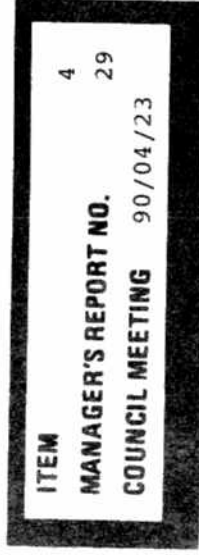


RE: PROPOSED DEVELOPMENT
NORTH PORTION OF METROTOWN AREA 14
BOUNDED WILLINGDON AVENUE, KINGSWAY,
MCKAY AVENUE AND KINGSBOROUGH STREET
REZONING REFERENCE NO. 99/89



MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1990 APRIL 18

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED DEVELOPMENT
NORTH PORTION OF METROTOWN AREA 14
BOUNDED WILLINGDON AVENUE, KINGSWAY, MCKAY AVENUE
AND KINGSBOROUGH STREET
REZONING REFERENCE #99/89

PURPOSE: To introduce a rezoning application by Vancity Enterprises Limited for the north portion of Metrotown Area 14.

=====

RECOMMENDATIONS:

- 1) THAT the amendment to the Metrotown Development Plan, Sub-area 14 as entailed by the development concept outlined in Section 4.0 of this report be approved.
- 2) THAT staff be authorized to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing.
- 3) THAT Council indicate its willingness to include the Municipally-owned property within the subject development and that the Municipal Solicitor be authorized to pursue preliminary discussions with the developer relative to the offering of the Municipal properties for sale for inclusion in the project in line with the development options outlined in this report.

R E P O R T

1.0 GENERAL INFORMATION:

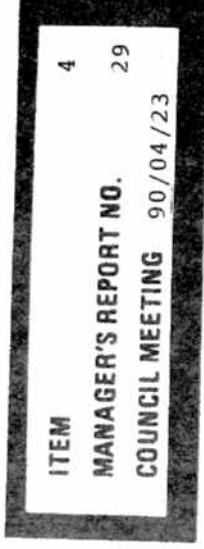
1.1 APPLICANT:

Vancity Enterprises Limited
P. O. Box 24999
Postal Station "C"
Vancouver, B.C.
V5T 4P8

1.2 SUBJECT: (See Sketches # 1 and #2)

Application for the rezoning of:

(See attached Schedule "A")



FROM: C3 General Commercial District,
R5 Residential District and
M1 Manufacturing District

TO: CD Comprehensive Development District
utilizing the C3, P6 and RM5 Districts as
guidelines

1.3 ADDRESSES:

Privately-owned properties:

123

- 4510, 4518, 4524, 4530, 4538, 4546, 4550,
- 4560, 4568 Kingsway;
- 6038, 6046, 6062, 6068, 6074 Willingdon Avenue;
- 6025, 6043, 6044, 6051, 6061, 6073 and
- 6084 Cassie Avenue;
- 6007, 6015, 6121, 6137, 6149 McKay Avenue;

Municipally-owned properties:

- 6078 Willingdon Avenue;
- 6038, 6050, 6060, 6070, 6076, 6081 Cassie Avenue;
- 6025, 6031, 6087, 6097, 6105, 6159 McKay Avenue;

1.4 LOCATION:

The subject site is the northern portion of Metrotown Area 14 and encompasses the block bounded by Kingsway, McKay Avenue, Kingsborough Street and Willingdon Avenue.

1.5 SIZE:

The site is generally rectangular in shape with the gross site area of approximately 271,000 sq. ft. or 6.2 acres and a net site area of approximately 241,000 sq. ft. or 5.5 acres.

1.6 SERVICES:

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

1.7 NEIGHBOURHOOD CHARACTERISTICS:

The site is currently composed of vacant properties and older dwellings, with older strip-commercial development along the Kingsway frontage. To the north across Kingsway, are strip-commercial developments and the Metro Centre Hotel. To the east, across McKay Avenue is the Station Square development. To the south across Kingsborough Street is the Civic Facilities Complex, currently under construction, including the Metrotown Resource Library. To the west across Willingdon Avenue are low-rise apartments and a large gas station site.

