

ITEM 14  
MANAGER'S REPORT NO. 70  
COUNCIL MEETING 89/10/30

RE: REZONING REFERENCE NO. 68/89  
PHASE II OFFICE COMPONENT - STATION SQUARE  
(REPORT ITEM 11 OF 10, REPORT NO. 60, 1989 SEPTEMBER 25)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1989 OCTOBER 25

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #68/89  
PHASE II OFFICE COMPONENT - STATION SQUARE  
(MANAGER'S REPORT ITEM 11 OF 10, COUNCIL AGENDA 89 09 25)

PURPOSE: To obtain approval to the recommendation of a referred report related to Rezoning #68/89.

RECOMMENDATION:

1. THAT the recommendation outlined in the report for Rezoning #68/89 which reads as follows be adopted:

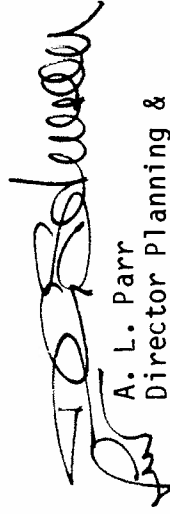
"THAT staff be authorized to continue working with the applicant as outlined in this report towards a plan of development suitable for submission to a Public Hearing on the understanding that a further report will be submitted to Council for its consideration."

R E P O R T

At its meeting of 1989 September 25, Council received an initial rezoning report (RZ 68/89 attached) related to the proposed Phase II office component of Station Square. The report was moved to the In-Camera portion of the Agenda and, arising out of the discussion, a further report was requested from staff. This further report was submitted In Camera to Council at its 1989 October 02 meeting and received for information purposes.

Staff are working with the applicant in line with the rezoning report received by Council at its 1989 September 25 meeting. However, as the rezoning report was referred and in order to be procedurally correct, the recommendation of the rezoning report is being brought forward for Council's consideration and approval.

APL.  
KI:1f

  
A. L. Parr  
Director Planning &  
Building Inspection

cc: Municipal Clerk

Attachment

THE CORPORATION OF THE DISTRICT

ITEM 14  
MANAGER'S REPORT NO. 70  
COUNCIL MEETING 89/10/30

PLANNING & BUILDING INSPECTION  
REZONING REFERENCE #68/89  
1989 SEPTEMBER 25

ITEM #11

1.0 GENERAL INFORMATION:

1.1 Applicant:

Urban Design Group Architects Ltd.,  
210 - 18 Gostick Place  
North Vancouver, B.C.  
V7M 3G3

150

1.2 Subject:

Application for the rezoning of:

Lot 1, D.L. 153, Plan 76637

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

To: ("Amended") CD Comprehensive  
Development District (based on C3  
General Commercial District guidelines)

1.3 Address:

4680 Kingsway

1.4 Location:

The subject site is located on the south side  
of Kingsway just east of McKay Avenue, within  
the primary core of Metrotown.

1.5 Size:

Lot 1 north of Kingsborough Street is irregular  
in shape with an area of 7.27 acres (2.943 ha).

1.6 Services:

The Director Engineering will be requested to  
provide all relevant servicing information.

1.7 Rezoning Purpose:

The purpose of the proposed rezoning bylaw  
amendment is to permit the development of an  
office tower with ancillary retail area.

2.0 SITE OBSERVATIONS:

2.1

The development is proposed for the northern portion of the  
Station Square site which is currently occupied by one storey and  
three storey commercial buildings with surface parking. To the  
north across Kingsway is the Metropointe office and retail  
development which is under construction as well as older strip  
commercial fronting Kingsway. To the east is Eaton Centre  
Metrotown, a regional shopping centre. To the south is the  
balance of the Station Square development with the Save-On-Foods  
store directly adjacent the portion of the site being proposed  
for further development. To the west is a two storey portion of  
Station Square with retail and offices.

3.0 GENERAL COMMENTS:

3.1

The applicant proposes a Phase II addition to the Station Square  
development consisting of a 23 storey office tower of  
approximately 275,000 sq. ft., 30,000 sq. ft. of retail area,  
together with an urban plaza fronting Kingsway and a three-level  
underground parking garage. This Phase II development is located  
just north of the existing Save-On-Foods store and entails  
demolition of the existing three and one-storey buildings in this  
area. The timing of the actual construction of the office tower  
would be dependent on market conditions.

