

ITEM 9  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 92/01/27

TO: MUNICIPAL MANAGER 1992 JANUARY 21

FROM: DIRECTOR PLANNING AND BUILDING

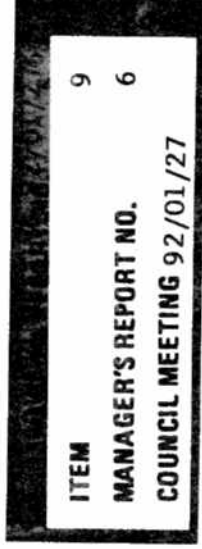
SUBJECT: REZONING REFERENCE #49/91 - 7026 KINGSMAY  
LOT 23 EXC. PART ON PLAN WITH BYLAW FILED A29338,  
DISTRICT LOT 95, PLAN 556 (see attached Sketch #1)

PURPOSE: To seek Council authorization to forward this application to a  
Public Hearing on 1992 February 25.

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**RECOMMENDATIONS:**

1. THAT staff be authorized to bring forward for abandonment Amendment Bylaw #4 (1991), Bylaw No. 9637, Rezoning Reference #90/88 a predecessor of the current zoning application after Second Reading has been granted for this new rezoning proposal.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1992 February 03 and to a Public Hearing on 1992 February 25 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 consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements.
  - f) The dedication of any rights-of-way deemed requisite.
  - g) The undergrounding of existing overhead wiring abutting the site.
  - h) The provision of a public pedestrian walkway easement linking Greenford Avenue with Kingsway and the construction of a concrete walk and lighting to the approval of the Director Engineering.



- i) The retention of as many existing mature trees as possible on the site, and the submission of a written undertaking to ensure that all site areas identified for preservation of existing vegetation are effectively protected by snow fencing or other approved physical containment during the whole course of site preparation and construction work.
- j) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- k) Compliance with the Council adopted sound criteria.
  - l) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space within the underground parking and a commitment to implement the recycling provisions.
  - m) Completion of the Highway Exchange/Road Closing Bylaw.
  - n) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
  - o) Detailing of units adaptable to the disabled.

**SUMMARY:**

The applicant has now submitted a development plan for the subject site which is suitable for submission to a Public Hearing.

**R E P O R T**

**1.0 APPLICANT:**

Mr. Scott Kennedy  
Cornerstone Architects  
408 - 611 Alexander Street  
VANCOUVER, B. C. V6A 1E1

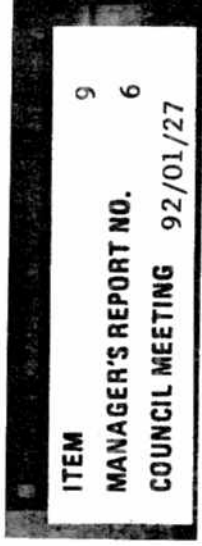
**2.0 REZONING PURPOSE:**

The purpose of the proposed rezoning bylaw amendment is to permit development of a mixed-use commercial/residential development.

**3.0 BACKGROUND:**

3.1 The subject site, which was previously occupied by the Blue Haven Motel, is vacant. The site slopes gently down from north to south. A number of mature evergreen trees are located on the southern part of the property, but the majority appear to be located within the future Beresford Street right-of-way. On the adjacent sites to the east are two apartment tower developments, one of which also incorporates a ground floor commercial podium fronting on Kingsway. To the west across Greenford Avenue are a car dealership and an office building on properties which are designated under the adopted Community Plan as a portion of future redevelopment sites under RM4 and C2 guidelines. To the north across Kingsway are commercial developments, while to the south, across Beresford Street and the B. C. Parkway on the Hydro right-of-way is an RM3 apartment building.

