

ITEM 6
MANAGER'S REPORT NO. 65
COUNCIL MEETING 90/10/22

TO: MUNICIPAL MANAGER 1990 OCTOBER 17

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #38/90
4779 AND 4791 KINGSWAY;
6209 AND 6237 McMURRAY AVENUE;
4760 AND 4780 HAZEL STREET;

LEGAL: LOTS A, B AND C OF D.L. 32, GROUP 1,
PLAN 10500 AND LOTS 103 AND 104, D.L. 32,
PLAN 27804; LOTS 9 AND REM. 10, PLAN 1229, D.L. 32;

(SEE ATTACHED SKETCHES #1 AND #2)

PURPOSE: To seek Council authorization to forward this application
to a Public Hearing on 1990 November 20.

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RECOMMENDATIONS:

1. THAT the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second readings of the subject Rezoning Bylaw.
2. THAT a rezoning bylaw be prepared and advanced to First Reading on 1990 November 05 and to a Public Hearing on 1990 November 20 at 7:30 p.m.
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 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 unsafe, unstable, and a hazard to life, the Fire Prevention Office may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.

ITEM	6
MANAGER'S REPORT NO.	65
COUNCIL MEETING	90/10/22

- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) Completion of the Highway Exchange Bylaw.
- i) The deposit of the applicable charge of \$0.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- j) 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.
- k) Provision of finished community services space with appropriate lease arrangements and protected by covenant for use by non-profit community organizations.

117

SUMMARY:

A plan of development which is suitable for submission to a Public Hearing has now been submitted.

R E P O R T

1.0 APPLICANT:

Waisman Dewar Grout Carter Inc.
300 - 1775 Anderson Street
Vancouver, B.C.
V6H 3Y4

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to provide for development of an 18-storey commercial building.

3.0 BACKGROUND:

3.1 The subject site is located within the Kingsway commercial corridor of the Metrotown core area (see attached Sketch #2). It is currently occupied by older two-storey commercial development along Kingsway, and one older dwelling. The site slopes down to the north, with Hazel Street being approximately 3.4 m (11 ft.) below Kingsway. To the west is a vacant site which has been rezoned for commercial/residential mixed-use development, while to the east across McMurray Avenue is older commercial and single-family residential development designated for commercial redevelopment. To the south across Kingsway is the Metrotown Centre development, while to the north across Hazel Street is highrise residential development.

ITEM	6
MANAGER'S REPORT NO.	65
COUNCIL MEETING	90/10/22

3.2 Council on 1990 July 23 authorized the Planning and Building Inspection 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 would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS:

4.1 The subject site is being rezoned:

FROM: R5 Residential District and
C3 General Commercial District

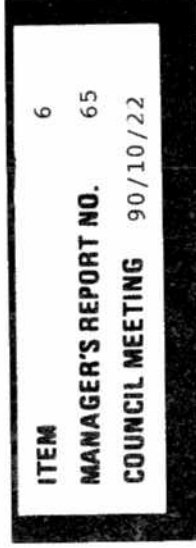
TO: CD Comprehensive Development District
(based on C3 General Commercial District use and density and Metrotown Development Plan guidelines, and in accordance with the development plan entitled "Metro Plaza" prepared by Waisman Dewar Grout Carter Inc.).

4.2 The proposed form of development, comprising a highrise office tower over an office/retail/restaurant podium with full underground parking, is consistent with the Metrotown Development Plan.

4.3 The subject site will be consolidated into one legal parcel. 1.5 m (5 ft.) road widening dedications are required along Kingsway, McMurray Avenue and Hazel Street. Corner truncation dedications are required at Kingsway/McMurray (6m x 6m) and Hazel/McMurray (3m x 3m). Two lanes within the site are to be closed and consolidated with it. A Highway Exchange Bylaw is recommended in this regard with compensation at market value to the Municipality for the excess of land acquired over that dedicated. Details will be the subject of a further report. Closure of the lane will require relocation of existing services in the lane, including replacement of the existing overhead wiring with an underground system in an alternative location.

4.4 The subject site includes two municipally-owned properties, 4760 and 4780 Hazel Street (see attached Sketch #1). Sale of these properties at market value subject to consolidation with the proposed development site was approved in principle by Council on 1990 July 23. Details will be the subject of a further report.

4.5 The proposed development will provide the north portion of a grade-separated pedestrian crossing of Kingsway, the south part of which has been constructed as part of the Metrotown Centre development. A staircase and landing to the Kingsway sidewalk, as well as structural support for the bridge will be provided on site on easement, while handicapped accessibility is to be provided through a link, also to be open 24 hours on easement, to an elevator near Hazel Street. This link also provides access to the building elevators. The central portion of the pedestrian bridge, over the Kingsway right-of-way itself, will be a Municipal responsibility but preparation of a conceptual design coordinated with the proposed development will be a servicing requirement of the current rezoning. Following completion of the subject rezoning, it may be desirable to arrange for detailed design by the same architects and construction in conjunction with the development.



