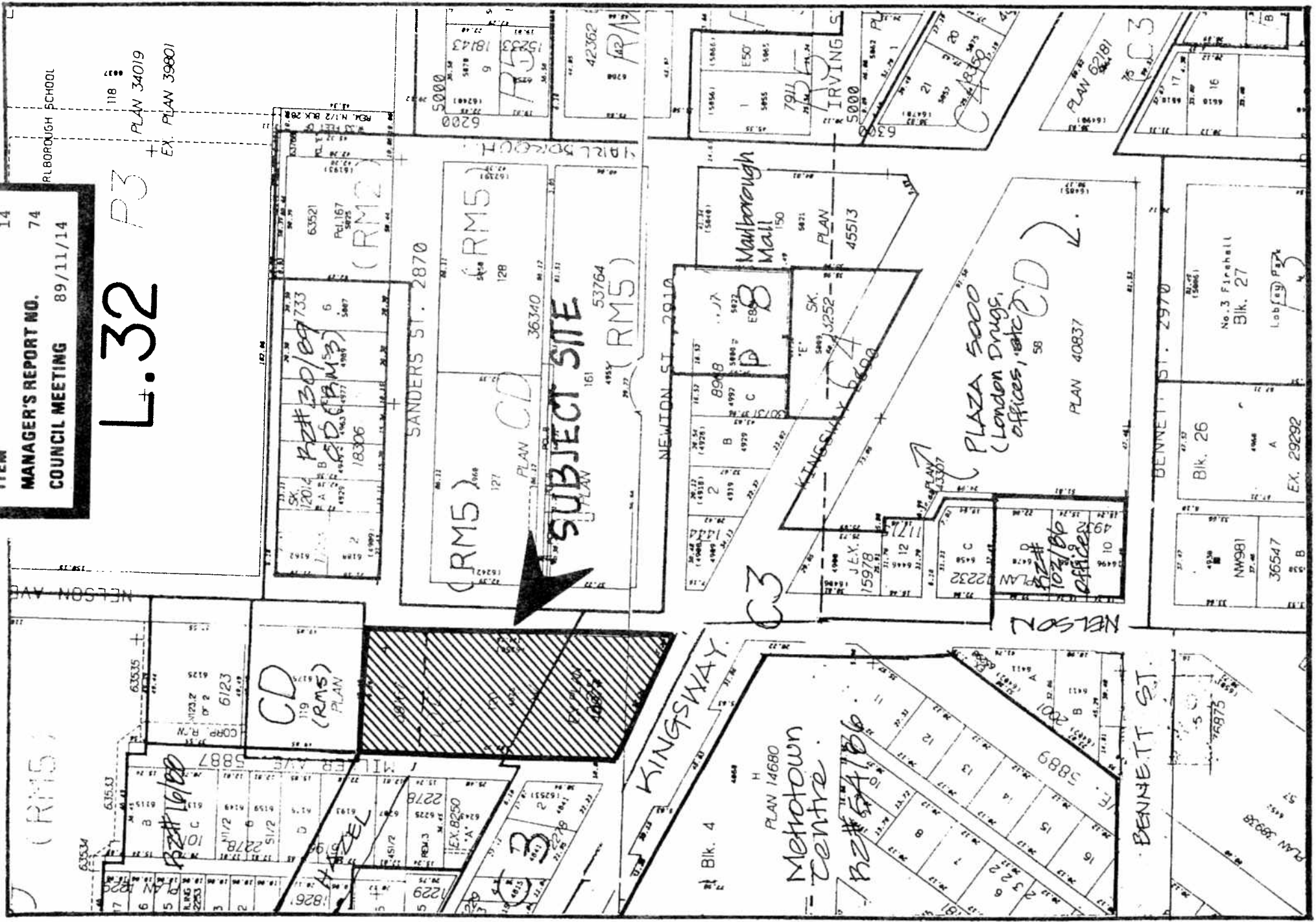
Attachments

A. L. Parr
A. L. Parr
Director Planning &
Building Inspection

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L.32 P3

PLAN 34019
 EX. PLAN 39801



date

1989 SEPT.

scale

1:2000

Drawn By



175

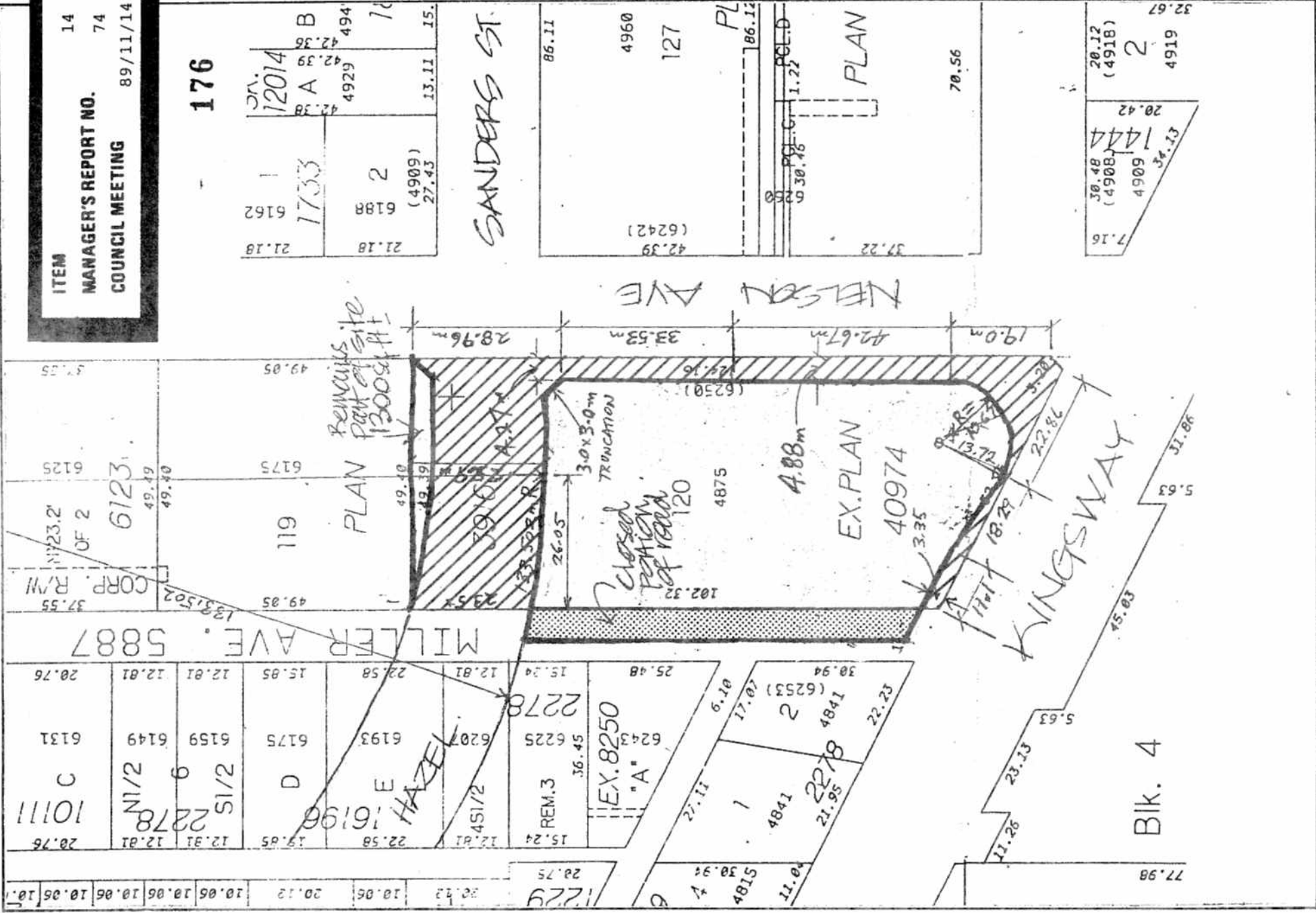
REZONING NUMBER #72/89  N
 SKETCH 1

ITEM

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21.18	21.18	21.18	21.18	21.18	21.18	21.18
6162	1733	6188	2	(4909)	27.43	13.11
12014	A	4929	494	42.38	42.39	42.36
B						

SANDERS ST.

NELSON AVE

KINGSWAY

Bik. 4

Date:

Nov/09

Scale:

N.T.S.

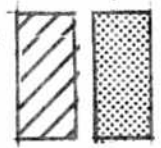
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SKETCH 2



BURNABY Planning & Building Inspection Department

HIGHWAY EXCHANGE BYLAW, Planning Inspection P2# 72/09.



Dedications 20,500 sq. ft. closed portion of road 4,900 sq. ft.