3.2 Station Square is an existing large mixed-use development which includes the Save-On-Foods store, a hotel, cinemas, offices, retail and two apartment towers (under construction) on a 11.8 acre site. The Phase I Station Square rezoning (Rezoning Reference #95/85) included the approval of a Community Plan which outlined Phase II development consisting of a 23 storey office tower, a new department store over the Save-On-Foods store, additional retail area, and a 64 room addition to the hotel.

3.3 As part of the prerequisites for Rezoning Reference #95/85, in order to meet the Station Square developer's commitment to ensure that the next major phase of development included the future office tower shown on their CD plan, the developer deposited a \$250,000 Letter of Credit under an undertaking that he would submit a rezoning application to obtain detailed approval for the Phase II office tower within four months of 1988 December 31. Should the developer not have completed a rezoning application supportable by Council within 12 months after making the application, the developer had agreed to forfeit his deposited Letter of Credit. The potential forfeiture of the \$250,000 Letter of Credit was considered more reasonable and practical than requiring the construction of the office footings as part of the Phase I development to ensure the future construction of the office tower. The developer has now submitted his rezoning application, although somewhat later than expected, but remains liable to forfeit his deposited Letter of Credit if he does not complete his rezoning application within 12 months.

3.4 At the time of consideration of Phase II proposals, the Municipality has obtained various facilities and improvements of a social planning and public benefit nature within Metrotown Centre and Eaton Centre. Station Square as one of the three major developments encompassing the Metrotown primary core would be expected to provide similar public provisions although at a scale in keeping with its comparative smaller size to the other two centres. Staff propose to pursue the provision of the following within Station Square:

- a) urban plaza fronting Kingsway mentioned by the applicant as well as an improved pedestrian-oriented boulevard treatment, along Kingsway.
- b) possible location for a pedestrian bridge across Kingsway.
- c) elevator lift to assist the handicapped in accessing the existing pedestrian bridge to Eaton Centre along the Central Boulevard frontage.
- d) bus shelter on the Kingsway frontage.
- e) day-care centre similar to the ones being provided at Eaton Centre and Metrotown Centre.

3.5 A complete outline of all proposed prerequisite conditions to the rezoning will be included in a more detailed report to be submitted at a future date prior to advancing the rezoning application to a Public Hearing.

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**4.0 RECOMMENDATION:**

- 4.1 THAT staff be authorized to continue working with the applicant as outlined in this report towards a plan of development suitable for submission to a Public Hearing on the understanding that a further report will be submitted to Council for its consideration.