2.0 BACKGROUND INCLUDING METROTOWN CONTEXT:

In 1989 October, Council had been advised that Vancity Enterprises Limited had initiated preliminary discussions with Planning staff with a view to pursuing a potential development of the block bounded by Kingsborough Street, McKay Avenue, Willingdon Avenue and Kingsway within Metrotown Area 14.

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

The greater portion of this block north of Kingsborough Street, approximately 4.3 acres, has been designated as a Public Land Assembly Area. Based on a Council directed public land acquisition program pursued since 1986 May, just over 50% of the properties in this area have been publicly acquired. The portion of Metrotown Area 14 north of the Public Land Assembly Area is part of the Kingsway commercial corridor and amounts to approximately 1.9 acres.

Development of the Public Land Assembly Area in line with the adopted Metrotown Development Plan and other reports received by Council has emphasized the provision of public facilities including governmental, administrative, or social service centres, educational facilities, and offices for major publicly-oriented corporations such as B.C. Hydro.

A scale of development accommodating low-rise institutional building forms had been envisioned, compatible with the Civic Facilities Complex directly to the south with its Civic Square, three-storey Metrotown Resource Library, and other future facilities, such as an art gallery and performing arts centre, and in contrast to the higher density Metrotown core to the east. A maximum guideline Floor Area Ratio of 2.5 for the net developable site has been supported by staff for this public land assembly area. It is noted that the adopted Development Plan indicates a Floor Area Ratio in the range of 1.0 to 2.0. However, the privately-owned and developed Kingsway-oriented commercial area was considered to be able to accommodate higher density commercial projects up to a maximum Floor Area Ratio of 5.0 for the net developable site. In light of recent development to date in Metrotown, particularly in the primary core, higher development densities than originally envisioned in the Land Assembly Area guidelines are considered appropriate.

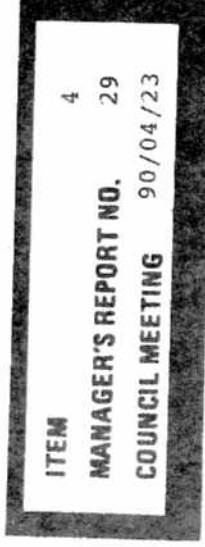
Council on 1989 October 10 authorized staff to explore the potential development by a private developer of the Public Land Assembly Area north of Kingsborough Street within Metrotown Area 14. Council was advised that staff would report back when a preliminary development concept which could meet the public-interest objectives of the Public Land Assembly Area was determined suitable for Council's further consideration.

The developer, Vancity Enterprises, has submitted a preliminary development concept including an optional variation and described in this report as Option A and Option B. As the developer is still negotiating with potential major users, a final development concept has not yet been determined. The developer is also negotiating the acquisition of a remaining block of properties in two other private ownerships. To accommodate the applicant's proposal, an amendment to the Metrotown Development Plan - Area 14 is required.

The developer has requested that a report be submitted to Council on his preliminary development concept with a view to obtaining Council support of the general thrust of the developer's proposal and to obtaining initial authorization for the commencement of discussions leading to the offering for sale of the Municipally-owned properties within the development site.

3-0 DEVELOPMENT SITE:

An understanding of the proposed development site is necessary to determine the supportability of the developer's proposal including privately-owned lands currently controlled by the developer, privately-owned lands for which the developer is still negotiating, municipally-owned lands, existing rights-of-way which could potentially be closed for inclusion in the overall development site, and dedications required to accommodate widening and improvements to abutting perimeter roads. (See attached Sketch #2).



The ability of the developer to acquire or control within this rezoning application all privately-owned properties within the subject precinct and the willingness of the Municipality to consider the sale of the publicly-owned lands within the precinct to the developer in line with a supportable development proposal and site consolidation are two primary matters which need to be addressed and resolved in conjunction with this rezoning application. Council support for the developer's proposal and for the sale of the publicly-owned lands would depend on whether it considers that the appropriate public benefit is provided vis-a-vis the designated Metrotown Public Assembly Area.

3.1 SITE STATISTICS:

125

Support for the developer's development concept is based on the consolidation of the overall block of land bounded by Kingsway, McKay Avenue, Kingsborough Street and Willingdon Avenue. Towards the assembly of the complete block, the developer is currently negotiating the acquisition of the remaining properties in other private ownership, namely the 21,500 sq. ft. of land encompassed by 4546, 4550, 4560, and 4568 Kingsway and 6007 and 6015 McKay Avenue.

