

ITEM 2
MANAGER'S REPORT NO. 5
COUNCIL MEETING 90/01/21

RE: REZONING REFERENCE NO. 75/89
PROPOSED HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT
CANADA WAY, BOUNDARY ROAD, DOMINION STREET AND ESMOND AVENUE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 JANUARY 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #75/89
PROPOSED HOTEL, OFFICE AND RESIDENTIAL DEVELOPMENT
CANADA WAY, BOUNDARY ROAD, DOMINION STREET AND
ESMOND AVENUE

PURPOSE: To provide further information on this development proposal
as requested by Council on 1989 December 18.

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RECOMMENDATIONS:

- 1) THAT this project be advanced for First Reading on 1990 January 29 and forwarded to a Public Hearing on 1990 February 20 with the prerequisite conditions to be as outlined in the report that was tabled by Council on 1989 December 18. (Item 12 Manager's Report No. 82).

R E P O R T

1.0 BACKGROUND:

- 1.1 On 1989 December 18, Council tabled a report that recommended that a rezoning application be forwarded to a Public Hearing for a large site composed of the majority of the lots within the blocks bounded by Dominion Street, Esmond Avenue, Boundary Road and Canada Way. The proposed land use is to include a hotel, an office building and low-rise apartments (refer attached Appendix 1 for a copy of the tabled rezoning report from 1989 December 18). Council instructed staff to bring forward a further report.

Council raised question on three issues:

- (1) Density
- (2) Lot Assembly
- (3) Ministry of Transportation and Highways' response

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2.0 ISSUES:

2.1 DENSITY:

The density of the low-rise three-storey portion of the site provides for a 1.10 Floor Area Ratio for the three-storey apartment buildings which is consistent with the existing Community Plan for the area. 108

The commercial/hotel/office portion of the site along Canada Way and Boundary Road provides for terraced buildings of five storeys and a Floor Area Ratio of 2.50 which is basically consistent with the C2 zone proposed in the Community Plan for office and commercial uses. The proposed 100 room hotel use requires a C3 based Comprehensive Development zoning for the purpose of accommodating that particular use. The higher density portion of the site is that which is furthest from the residential area (proposed for apartments) that lies to the north and east, however the commercial buildings will create a strong presence along Canada Way and Boundary Road.

While Burnaby has few C2 zoned sites that are actually constructed to the maximum 2.50 F.A.R. permitted, it can be expected that upon the development of a stronger demand for office space in the Municipality, more demand for larger buildings utilizing the maximum permitted density can be anticipated.

2.2 LOT ASSEMBLY PATTERN:

Council questioned the appropriateness of leaving three lots (two commercial, one residential) out of the assembly in the north-west corner of the site at Dominion Street and Boundary Road as well as three commercial lots that are not included at the south-east corner of the site at Esmond Avenue and Canada Way.

While it is always preferable to include the "edges" of large blocks in major lot assemblies, these two areas comprise future development sites that are approximately 2,139 m² (23,000 sq. ft.) in size (north-west site) and approximately 1,860 m² (20,000 sq. ft.) (south-east site), before necessary road dedications. It has been concluded that these lots are of a sufficient size to be redeveloped for commercial purposes, on an independent basis, in the future.

2.3 MINISTRY OF TRANSPORTATION AND HIGHWAYS' COMMENTS:

The Ministry has reviewed the site plans for the proposed development and has provided some preliminary comments on 1990 January 10 to the effect that they would like to see an increase from 301 parking stalls required by the Zoning Bylaw to 420 stalls due to the application of Ministry standards. It is anticipated that this matter will be the subject of discussions and negotiations between the Ministry and the developer. The Ministry's approval to the rezoning will be required. Municipal staff are satisfied that the traffic to the site can be handled by the existing streets and the proposed construction of Esmond Avenue.

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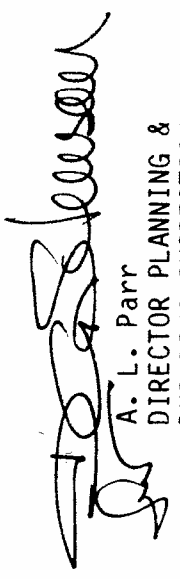
3.0 CONCLUSION:

- 3.1 The foregoing is provided for information, in response to Council's request. The project as proposed on 1989 December 18 is considered appropriate for presentation to the next available Public Hearing.

