

ITEM 5
MANAGER'S REPORT NO. 23
COUNCIL MEETING 90/03/26

RE: REZONING REFERENCE NO. 68/89
4680 KINGSWAY - STATION SQUARE - OFFICE TOWER

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1990 March 20

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #68/89
4680 KINGSWAY (LOT 1, D.L. 153, PLAN 76637)
STATION SQUARE - OFFICE TOWER

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1990 April 24.

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RECOMMENDATIONS

1. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1990 April 02, and to a Public Hearing on 1990 April 24 at 7:30 p.m.
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 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 granting of any necessary easements.
 - e) The dedication of any rights-of-way deemed requisite.
 - f) The provision of stairs and a landing with protective easements as a connection to a future pedestrian overpass of Kingsway.
 - g) The deposit of the applicable charge to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
 - h) The deposit of the applicable charge to go towards the acquisition of public open space in Metrotown.

R E P O R T

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1.0 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 BACKGROUND AND SUMMARY

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2.1 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 (second tower currently under construction) on an 11.8 acre site. The Phase I Station Square rezoning (RZ #95/85) included 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.

2.2 An initial report (Item 14, Manager's Report No. 70) for the applicant's Phase II addition was considered by Council at its meeting of 1989 September 25. Council, at that time, authorized staff to continue working with the applicant as outlined in the report towards a plan of development suitable for submission to a Public Hearing on the understanding that a further report would be submitted to Council for its consideration.

2.3 The applicant proposes a Phase II addition to the Station Square development consisting of a 25 storey office tower of 260,206 sq.ft., retail area of 43,906 sq.ft., a daycare centre, together with an urban plaza fronting Kingsway, a 4-level underground parking, and a half-floor addition to the existing parking structure. This Phase II addition is in line with the Community Plan adopted for the overall Station Square site. This Phase II development is located just north of the existing Save-On-Foods store and entails the demolition of the existing three and one storey buildings in this area amounting to 46,268 sq.ft. of office and retail space. The timing of the actual construction of the office tower would be dependent on market conditions.

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

3.0 GENERAL COMMENTS

3.1 The subject development at 4680 Kingsway, comprising of Lot 1, D.L. 1553, Plan 76637, is being rezoned:

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).

3.2 The Director Engineering will be requested to provide all relevant servicing information. Requirements will include, but not be limited to, provision of a right-turn lane along the McKay Avenue frontage at Kingsway.

3.3 Discussions have taken place which have included the applicant and his consultants, staff of the Ministry of Transportation and Highways, and Municipal transportation and traffic staff.

Arising from these discussions, the applicant has provided a low-key access (in-only) off Kingsway and a tunnel ramp access (right-in and right-out) to McKay Avenue with respect to the new proposed four-level underground parking garage. Acknowledgement is also made of a future restriction to right-turn in and out only traffic at the (existing) former Silver Avenue access and a future left-turn lane on Kingsway into McKay Ave. The right-turn lane provision is also noted along McKay Avenue at Kingsway.

- 3.4 Parking is being provided in excess of Municipal requirements. The requirements for the Metrotown core developments for retail space is four parking spaces per 1,000 sq.ft. of gross leaseable area and for office space is one parking space for each 495.16 sq.ft. of gross floor area after deducting 10% of the retail floor area from the office use. Utilizing these requirements the net parking spaces for retail use is 80 spaces and for office use is 435 spaces for a total net requirement of 515 spaces.
- 3.5 Sixty-one (61) existing parking spaces have also been lost due to the elimination of the surface parking area fronting Kingsway and to access requirements.
- The applicant proposes the construction of a 4-level underground parking garage accommodating 565 parking spaces and a half-fourth level addition to the existing parking structure of 116 parking spaces for a total of 681 parking spaces.

The net total parking spaces provided is 620 additional spaces (681 minus 61).

Therefore, the applicant proposes to provide 105 spaces (620 minus 515 spaces) in excess of requirements.

- 3.5 The Kingsway frontage is to be improved from an urban design viewpoint by the elimination of the existing parking area and the provision of a large 10,000 sq.ft. public square open to Kingsway yet sheltered on three sides by retail and office development and on the fourth side adjacent Kingsway by an elevated pedestrian bridge, creating an outdoor room effect for this public square.
- The stairs and landing at the west side of the pedestrian bridge framing the public square will be protected by easement to receive a pedestrian overpass of Kingsway at a future date.
- Improvements to the Kingsway boulevard will also be required with a double row of trees and overhead pedestrian light standards. Benches and pedestrian lighting will also be required to further improve the existing plaza at the Kingsway and McKay Avenue corner. The provision of bus shelters at any identified bus stops will also be required. Improved at-grade pedestrian access will be required between Station Square and Eaton Centre along the Kingsway frontage.

3.6 Other social planning aspects identified as requirements are:

- a) The provision of a daycare centre with 3,600 sq.ft. of indoor area and a directly adjacent 2,800 sq.ft. outdoor play area on the third level of the podium development. Details of this provision will be determined in cooperation with the Health Department.
- b) An elevator lift is required to assist the handicapped in accessing the existing pedestrian bridge to Eaton Centre along the Central Boulevard frontage.

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4.0 DEVELOPMENT PROPOSAL

- 4.1 Lot 1 north of Kingsborough Street is 7.27 acres.
- 4.2 The development is an office tower, 25 storeys from grade, with a typical floor plate of approximately 12,500 sq.ft. over a three-storey retail/office/ancillary use podium development.