The original overall developable net site had been significantly smaller in that the need for the Cassie Avenue cul-de-sac off Kingsborough Street was considered necessary to serve up to four separate development sites for the subject site. This Cassie Avenue cul-de-sac is not considered necessary if the developer is able to assemble the entire block and pursue traffic and parking requirements for the overall block site in an integrated comprehensive manner.

a) SITE AREAS

APPROXIMATE FIGURES

Gross Site Area	271,000 sq. ft. (6.22 acres)
Dedications for roads	30,000 sq. ft. (0.69 acres)
Net Site Area	241,000 sq. ft. (5.5 acres)

b) Ownership of Gross site (See Sketch 2)

Privately owned	157,000 sq. ft. (3.6 acres)
Public-rights-of-way	30,000 sq. ft. (0.69 acres)
Municipally-owned	84,000 sq. ft. (1.9 acres)
Total Publicly-owned	114,000 sq. ft. (2.6 acres)

(These figures are gross sq. ft. prior to dedication of any required road dedications).

3.2 PURCHASE OF MUNICIPAL PROPERTY (SEE SKETCH 2)

As outlined in the previous section, it is estimated that publicly-owned lands amounting to approximately 114,000 sq. ft. constitute about 42% of the gross site area. Preliminary indications are that the amount of roads/lanes to be closed is balanced by the amount of new required road right-of-way dedications.

Therefore, approximately 84,000 sq. ft. of municipally-owned property would be acquired by the developer for inclusion in the consolidated complete block development.

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

It is recommended that the Municipal solicitor be authorized to commence preliminary discussions for the sale of municipal property for inclusion in the proposed consolidated block development.

4.0 GENERAL DISCUSSION:

4.1 DEVELOPMENT CONCEPT:

The applicant/developer proposes to pursue development of the subject block based on two optional approaches. The two options differ only in that Option A calls for a second office tower and Option B calls for a seniors' care facility. These two options are summarized as follows:

	<u>OPTION A (GROSS FLOOR AREA)</u>	<u>OPTION B (GROSS FLOOR AREA)</u>
Office Tower 1	225,000 sq. ft.	300,000 sq. ft.
Office Tower 2	225,000 sq. ft.	N/A
Hotel Tower and ancillary facilities	135,000 sq. ft.	135,000 sq. ft.
Apartment Tower	200,000 sq. ft.	200,000 sq. ft.
Institutional (College)	75,000 sq. ft.	75,000 sq. ft.
Seniors' Care Facility	N/A	120,000 sq. ft.
Retail/Market/Restaurants	180,000 sq. ft.	180,000 sq. ft.
Proposed Total Gross Floor Area	1,040,000 sq. ft.	1,010,000 sq. ft.
Preliminary Net Site	241,000 sq. ft. (5.5 acres)	241,000 sq. ft. (5.5 acres)
Preliminary total Floor Area Ratio	4.3	4.2

This development will be the highest density project for such a large site in Metrotown, almost double the density of the primary core developments. This Department considers this proposal including the specific mix and size of proposed major components to be supportable as long as the following are achieved:

- a) the key proposed office, hotel, and institutional (college use) components;
- b) the entire consolidated block assembly;
- c) various public amenities and facilities as outlined in this report;
- d) high quality boulevard and landscaping provisions;
- e) high quality architectural approach.

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

However, the developer also indicates that the outlined development concept and mix of uses is not yet committed and is subject to further economic appraisals and feasibility and further negotiations with potential major users.

4.2 SPECIFIED PUBLIC SOCIAL BENEFIT USES:

The following specific public benefit uses are expected to be provided:

- a) Institutional college use such as a community college or university component (noted in preceding statistics).
- b) Daycare centre with 3,700 sq. ft. indoor and 2,800 sq. ft. outdoor space.
- c) Medical/dental facilities
- d) Small live-theatre, art cinema or media centre.
- e) Tourist information kiosk
- f) Large scale sculptural feature in the proposed internal plaza.

4.3 TRANSPORTATION AND TRAFFIC:

A comprehensive traffic and parking study needs to be pursued by the developer's consultant in close consultation with Municipal transportation and planning and traffic staff.