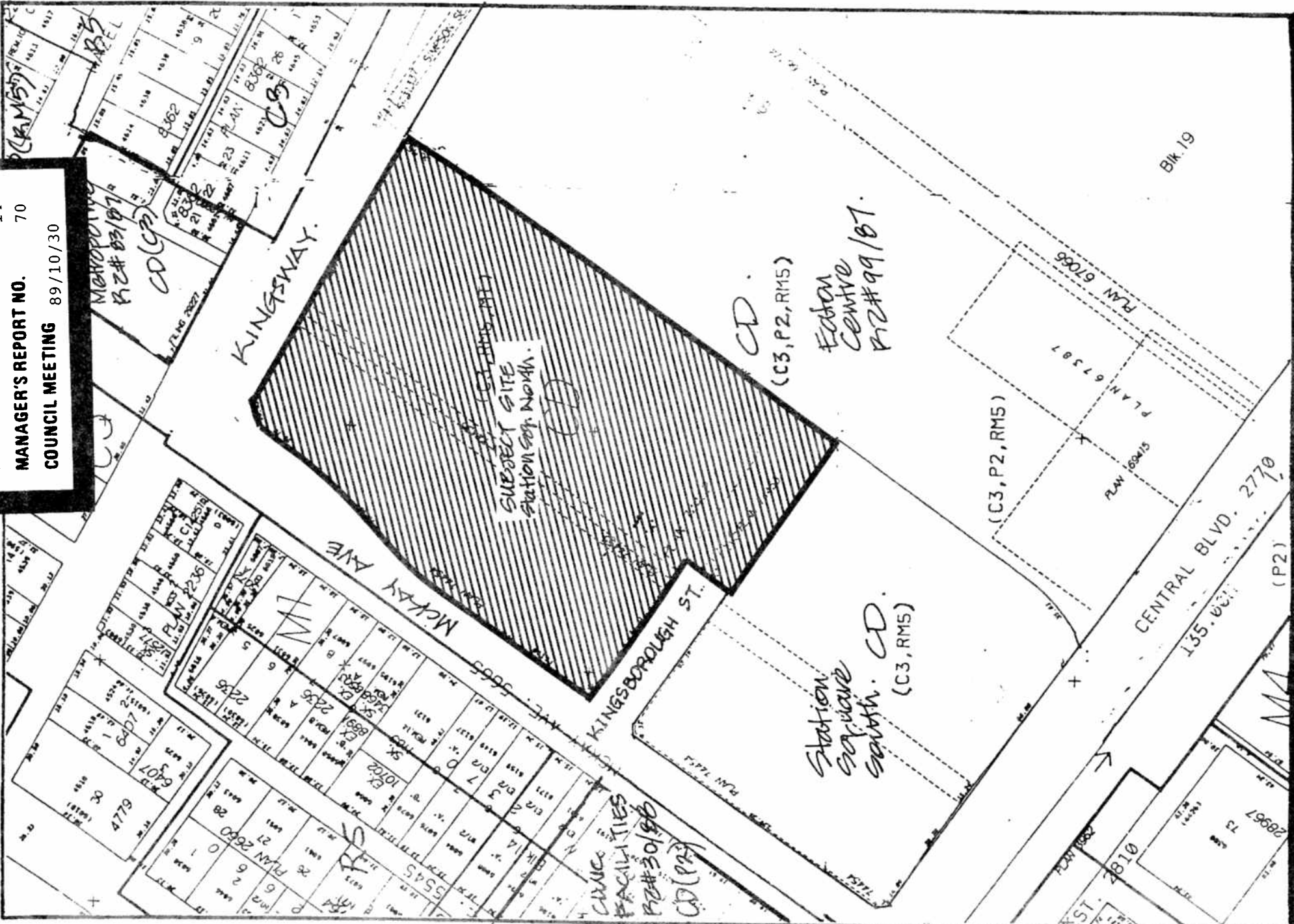


KI:ap

Attachments

cc: Director Engineering

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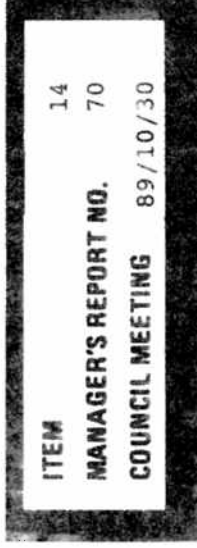
Planning & Building Inspection Department

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Date 1989 SEPT.  
 Scale 1:2000  
 Drawn By

REZONING NUMBER # 68/89





an design group architects ltd.210-18 gostick place-north vancover.bc.v7M 3G3-fax (604)986-1570.(604)986-2334

August 29, 1989

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Corporation of the  
District of Burnaby  
4949 Canada Way  
Burnaby, B.C.  
V5G 1M1

Attention: Mr. A. Parr  
Director  
Planning and Building Inspection Division

Re: Station Square North Half, Kingsway, Burnaby File #988

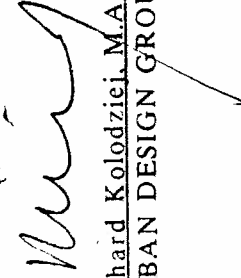
Dear Sir:

Please find enclosed the required documentation in support of our application to rezone a portion of the above mentioned property from the present zoning, Comprehensive Development District (based on C3 and RM5 guidelines) to a Comprehensive Development District to allow for the construction of an office tower together with commercial retail uses.

The development proposed under this rezoning would include demolition of the existing 3 storey and one storey building to the north of the Save On Foods building, and construction of a 3 level underground parking garage, and 23 storey office tower of approximately 275,000 sq. ft. and 30,000 sq. ft. of retail area, together with an urban plaza fronting Kingsway.

We look forward to working in a spirit of cooperation with the Planning Department and Burnaby Council on this project, which, when built, we feel will contribute positively to the evolution of Metrotown as an urbane city core.

Yours truly,



Richard Kolodziej, M.A.I.B.C.  
URBAN DESIGN GROUP - ARCHITECTS LTD.

RK /gg  
cc. Wesbild Enterprises Ltd.  
988ag28