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	PROPOSED	EXISTING DELETED	NET FLOOR AREA
Office	260,206 sq.ft.	24,418 sq.ft.	235,788 sq.ft.
Daycare	3,600 sq.ft.	--	3,600 sq.ft.
Retail/ Restaurant/ Ancillary	43,906 sq.ft.	21,850 sq.ft.	20,056 sq.ft.

TOTAL 307,712 SQ.FT. 46,268 SQ.FT. 259,444 SQ.FT.

Total Floor Area Ratio including this Phase II addition for Station Square is 2.07.

4.3 Parking

Office/ Daycare	239,388 sq.ft.	- 10% of retail = (24,000 sq.ft.)	215,388 sq.ft.
Retail/ Restaurant/ Ancillary	215,388 sq.ft.	÷ 495.16 =	435 spaces
	20,056 sq.ft.	@ 4 spaces per 1,000 =	80 spaces

Total REQUIRED Parking: 515 spaces
 Total PROVIDED Parking: 681 spaces

Location:

Underground (4 levels) = 565 spaces
 Parking structure addition = 116 spaces

(Construction of the structure addition permitted only in conjunction with construction of the office tower).

Loss of existing parking = 61 spaces

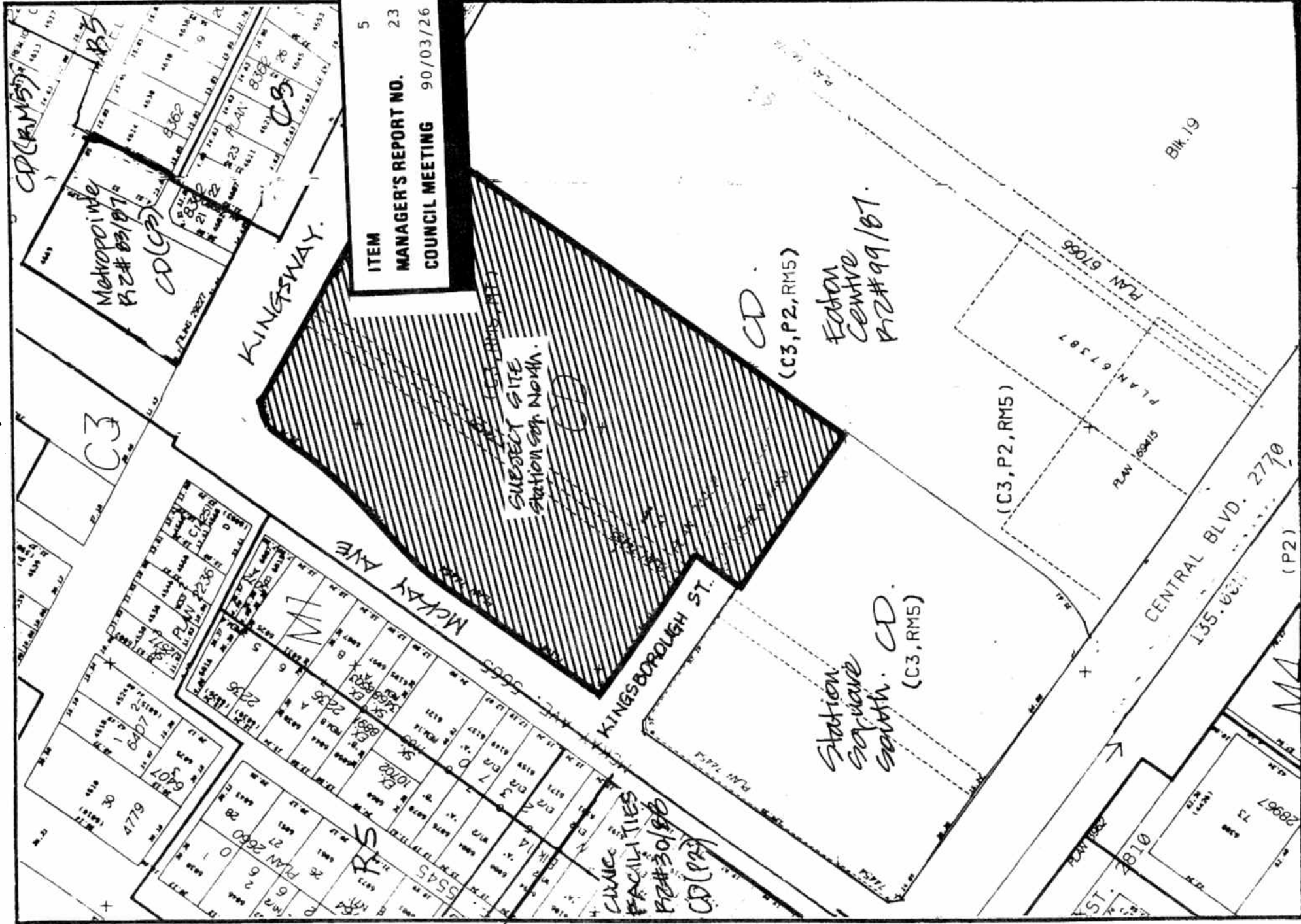
NET PARKING ADDITION: = 620 SPACES

- 4.4 The primary exterior materials are reflective glazing, clay brick and acrylic stucco.

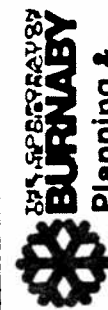
ALP

Attachment
 cc: Municipal Clerk
 Director Engineering
 Chief Public Health Inspector

A. L. Parr
 A. L. Parr
 Director Planning &
 Building Inspection



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BURNABY
 Planning &
 Building Inspection
 Department

Date	1989 SEPT.
Scale	1:2000
Drawn By	

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