4.4 ROADWORKS AND DEDICATIONS:

Widening dedications are required along all frontages including a 33 1/2 ft. widening along Kingsway. The upgrading of all surrounding roads where needed and improved boulevard treatments are required. The upgrading of Kingsway is particularly desirable to complete the necessary tie-in from the important Willingdon Avenue intersection to the extensive Kingsway improvements already being achieved east of McKay Avenue to Nelson Avenue. The undergrounding of any existing above ground wiring is called for. Improved traffic signalization would apply where necessary.

4.5 SERVICING:

The overall block requires consolidation into a single parcel and dedication of rights-of-way. The required services, roadwork requirements, easements, etc. will be determined in conjunction with a subdivision application. The developer will be required to enter into a servicing agreement.

4.6 PLAZAS AND PUBLIC OPEN SPACE:

A publicly-oriented plaza is proposed in the centre of the block development. A 24-hour public easement protecting this public plaza and linkages to the streets for public use and access would be registered. Designed public plaza areas are expected at the key gateway intersections.

4.7 PEDESTRIAN ORIENTATION:

The boulevards will be designed for convenient and attractive pedestrian use with continuous weather-protection canopies along building frontages, interlocking pavers, pedestrian lighting, benches, street trees, sculpture, and fountains. The developer will be expected to meet boulevard standards previously established by Metrotown primary core developments and the Metrotown Civic Facilities Complex.

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

4.8 OTHER PREREQUISITES:

A further report requesting that this rezoning application be advanced to a Public Hearing once a suitable plan of development and control/consent to rezoning for all of the properties in the consolidated development site has been achieved will outline a complete list of prerequisites applicable to this proposal. Applicable cost charges and a Highway Exchange Bylaw will also be addressed in that report. Other technical requirements will also be handled through the subdivision process.

A further report will also outline the terms, conditions, and procedures for the sale of municipal property for inclusion in this development site.

5.0 SUMMARY:

The applicant has submitted a development concept which although a very high density proposal is supportable if the beneficial aspects and conditions outlined in this report are achieved. The Metrotown Development Plan which designates the subject area as a Public Assembly Area for publicly-oriented facilities would require amendment to accommodate this development. In order to pursue further refinement of the proposal and determination of firm commitments on the major land use components, the applicant desires an indication of whether there is Council support for the general thrust of his concept proposal and a Council willingness to authorize commencement of negotiations for the purchase of municipally-owned property within the proposed development site.