- 3.2 The subject site is located within Community Plan Six (see attached sketch #2) and is designated for mixed-use development under RM4 Multiple Family Residential and C2 Community Commercial District guidelines. The site was the subject of a previous rezoning application (Rezoning Reference #90/88) to CD Comprehensive Development District (based on RM4 and C2 District guidelines) which was given Third Reading on 1989 November 06. This rezoning provided for a mixed-use development consisting of a two-storey commercial podium oriented towards Kingsway and a 9 storey and a 15 storey apartment tower, with underground parking and all commercial and recreational roof areas landscaped. The applicant does not intend to pursue the development as previously proposed and has therefore made the current rezoning application.
- 3.3 Council on 1991 November 18, received the report of the Planning Building Department concerning the new rezoning application for the subject site, and adopted a recommendation authorizing staff 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 with a single 21 storey residential tower and a one-storey commercial building, suitable for presentation to a Public Hearing.
- 4.0 GENERAL COMMENTS:
- 4.1 The subject site is being rezoned:
- From:** C4 Service Commercial District
- To:** CD Comprehensive Development District (Based on RM4 and C2 District use and density, and in accordance with the development plan entitled "Burnaby City Club Tower" prepared by Cornerstone Architects).
- 4.2 The proposed rezoning conforms to the adopted Community Plan Six.
- 4.3 Dedications for Kingsway widening, Beresford widening and the planned Greenford Avenue cul-de-sac are required as shown on the attached sketch #3. A closed lane to the east is to be consolidated with the subject site. The easterly 2.59 m (8.5 ft.) of the northerly portion of the Greenford Avenue right-of-way (which is to be closed under the adopted Plan) is to be closed and consolidated with the subject site at the present time, leaving a 7.5 m (24.5 ft.) interim paved roadway for access to existing development to the west and for future closing and consolidation with a development site assembly to the west. A Highway Exchange Bylaw in this regard received Final Adoption on 1989 November 20. A further 0.38 m (1.25 ft.) of widening is required on Kingsway and will be dedicated.
- 4.4 Residential vehicular access will be from Beresford Street only. The proposed commercial access from Kingsway is to be right turn in and out only, and will be subject to Ministry of Transportation and Highways approval.
- 4.5 In view of traffic on Kingsway, a noise study should be undertaken to ensure compliance with the Council-adopted sound criteria.
- 4.6 A Neighbourhood Parkland Acquisition Charge, which is currently \$1,264. per unit, will apply to this development.



- 4.7 An updated cost estimate and schedule of required servicing will be obtained from the Director Engineering.
- 4.8 The developer will remove existing overhead wiring adjacent to the site.
- 4.9 Mature evergreen trees located on the southern part of the property are to be preserved where feasible.
- 4.10 The development plans comply with the minimum unit sizes specified by the condominium guidelines adopted by Council.
- 4.11 The developer advises that this project is not proposed as a phased strata-titled project.
- 4.12 Garbage and recycling areas and two car wash spaces for the residential tower are located in the underground parking area.
- 4.13 The developer is including seven residential units adaptable for use by the disabled in the development.
- 4.14 A development plan for the subject site which is suitable for submission to a Public Hearing has been submitted.

5.0 DEVELOPMENT PROPOSAL:

- 5.1 NET SITE AREA: 7,122 m<sup>2</sup> (76,662 sq. ft.)  
(To be confirmed by survey)
- 5.2 SITE COVERAGE: Commercial 9.8%  
Residential 8.5%  
**TOTAL 18.3%**
- 5.3 FLOOR AREA: Commercial 700 m<sup>2</sup> ( 7,535 sq.ft.)  
Residential 11,631 m<sup>2</sup> (125,202 sq.ft.)  
**TOTAL 12,331 m<sup>2</sup> (132,737 sq.ft.)**
- 5.4 FLOOR AREA RATIO: Commercial 0.10  
Residential 1.63  
**TOTAL 1.73**

