

RE: REZONING REFERENCE #5/89
PROPOSED AMENDMENTS - APARTMENT COMPONENT
STATION SQUARE (X. REF. R.Z. #95/85)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 FEBRUARY 14

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #5/89
PROPOSED AMENDMENTS - APARTMENT COMPONENT
STATION SQUARE (X. REF. R.Z. #95/85)
(ATTACHED SKETCH)

PURPOSE: To introduce a rezoning application for proposed amendments to the apartment component of the Station Square development at Metrotown.

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RECOMMENDATIONS:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1989 February 27, and to a Public Hearing on 1989 March 21 at 19:30 h.
2. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The registration of an agreement to assure the joint use of the recreational and pool facilities provided within Tower A for the benefit of the residents of both Towers A and B.
 - c) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
 - d) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
 - e) Compliance with the Council-adopted sound criteria.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit proposed amendments to the apartment component of the Station Square development at Metrotown.

2.0 BACKGROUND AND INTRODUCTION

The Station Square development at Metrotown is a large commercial/residential mixed-use development encompassing approximately 11.5 acres and a gross floor area in excess of 780,000 sq.ft. The Station Square rezoning (R.Z. #95/85) was granted Final Adoption of its rezoning bylaw on 1987 May 04. The development is now largely constructed.

The residential component consists of two high-rise apartments, Tower A and Tower B, of which Tower A is nearing construction completion.

The applicant proposes a number of modifications to the residential component including the addition of two floors to Tower B, and the joint use of the communal facilities in Tower A for the residents of both Towers A and B resulting in the deletion of a swimming pool previously proposed in Tower B. Staff consider the proposed adjustments to be supportable.

The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 Servicing of the site has been determined through previous rezoning and subdivision applications.
- 3.2 The Neighbourhood Parkland Acquisition Charges would be applicable to any residential units additional to the previously approved number.
- 3.3 The applicant proposes the following amendments to the residential component of the Station Square development:
 - a) Tower A is under construction and nearing completion and through the Preliminary Plan Approval process the communal facilities provided in this tower were enhanced including the provision of a full 25-metre long, indoor lap-pool and the transfer of two units from Tower B. These communal facilities amount to 4,530 sq.ft. The further provision of a communal lounge of approximately 1,000 sq.ft. at the elevated landscaped deck level is a requirement of the previous rezoning.
 - b) Tower B is proposed to be increased by two storeys, the indoor swimming pool deleted in favour of the joint use of the larger pool facility in Tower A, and the parking layout and access adjusted. However, a large communal lounge at the elevated landscaped deck level of approximately 1,700 sq.ft. is provided.
 - c) With these amendments, the residential component would be increased by 23 units over the 250 units previously approved.

In conclusion, the proposal with the addition of two storeys to the height of Tower B does not negatively affect its appearance and by the deletion of the pool area eliminates a previously bulky appearance to the tower base. The effect of this addition on the development density over this overall 11.5 acre Station Square site is minor, and the resulting F.A.R. remains well within the overall maximum permitted limit. An appropriate amount of communal facilities is provided for in this two tower residential component. In other respects, the residential provisions such as the extensive communal landscaped deck terraces, tower designs, and exterior materials remain as approved in the previous rezoning (R.Z. #95/85).

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4.0 DEVELOPMENT PROPOSAL

The statistical summary for the residential component, Towers A and B, is as follows:

TOWER A
(under construction)

- 127 units - (126 2-bed units) (1,068-1,534 sq.ft.)
- (1 1-bed units) (900 sq.ft.)

Parking

- 127 x 1.5 spaces per unit
- 191 spaces required and provided (26 visitor spaces)

Communal Facilities

- Recreation centre (4,530 sq.ft.) including swirl pool and lap pool also for use of Tower B
- Lounge at elevated deck level (1,000 sq.ft.)

TOTAL FLOOR AREA: 199,463 SQ.FT. (25 STOREYS)

TOWER B
(previously 123 units)

- 146 units - (144 2-bed units) (1,068-1,534 sq.ft.)
- (2 1-bed units) (900 sq.ft.)

Parking

- 146 x 1.5 spaces per unit
- 219 spaces required and provided (29 visitor spaces)

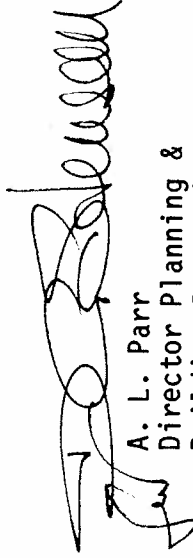
Communal Facilities

- Lounge at elevated deck level (1,700 sq.ft.)
- Shared use of recreation centre in Tower A.

TOTAL FLOOR AREA: 216,050 SQ.FT. (27 STOREYS)

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KI:lf

Attachment


A. L. Parr
Director Planning &
Building Inspection