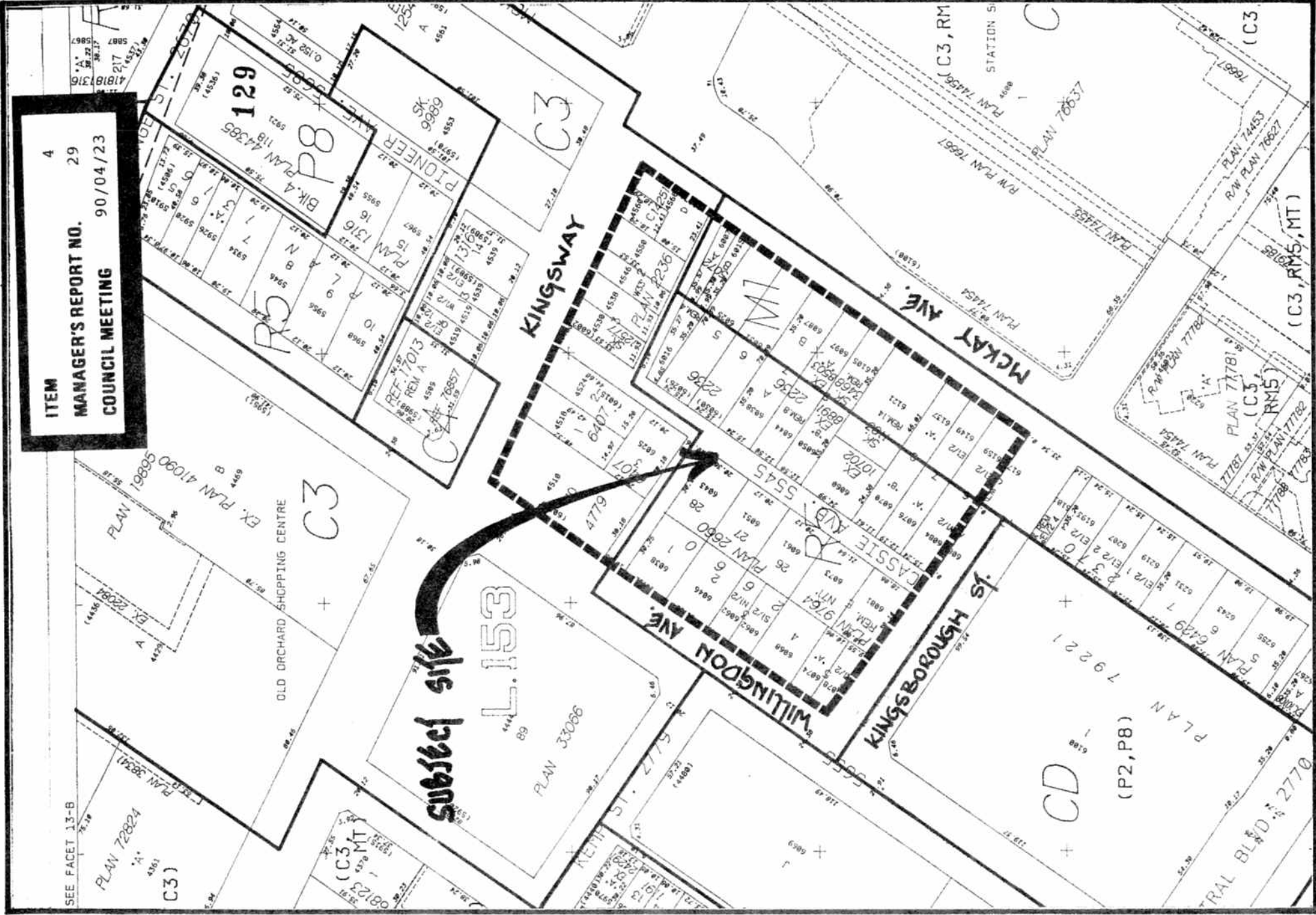
Over two-thirds of the subject development site is part of a previously designated Public Land Assembly Area - Metrotown Area 14 and the sale of municipally-owned property amounting to approximately 1.9 acres is involved in the development site. It is therefore important that key benefits which will assist the further development of Metrotown, namely key provisions of office, hotel, and publicly-oriented facilities and the consolidation of the complete block bounded by Kingsway, Willingdon Avenue, McKay Avenue and Kingsborough Street, are achieved to justify the required amendment to the Metrotown Development Plan. This Department supports this development concept on this basis.

KI:ap

Attach.

cc: Director Engineering
Director Recreation & Cultural Services
Municipal Solicitor