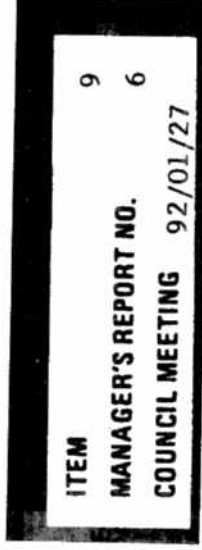
5.5 RESIDENTIAL UNIT MIX:

- 1 three bedroom plus den unit @ 197.7 m<sup>2</sup> (2,128 sq.ft.)  
2 two bedroom plus den units @ 104.6 to 104.9 m<sup>2</sup> (1126 to 1129 sq.ft.)  
40 two bedroom units @ 84.3 to 86.8 m<sup>2</sup> ( 907 to 934 sq.ft.)  
34 one bedroom plus den units @ 75.0 to 79.5 m<sup>2</sup> ( 807 to 856 sq.ft.)  
55 one bedroom units @ 65.5 to 70.6 m<sup>2</sup> ( 705 to 760 sq.ft.)

**132 units TOTAL**

- 5.6 RESIDENTIAL COMMUNAL FACILITIES: Lounge, video room, communal patios.
- 5.7 REQUIRED PARKING: Commercial 49 spaces (based on 162.6 m<sup>2</sup> banquet room floor area, and a 150 seat restaurant)
- Residential 212 spaces (including 33 visitor's spaces)

**TOTAL 261 spaces**



PROVIDED PARKING: Commercial 57 spaces  
Residential 212 spaces

**TOTAL 269 spaces**

LOADING PROVIDED: 1 bay

5.8 EXTERIOR MATERIALS  
AND FINISH:

Stucco, painted metal, acrylic skylight, concrete  
unit pavers.

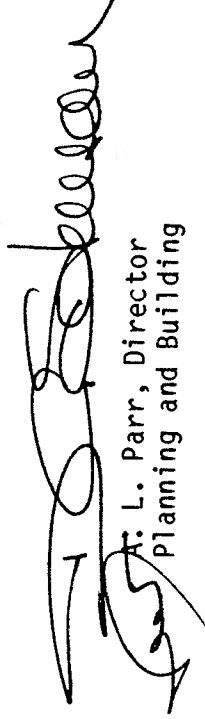
5.9

The proposed development consists of a one-storey commercial building oriented towards Kingsway and a 21 storey apartment tower, with underground parking. The commercial roof area is landscaped and a reflecting pool is located between the commercial and residential buildings.