APL
BR:ap

Attachments

cc: Municipal Clerk


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

ITEM 12
MANAGER'S REPORT NO. 82
COUNCIL MEETING 89/12/19

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- 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 submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. In the event that existing improvements on the site are vacant and considered to be a hazard to life or property, the Fire Prevention Office may issue an order to secure or to demolish such improvements and remove the resultant debris prior to Third Reading.
- e) The consolidation of the net project site into two legal parcels.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The undergrounding of existing overhead wiring abutting the site.
- i) The provision of a public pedestrian walkway easement from Norfolk to Boundary Road and the construction of a concrete walk and lighting to the approval of the Director Engineering.
- j) The approval of the Ministry of Transportation and Highways to the rezoning application.
- k) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- l) Compliance with the Council adopted sound criteria.
- m) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and commitment to implement the recycling provisions.
- n) Completion of the Highway Exchange Bylaw.
- o) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.

R E P O R T

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1.0 REZONING PURPOSE

The purpose of the proposed bylaw is to permit the construction of a hotel, office, ancillary retail and apartment complex.

2.0 BACKGROUND

2.1 Council on 1989 September 25 received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

2.2 This site falls within the Community Plan Eight Area and is basically designated for commercial residential mixed use development. Council on 1989 March 14 agreed to forward an earlier rezoning on a slightly larger but similar site to a Public Hearing on 1989 April 18, however the developer withdrew the proposal prior to the Public Hearing. A new proposal has now been submitted that is suitable for presentation to a Public Hearing.

3.0 SITE OBSERVATIONS:

The site is presently developed along Boundary Road with a lumber store and a lumber yard, and along the Canada Way frontage by a restaurant and lumber storage lot. Behind the Boundary and Canada Way frontages there are single and two-family dwellings which front on Norfolk Street and along Dominion Street. Three lots at the extreme southeast corner of the site, 3729, 3733 and 3737 Canada Way are excluded from the block assembly along with two lots at 3117 and 3110 Boundary Road. These lots are occupied by commercial buildings. The land slopes gently to the north from Canada Way. Esmond Street on the eastern edge of the assembly is undeveloped except for the portion of Esmond close to Canada Way which is used as a public parking lot.

4.0 GENERAL COMMENTS:

4.1 The Community Plan Eight area is basically a district level centre which is proposed to have a significant low-rise apartment component with a related Community Commercial C2 zone level service core. Generally a street oriented commercial core with locally oriented shops at street level and one or two levels of offices above is considered appropriate for a district centre.

In this case, the developer is proposing two basic parts to his proposal. First he is proposing a residential development with three storeys which at the normal CD/RM3 zone density is a standard approach. This is located on the north and east two-thirds of the site. Sixty-two residential units are proposed which are considered compatible with the balance of the neighbourhood.

The second part is the commercial component which is proposed along Canada Way and Boundary Road where the developer is proposing a five storey hotel, and a five storey office building with retail uses at the ground floor.

The design approach proposed by this developer is an urban one and the five storey height of the building along Canada Way results in six storeys facing the low-rise apartments to the lower northerly part of the site. However, the design of both the hotel and office components emphasize sloped roof areas and other residential design elements to assist in fitting these components into an overall residential and district scaled context.

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4.2 In terms of uses, there will be a mixture of retail space, office uses and a hotel in the commercial portion, while the residential area will contain standard three storey apartments. While a hotel use was not originally envisioned in the Community Plan, the use is considered to fit into the context of a large mixed use development, however an amendment to the Community Plan to accommodate C3 zoning for the hotel use is necessary as the existing C2 zone designation in the plan does not permit hotel uses. It is noted that the density regulations of the C2 designation will not be exceeded.

4.3 Servicing Requirements:

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

The construction of Esmond Avenue and Dominion Street as well as a new cul-de-sac that will replace Norfolk Street. Sidewalks, street trees and boulevard works and paving treatments will be provided along Canada Way and Boundary Road.