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION



ITEM 4
 MANAGER'S REPORT NO. 29
 COUNCIL MEETING 90/04/23



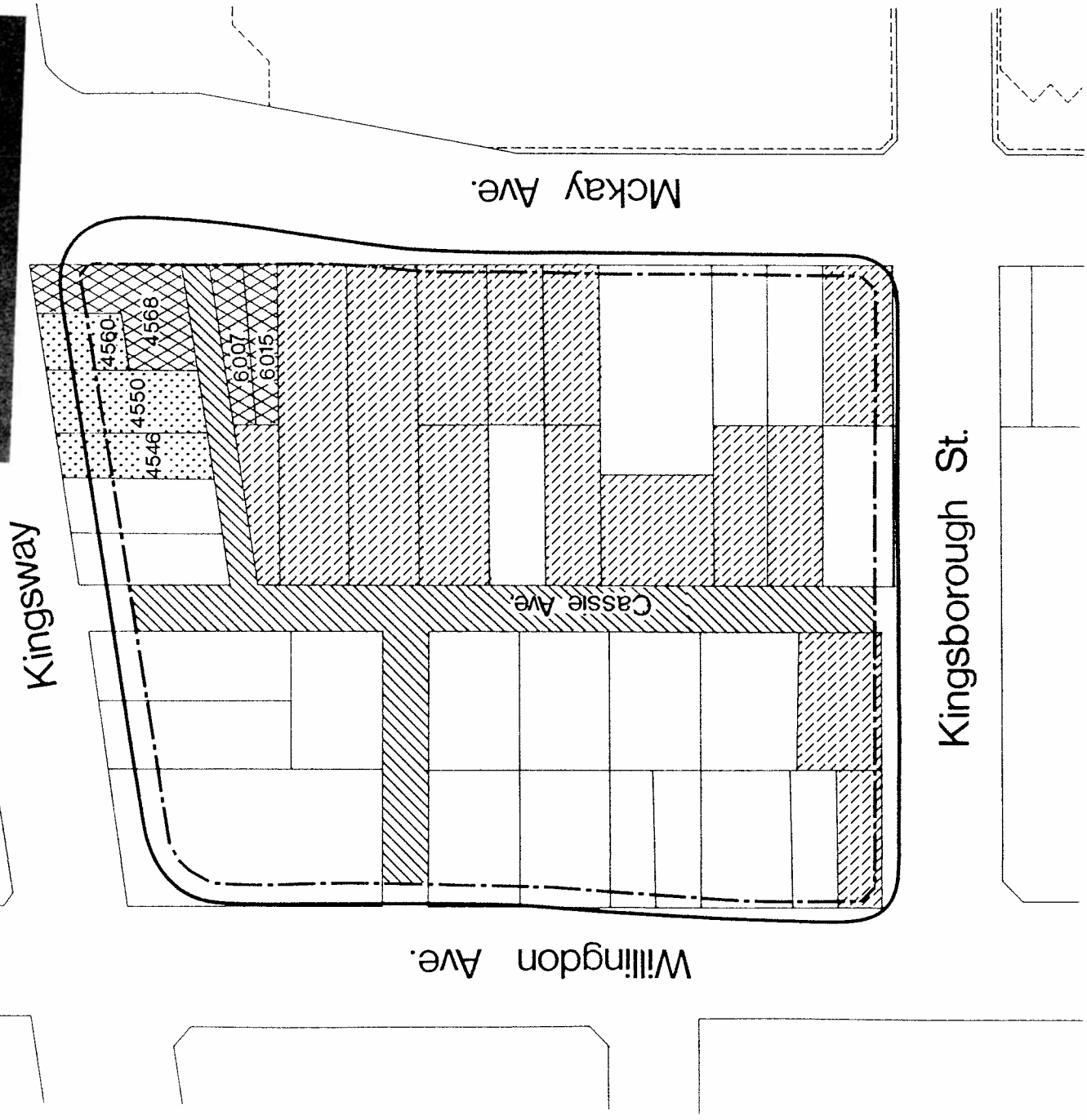
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SKETCH I



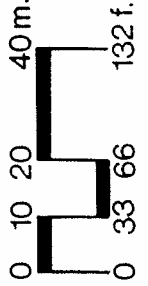
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ITEM 4
 MANAGER'S REPORT NO. 29
 COUNCIL MEETING 90/04/23



Metrotown - Area 14
North Block

Pz# 99/09.



SKETCH 2

Legend

- ▲ Municipally Owned Property
- ▲ Privately Owned Property
- ▲ Potential Closed Rights-of-Way
- ▲ } Under negotiation for inclusion in the development site.
- ▲ }
- ▲ Final Road Curb
- ▲ Extent of Required Road Right-of-Way Dedication

REZONING REFERENCE #99/89

SCHEDULE "A"

PRIVATELY-OWNED PROPERTIES

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>	131
4510 KINGSWAY	LOT 30, D.L. 153, GROUP 1, N.W.D. PLAN 4779	
4518 KINGSWAY	LOT 1, D.L. 153, GROUP 1, N.W.D. PLAN 6407	
4524 KINGSWAY	LOT 2, D.L. 153, GROUP 1, N.W.D. PLAN 6407	
4530 KINGSWAY	PLAN 2236, D.L. 151 AND 3, 14 NPT 3SK12577	
4538 KINGSWAY	PCL. A (EP12577), LOT 3, PLAN 2236, D.L. 153	
4546 KINGSWAY	PCL. A, LOT 2, PLAN 2236, D.L. 153	
4550 KINGSWAY	PLAN 2236, D.L. 153, 14 2EX W33'	
4560 KINGSWAY	LOT C, PLAN 14251, D.L. 153	
4568 KINGSWAY	LOT D, PLAN 14251, D.L. 153	
6038 WILLINGDON AVENUE	LOT 1, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6046 WILLINGDON AVENUE	LOT 2, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6062 WILLINGDON AVENUE	NORTH/SOUTH LOT 3, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6068 WILLINGDON AVENUE	LOT 4, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6074 WILLINGDON AVENUE	PARCEL A (BY 36263E) OF LOT 5, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6025 CASSIE AVENUE	LOT 3, D.L. 153, GROUP 1, N.W.D. PLAN 6407	
6043 CASSIE AVENUE	LOT 28, D.L. 153, GROUP 1, N.W.D. PLAN 2660	
6044 CASSIE AVENUE	LOT 8 EXC. FIRSTLY: WESTERLY 41 FT. (EX. PL. 3468), SECONDLY: PARCEL "A" (EX. PL. 8503), D.L. 153, GROUP 1, N.W.D. PLAN 2236	