RR/1f/ds

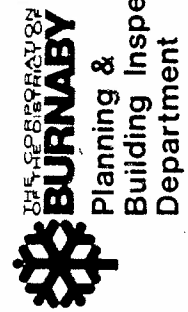
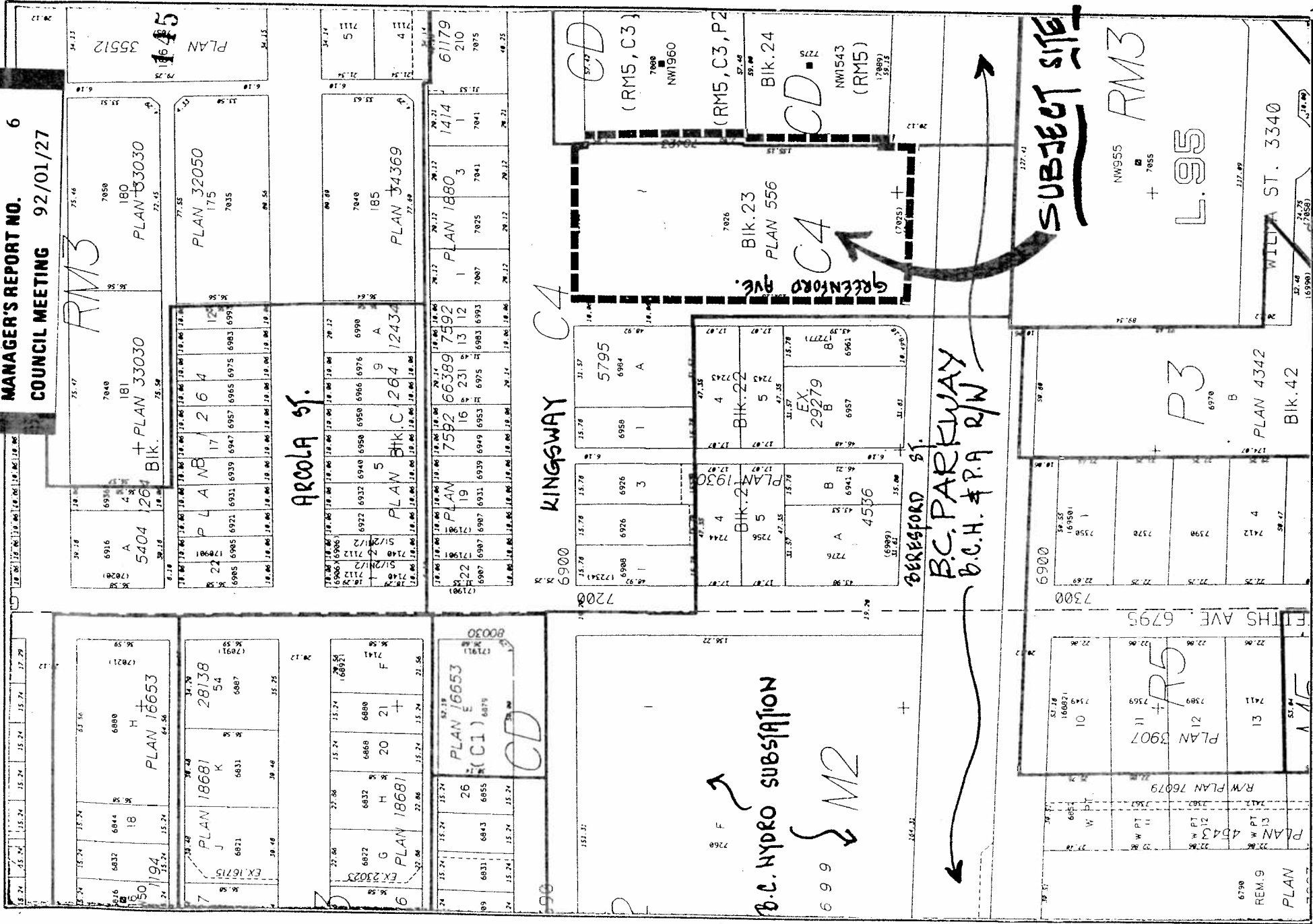
Attachments