4.4 Dedications:

The consolidation and resubdivision of the site will necessitate significant road dedication along Canada Way and Boundary Road for street upgrading and intersection improvements. It will also make it possible to close the westerly part of Norfolk Street between Esmond Avenue and Boundary Road along with the lanes included in the site.

4.5 Easements and Covenants:

Easements and covenants for services and access between the two lots along with any other needs are to be provided. A walkway easement between Boundary road and the Norfolk cul-de-sac is to be provided.

4.6 Highway Exchange:

A portion of Norfolk Avenue is to be closed where it meets Boundary Road as described in the Community Plan along with redundant lanes on the site. Council is requested to authorize a Highway Exchange Bylaw upon the rezoning receiving Second Reading. The excess land area after the exchange would be sold to the developer at market value, and will be the subject of a separate report to Council at the appropriate time.

4.7 Development Cost Charges:

Development Cost Charges for the residential portion of the project are applicable to this site.

4.8 Condominium Guidelines:

The plans submitted reflect the residential unit sizes to satisfy the Condominium guidelines.

4.9 Overhead Lines:

Overhead lines abutting the site will be placed underground.

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5.0 DEVELOPMENT PROPOSAL:

- 5.1 Gross site: 1.12 ha (2.75 acres) (approximately)
- Net site: 1.06 ha (2.63 acres) subject to survey
- a) Residential site 0.68 ha (1.68 acres)
 - b) Commercial 0.38 ha (0.95 acres)

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Dedications for Canada Way and Boundary Road - to be determined by survey.

Site Coverage:

- a) Residential 31% approximately
- b) Commercial 54% approximately

5.2 Floor Area breakdown (preliminary):

- a) Residential (62 units) 7,480 m² (80,520 sq. ft.)
(1.10 FAR)
- b) Hotel 6,176 m² (66,478 sq. ft.)
(2.50 FAR)
- c) Office/Commercial 4,113 m² (44,269 sq. ft.)
(2.50 FAR)

TOTALS: 17,769 m² (191,267 sq. ft.)

NOTE: Final building areas subject to adjustment to be based upon the permitted F.A.R. times the finished net lot size based upon the final legal survey plans.

Building Heights:

- a) Residential - Three occupied stories
- b) Commercial - Six occupied levels (including one level below Canada Way grade)

5.3 Unit Mix:

- a) Residential 6 - 1 bed @ 87.8 m² (946 sq. ft.)
56 - 2 bed @ (average) 107.0 m² (1,150 sq. ft.)
- b) Hotel 100 rooms

Residential unit density: 37 units/acre

5.4 Parking:

- a) Residential

Required 62 units x 1.5 = 93 spaces
Provided 93 spaces

All spaces are underground

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b) Commercial

Hotel required (1 per 2 rooms) = 50 spaces

Restaurant required 1.5 seats = 44

Office required (1 per 495.16) = 89 spaces

Retail (1 per 495.16) = 20

Required Total 203 spaces

Provided 239 spaces

5.5 Exterior Materials and Finishes:

- a) Residential - wood shingles, stucco, wood siding
- b) Office/Hotel - metal ribbed roof
stucco, brick and glass