4.6 Vehicular access to the development will be from Hazel Street
only. **119**

4.7 The Director Engineering will be requested to prepare an estimate of all services necessary to serve this site, including but not necessarily limited to road, sidewalk and boulevard works along the three road frontages as well as conceptual design of the planned Kingsway pedestrian bridge and its construction to the Kingsway property line.

4.8 The Metrotown Public Open Space Charge of \$5.38 per m² (\$0.50 per sq. ft.) of gross building floor area is applicable to this development.

4.9 The Metrotown Grade-Separated Pedestrian Linkage charge of \$3.29 per m² (or \$0.306 per sq. ft.) of gross building floor area is applicable to this development.

4.10 The applicant has requested a reduction of 10% from the standard Municipal parking requirements. With the advent of SkyTrain, there has been consideration given to the possibility of reducing the standard requirements for parking for major office proposals particularly in the Metrotown area (and also for the B. C. Hydro office proposal in the Edmonds Town Centre area). Consultant studies have been pursued by various developers to indicate that a significant proportion of office employees (greater than 20% in some cases), would use SkyTrain/bus transit if they are in close proximity to these public transit facilities. However, increased transit use cannot be necessarily translated into absolute major reductions in parking requirements, and staff consider that possible parking reductions should be pursued carefully and incrementally in order to avoid problems. It is also important that major office developments in Metrotown and the B. C. Hydro development (for which a ten per cent reduction has been recommended) be treated on an equitable basis. Within this context, it is concluded that a parking reduction of 10% from the Municipal standard would be appropriate for the subject development and for other major office developments in Metrotown.

4.11 The applicant proposes to provide 93 m² (1,000 sq. ft.) of building floor area for non-profit community organizations on the ground floor fronting Hazel Street. The floor area should be finished to interior walls and ceiling including washrooms, lighting, power and flooring ready for the tenant's furniture and equipment. A covenant will ensure that this space is provided rent-free (other than maintenance and utility fees) to a non-profit community organization selected in consultation with the Municipality.

4.12 A development plan for the subject site has been received which is suitable for submission to a Public Hearing.

5.0 DEVELOPMENT PROPOSAL:

5.1 SITE AREA (SUBJECT TO SURVEY):

Properties	-	3,053 m ²	(32,868 sq. ft.)
Lane Closure	-	432 m ²	(4,646 sq. ft.)
Dedications	-	284 m ²	(3,055 sq. ft.)
Net Site Area	-	3,201 m ²	(34,459 sq. ft.)

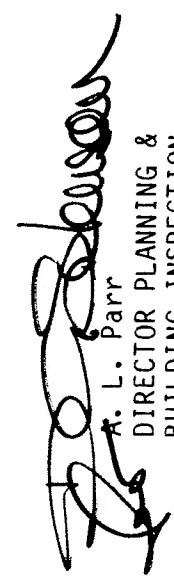
ITEM	6
MANAGER'S REPORT NO.	65
COUNCIL MEETING	90/10/22

- 5.2 Total Proposed Gross Floor Area - 19,185 m² (206,512 sq. ft.)
- 5.3 Proposed and Maximum Floor Area Ratio - 6.0
- 5.4 Parking Required:
- | | | | | |
|---------------|---|--|---|-------------------|
| Office/Retail | - | 16,652 m ² /46 m ² | = | 362 spaces |
| Restaurants | - | 1,120 seats/5 | = | 224 spaces |
| TOTAL | | | = | 586 SPACES |
- Parking Provided - 586 less 10% = 528 spaces
- All parking is provided underground
- Loading Provided - 2 bays
- 5.5 Building Height - 18 storeys, plus one lower storey fronting on Hazel Street; 71 m (233 feet) above Kingsway grade.
- 5.6 Exterior Materials - Coloured glass, metal and granite or marble cladding; decorative plaza paving.
- 5.7 The development consists of a two-storey podium with landscaped roofs with a 16-storey tower above. The planned pedestrian bridge across Kingsway provides access to the second floor of the development, with access down to grade (on easement and open 24 hours) through stairs at Kingsway and through a second storey link to an elevator and stairway near Hazel Street. A small plaza area with a planter and special focal element (such as a fountain or sculpture) is provided at the Kingsway/McMurray Avenue corner.