cc: Municipal Solicitor  
Director Engineering  
Municipal Clerk



A: L. Parr, Director  
Planning and Building

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Date: **November 1991**

Scale: **1:2000**

Drawn By: **A.P.C.**

**REZONING REFERENCE # 49/91**



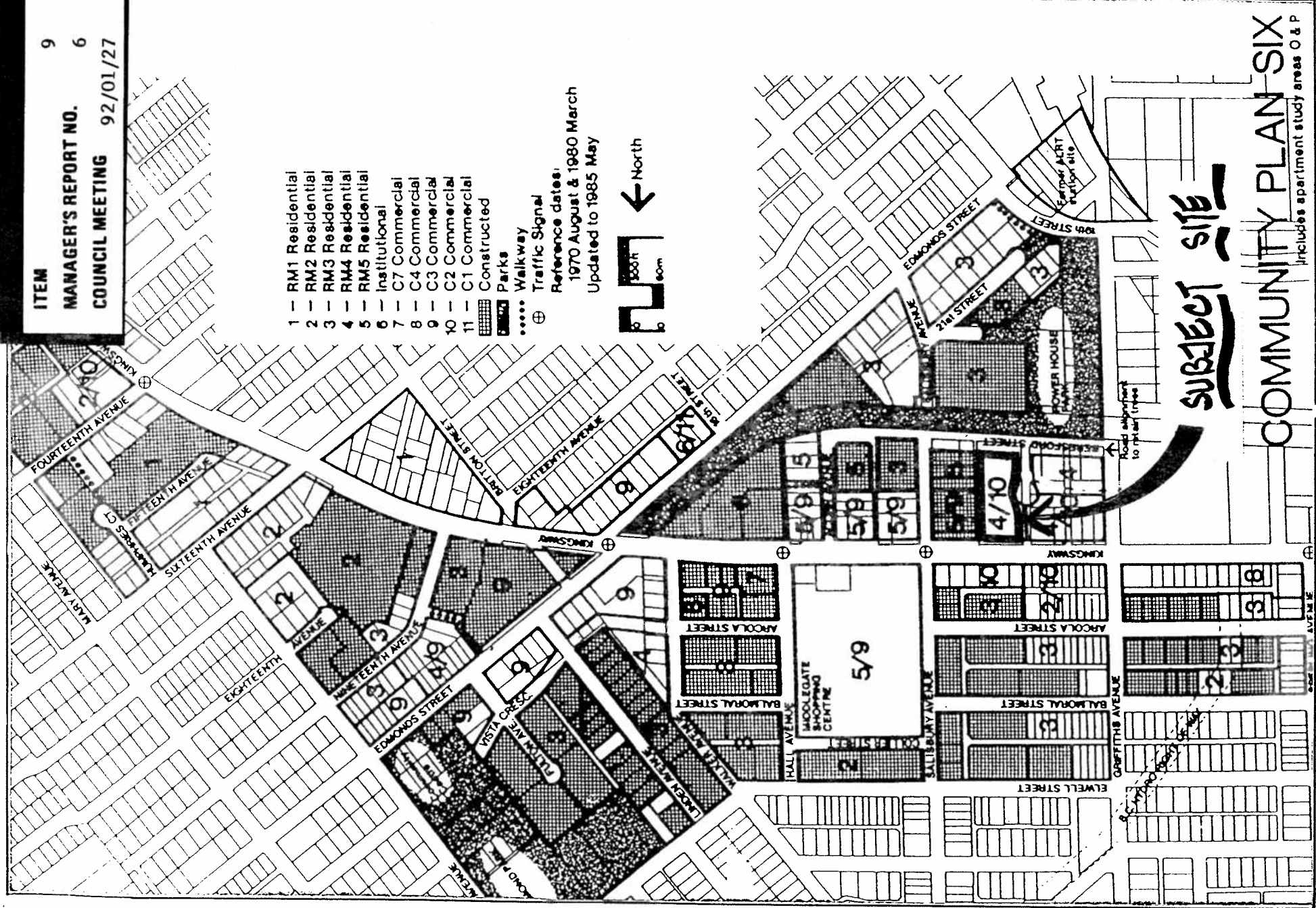
SKETCH # 1

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- 1 - RM1 Residential
- 2 - RM2 Residential
- 3 - RM3 Residential
- 4 - RM4 Residential
- 5 - RM5 Residential
- 6 - Institutional
- 7 - C7 Commercial
- 8 - C4 Commercial
- 9 - C3 Commercial
- 10 - C2 Commercial
- 11 - C1 Commercial
- 12 - Constructed