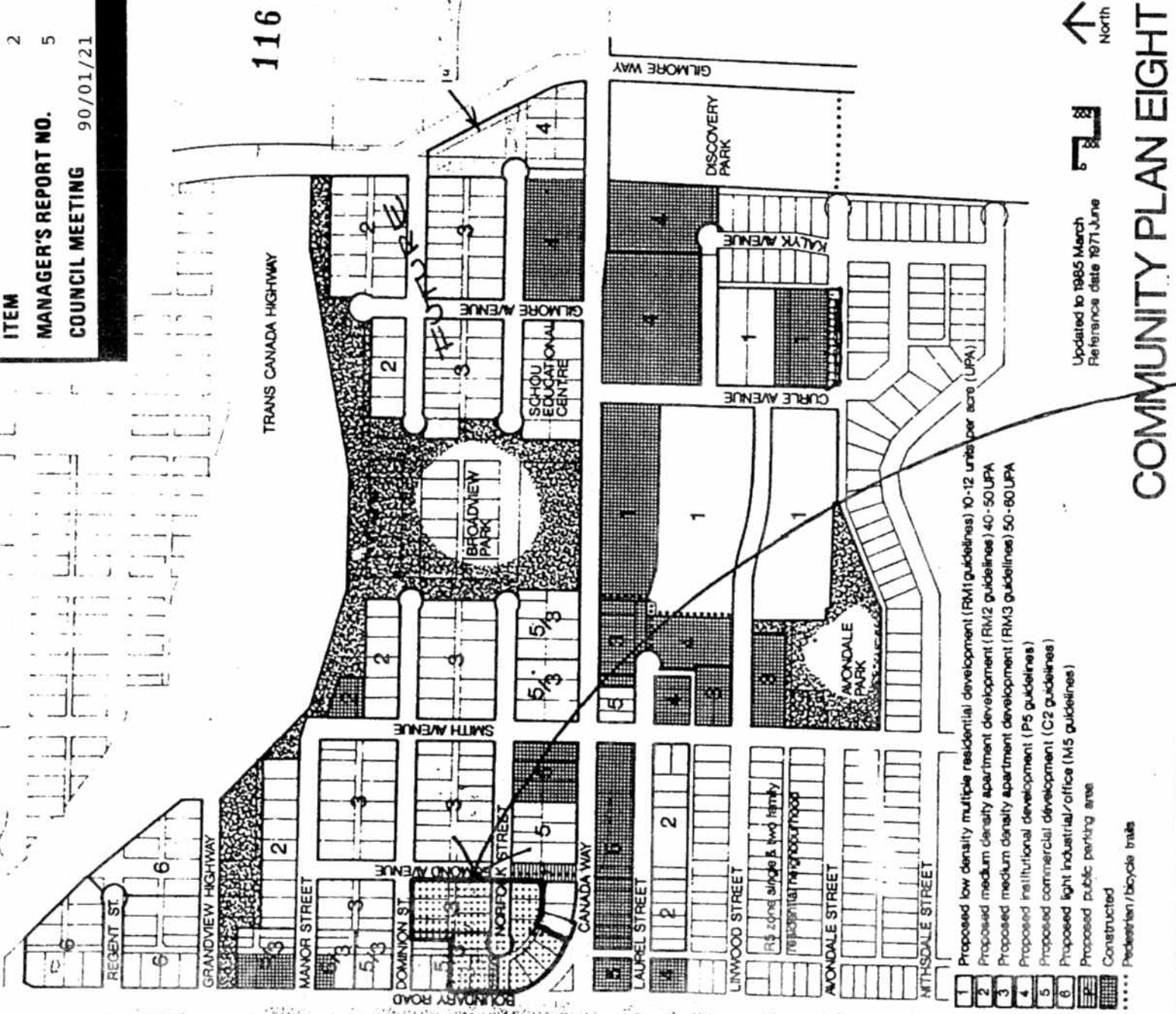
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cc: Municipal Clerk

A. L. Parr
A. L. Parr,
DIRECTOR PLANNING &
BUILDING INSPECTION

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Updated to 1985 March
 Reference date 1971 June

COMMUNITY PLAN EIGHT



BURNABY
 Planning &
 Building Inspection
 Department

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 189 SEPTEMBER

sale

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REZONING 75/89 LOCATION

SKETCH 1

ITEM
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GRANDVIEW

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701

PLAN 1321
3700

PLAN Bik. 28 1321

PLAN 1321
NWITTS 1321

PLAN 1321
11878 Bik. 29 1321

PLAN 1321
Bik. 30

PLAN 1321
19620

PLAN 1321
EX. 11079

PLAN 1321
EX. 12342

PLAN 1321
EX. 13314

PLAN 1321
EX. 15610

PLAN 1321
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MANOR ST.

R5 DOMINION

NORFOLK

CANADA WAY

MAURE ST. 1790

ESMOND AVE. 5175

SCHUB ST. 1772

ZONING OVERLAY - PLANNING AND BUILDING INSPECTION DEPARTMENT

ENGINEERING DEPARTMENT
MAPING OFFICE

U.I.M. GRID ZONE 18 1975

THE CORPO

Date

1989 SEPT

Scale

1:2000

Drawn By

EXISTING ZONING C4, C7, R5

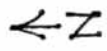


Planning & Building Inspection Department

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SKETCH 2



701