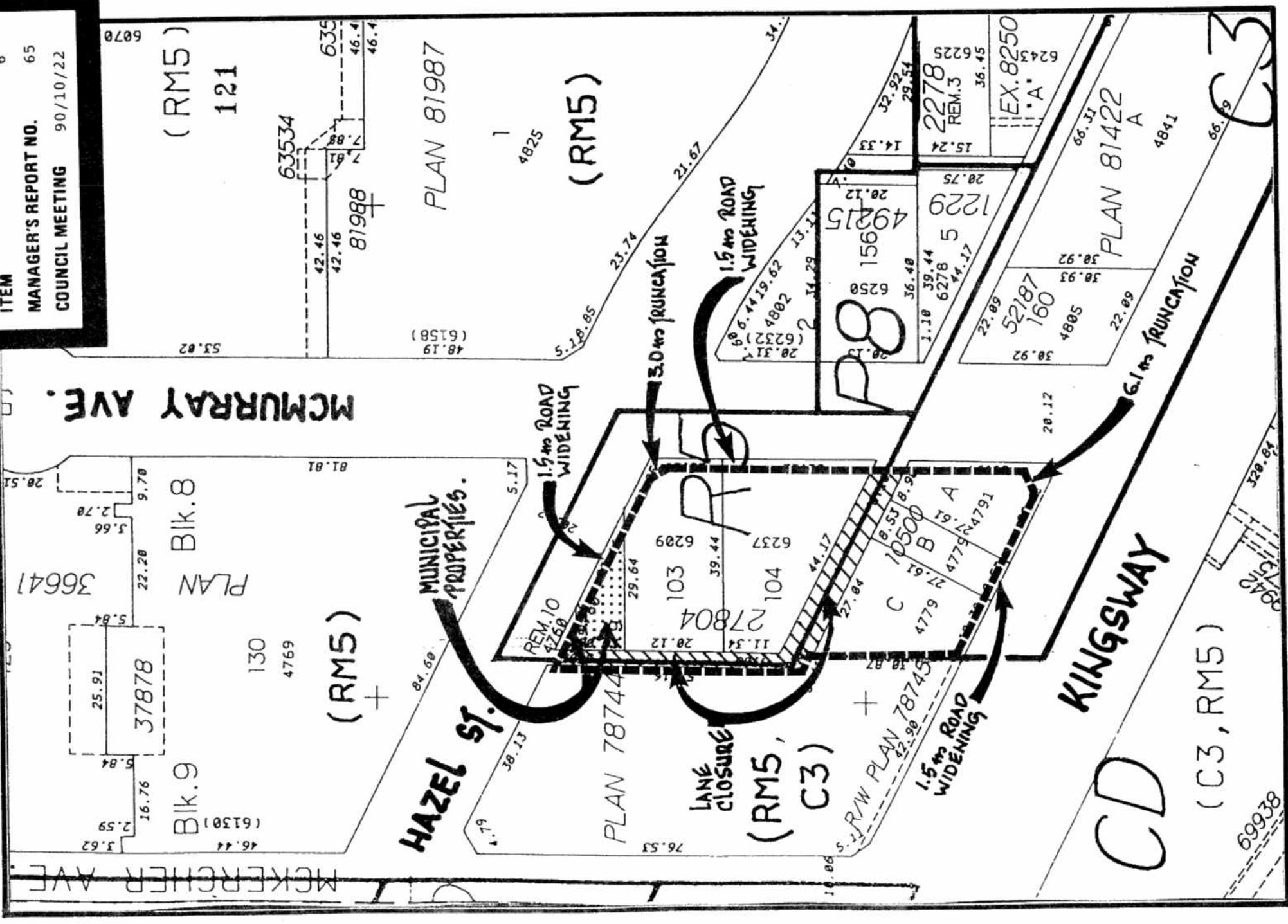
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Attach.

C.C. Municipal Clerk
 Director Engineering
 Municipal Solicitor


 A. L. Parr
 DIRECTOR PLANNING &
 BUILDING INSPECTION

ITEM 6
 MANAGER'S REPORT NO. 65
 COUNCIL MEETING 90/10/22



Date:

July 1990

Scale:

1:1000

Drawn By:

J.P.C.