- ⊕ Parks
- ⋯ Walkway
- ⊕ Traffic Signal

Reference dates:  
 1970 August & 1980 March  
 Updated to 1985 May



**SUBJECT SITE**  
**COMMUNITY PLAN SIX**  
includes apartment study areas O & P



Date: **NOVEMBER 1991**

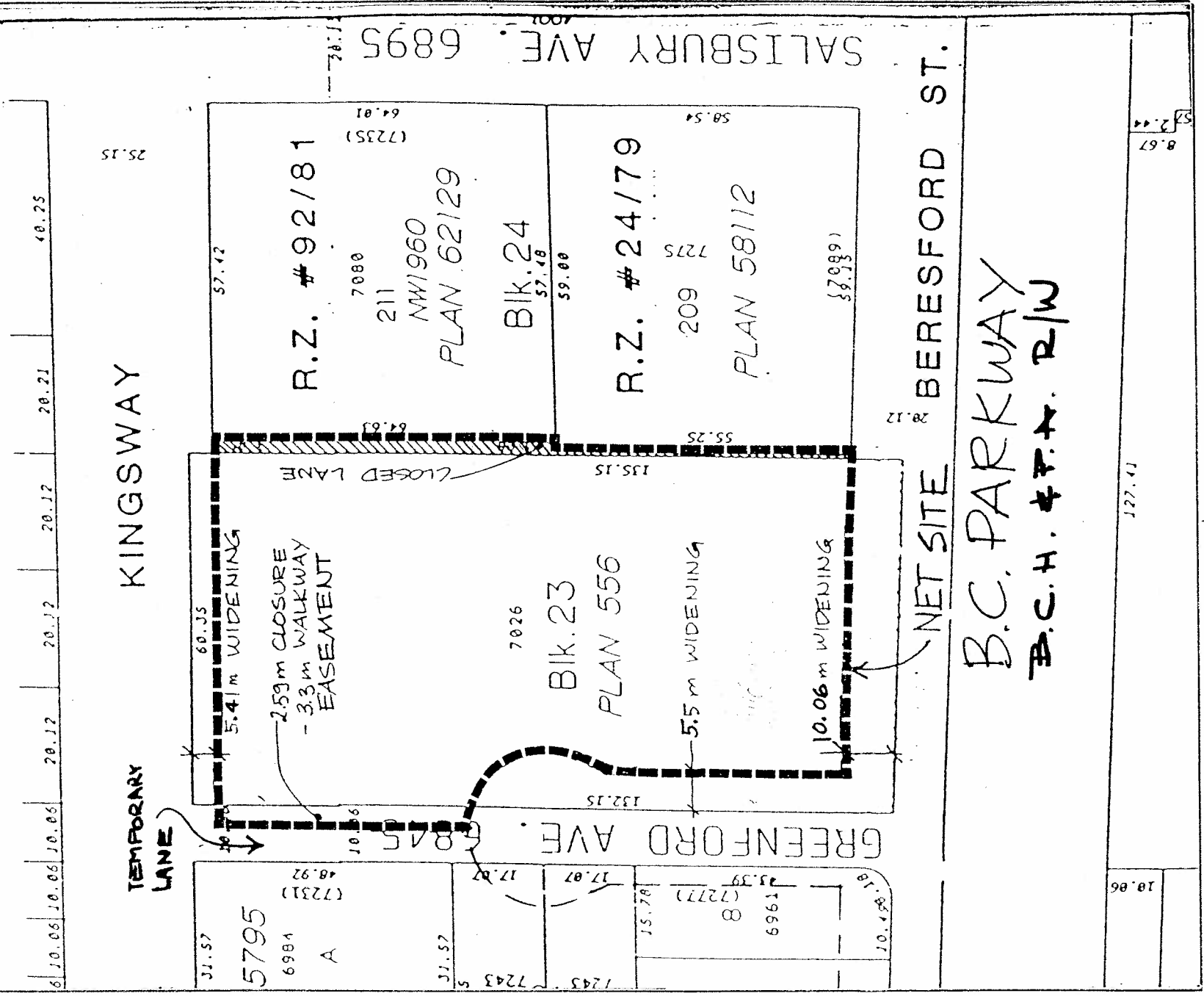
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Drawn By: **J.P.C.**

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North



Date: **NOVEMBER 1991**

Scale: **N.T.S.**

Drawn By: **J.P.C.**

**REZONING REFERENCE # 49/91**

sketch # 3