ITEM	4
MANAGER'S REPORT NO.	29
COUNCIL MEETING	90/04/23

<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
6051 CASSIE AVENUE	LOT 27, D.L. 153, GROUP 1, N.W.D. PLAN 2660
6061 CASSIE AVENUE	LOT 26, D.L. 153, GROUP 1, N.W.D. PLAN 2660
6073 CASSIE AVENUE	NORTHERLY 71 FT. OF LOT E, BLOCK 13, D.L. 153, PLAN 9764
6084 CASSIE AVENUE	PARCEL C (BY 83703E) OF LOT 6, D.L. 153, GROUP 1, N.W.D., PLAN 2370
6007 MCKAY AVENUE	LOT A, PLAN 5072, D.L. 153
6015 MCKAY AVENUE	LOT B, PLAN 5072, D.L. 153
6121 MCKAY AVENUE	PARCEL "A" (EXPL. PL. 1183) EXC. FIRSTLY: PARCEL "ONE" (REF. PL. 1904), SECONDLY: PARCEL "TWO" (EXPL. PL. 10702) OF BLOCK 14, D.L. 153, GROUP 1, N.W.D., PLAN 783
6137 MCKAY AVENUE	PARCEL "A" (G93228E), LOT 8, D.L. 153, GROUP 1, N.W.D., PLAN 2370
6149 MCKAY AVENUE	E 1/2 OF LOT 7, D.L. 151 AND D.L. 153, GROUP 1, PLAN 2370

REZONING REFERENCE #99/89

SCHEDULE "A"

ITEM

4

MANAGER'S REPORT NO. 29

COUNCIL MEETING 90/04/23

MUNICIPALLY-OWNED PROPERTIES

133

<u>ADDRESS</u>	<u>LEGAL DESCRIPTION</u>
6078 WILLINGDON AVENUE	PLAN 2660, D.L. 153, 5 S 1/2 AND 6 N 1/2
6038 CASSIE AVENUE	PCL. A, LOT 7, PLAN 2236, D.L. 153
6050 CASSIE AVENUE	PCL. B (EP 8891), LOT 8 W. 41', PLAN 2236, D.L. 153
6060 CASSIE AVENUE	PLAN 783, PCL. 2 (EP 10702) OF PCL. A (EP 1183), LOT 14, D.L. 153
6070 CASSIE AVENUE	PCL. B, LOT 8, PLAN 2370, D.L. 153
6076 CASSIE AVENUE	PCL. A, LOT 7, PLAN 2370, D.L. 153
6081 CASSIE AVENUE	LOT E, EX. N 71', PLAN 9764, D.L. 151/153
6025 MCKAY AVENUE	LOT 5, BLK. 14 N PT., PLAN 2236, D.L. 151/153
6031 MCKAY AVENUE	PLAN 2236, D.L. 151/153, 14 NPT 6
6087 MCKAY AVENUE	PCL. B, LOT 7, PLAN 2236, D.L. 153
6097 MCKAY AVENUE	PCL. A (EP 8503) LOT 8, BLK. 14, PLAN 2236, D.L. 153
6105 MCKAY AVENUE	PLAN 2236, D.L. 153, BLK. 14, LOT 8 W 41' (EP 3468) EXC. PCL. B(EP 8891) PL. 2236
6159 MCKAY AVENUE	LOT 6 E 1/2, PL. 2370, D.L. 153