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 Department

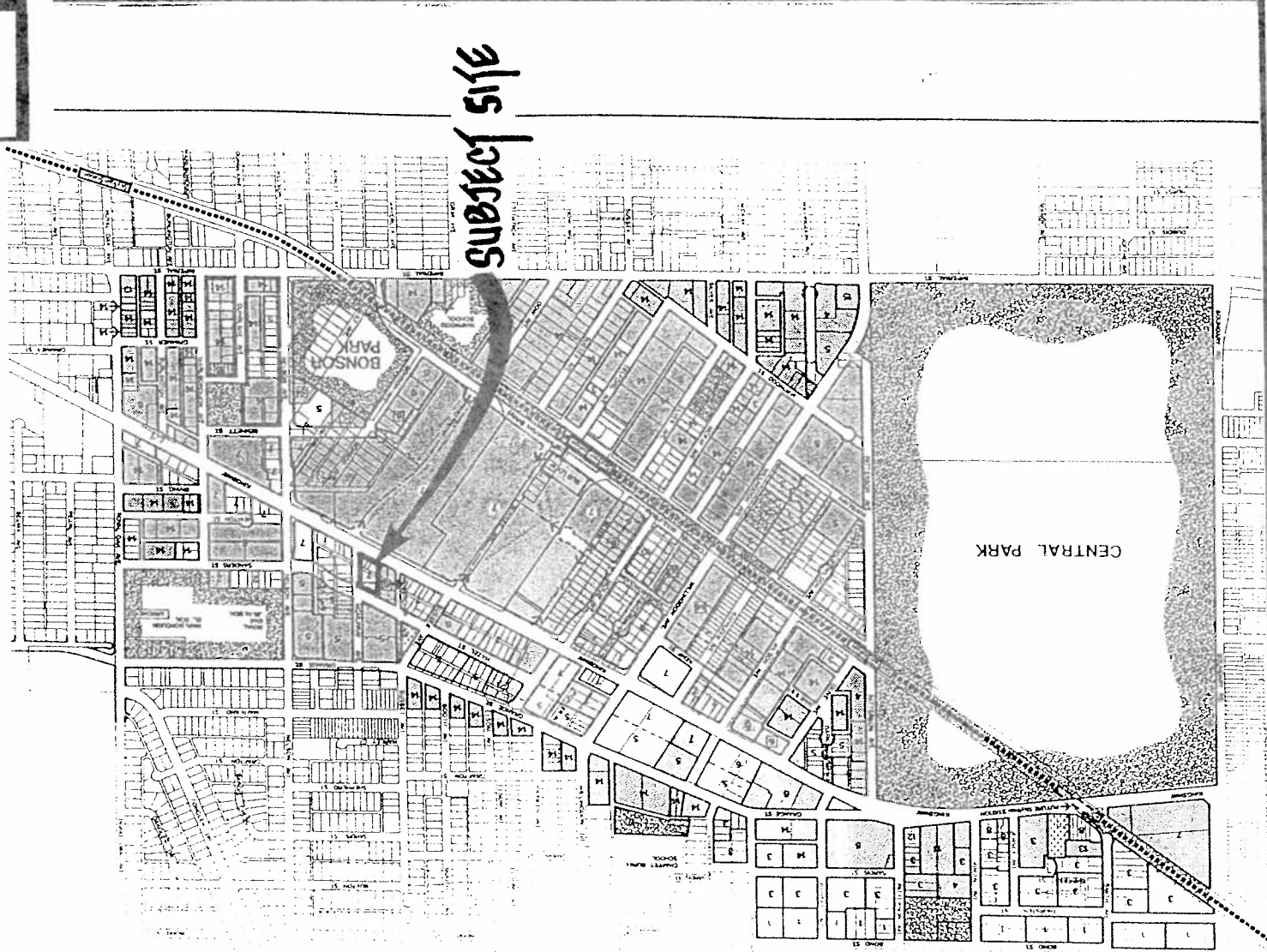
RZ.# 38/90

SKETCH # 1.

Metrotown
The Corporation of the
District of Burnaby
Composite Sketch of
Development Guidelines

- Legend:**
- 1 - CD (RM1) in accordance with Development Guidelines
 - 2 - CD (RM2)
 - 3 - CD (RM3)
 - 4 - CD (RM4)*
 - 5 - CD (RM5)*
 - 6 - CD (RM5/C3)*
 - 7 - CD (C3 use guideline)*
 - 8 - CD (RM3/C1)*
 - 9 - CD (RM4/C2)*
 - 10 - Civic Facilities*
 - 11 - Public Assembly*
 - 12 - CD (RM3/ins.)
 - 13 - RM2
 - 14 - RM3
 - 15 - RM4
 - 16 - R6
 - P3 - CD (RM5) - Precinct
 - P1 - Succession Precinct
- **Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these designated guidelines.
- Ⓜ - Projects identified by a square are rezoned but as yet unconstructed.

Updated to 1989 August



This sketch is for discussion purposes ONLY and is subject to continuous change.

ITEM 6
MANAGER'S REPORT NO. 65
COUNCIL MEETING 90/10/22

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Date: July 1990
Scale: N.1.5.
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122

SKETCH #2.

