

**TO:** CITY MANAGER 1995 AUGUST 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #21/95

**ADDRESS:** SEE ATTACHED SCHEDULE "A"

**LEGAL:** SEE ATTACHED SCHEDULE "A"

**FROM:** R5 Residential District, P8 Parking District, and C3 General Commercial District.

**TO:** CD Comprehensive Development District (based on RM5 use and density for Lot 1 and C3 use and density for Lot 2 and 4554 Grange Street and in accordance with the Development Plan entitled "Proposed Residential Tower for Bosa Ventures Inc. Phase I" prepared by Hamilton Wensley Architects).

**APPLICANT:** Bosa Ventures Metrotown Inc.  
207 - 3701 East Hastings Street  
Burnaby, B.C. V5C 2H6

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1995 September 26.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.5 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1995 September 12, and to a Public Hearing on 1995 September 26 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 City 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.
- e) The satisfaction of all necessary subdivision requirements.
- f) The consolidation of the Phase I site into one legal parcel and creation of a second parcel for interim maintenance of the existing hotel development.
- g) The granting of any necessary easements and covenants.
- h) The dedication of any rights-of-way deemed requisite.
- i) The undergrounding of existing overhead wiring abutting the site.
- j) Retention of identified existing mature trees on the site, protection by registration of a Section 215 Covenant of identified trees, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

- k) Compliance with the Council adopted sound criteria.
- l) The provision of a covered car wash stall and 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 Bylaw.
- n) The deposit of the applicable Parkland Acquisition Charge.
- o) The granting of a 215 Covenant restricting enclosure of balconies.
- p) Confirmation of the reduction of the existing hotel's licensed seating capacity and other facilities sufficient to meet bylaw parking requirements.
- q) The submission of a satisfactory environmental assessment and the pursuance of satisfactory remediation arrangements for the site, if required.

## R E P O R T

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a high-rise apartment tower on Lot 1 and retention of the existing hotel development with parking on Lot 2 and the City-owned lot.

### **2.0 BACKGROUND**

**2.1** The subject site comprises about three-quarters of the block bounded by Kingsway Willingdon Avenue, Grange Street and McKay Avenue. It is currently occupied by the Metrotown Centre Hotel, a retail building (Sport Mart) and parking areas as well as one older dwelling. In addition to road and lane rights-of-way, a City-owned lot (4554 Grange Street currently leased by the Hotel) falls within the rezoning site.

**2.2** The site is located within the Metrotown Core Area, and like the adjacent blocks to the east and west, is intended for high-rise apartment development along Grange Street and commercial development along Kingsway (see attached Sketch #1). The dividing line between residential and commercial sites is somewhat variable but is generally midway between Kingsway and Grange Street along the Hazel Street alignment. Across Kingsway

to the south is the Public Assembly Precinct, while across Grange Street to the north are low-rise apartment sites.

- 2.3 To facilitate appropriate redevelopment of the subject block on a phased basis and as four separate sites, it is proposed to extend Hazel Street as a cul-de-sac to provide access to the four sites. The ultimate subdivision pattern proposed with general land use designations is shown on Sketch #2. A first stage subdivision to create the current development site, while retaining the existing hotel, and providing an interim cul-de-sac for access is illustrated on Sketch #3.
- 2.4 The current rezoning application is intended to accommodate development of a high-rise apartment tower on proposed Lot 1 at the corner of Willingdon Avenue and Grange Street (see Sketch #3). The existing hotel and retail building together with reconfigured parking are to be retained temporarily under CD (Comprehensive Development District) rezoning on proposed Lot 2 and the City property at 4544 Grange Street. The hotel is pursuing a reduction in licensed seating capacity and is converting one meeting room to storage in order to reduce applicable parking requirements. Approximately 42% small car spaces, including existing small car spaces, is being proposed on the basis that this small car provision is an interim arrangement for an expected duration of 18 months.
- 2.5 Council, on 1995 July 24, received the report of the Planning and Building 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 would be submitted at a later date. The applicant has now submitted a plan of development for presentation to a Public Hearing.

3.0 **GENERAL COMMENTS:**

- 3.1 The proposed rezoning which is generally consistent with Metrotown development guidelines, provides for development of a high-rise tower on Lot 1 at the corner of Willingdon Avenue and Grange Street. The proposed CD Comprehensive Development zoning also provides for the temporary retention of the existing hotel and retail building together with reconfigured parking on proposed Lot 2 and the leased City-owned property at 4544 Grange Street. The proposed CD zoning also provides general community plan guidelines for redevelopment of the interim hotel site, as two future development sites (see Sketch #2 *attached*) for which separate amendment rezonings will be pursued once specific plans of development are prepared.

- 3.2 The applicant had requested that the density of the proposed CD rezoning be based on a new RM8 high-rise zone which would have a maximum Floor Area Ratio of 2.5, which is greater than the current RM5 maximum F.A.R. of 2.2 (with bonuses). The development proposal is for a relatively slender apartment tower. The requested higher density was intended to increase the height of the tower from approximately 21 storeys (at an RM5 F.A.R of 2.2) to approximately 24 storeys (at an F.A.R. of 2.5). In order not to delay the advancement of the proposed development, pending staff's submission of a report regarding a possible RM8 zone, the applicant is now pursuing the rezoning on the basis of RM5 density. Should a higher density be supported by Council in the future, an amended rezoning and second Public Hearing would be pursued.
- 3.3 The applicant's architect has advised that the current proposed plans do not include provision of units adaptable to the needs of the disabled but that such units would be included in a higher density development.
- 3.4 Payment of the applicable Parkland Acquisition Charge for the first phase (Lot 1) development will be required prior to finalization of the rezoning.
- 3.5 The subdivision to create Lots 1 and 2 (see Sketch #3 *attached*) involves a lane closure and the closure of a portion of Pioneer Avenue. It also provides dedications for Willingdon Avenue and Grange Street widening adjacent to Lot 1, as well as for the Hazel Street cul-de-sac extension which is partially in an interim configuration accommodating the existing hotel building. A Highway Exchange Bylaw is recommended in this regard. Since the total area of the road dedications is greater than the total area of the road closures, no compensation will be payable by the developer in this regard.
- 3.6 A schedule and estimate of required servicing will be obtained from the Director Engineering. Servicing will include, but not necessarily be limited to the following:
- widening of Willingdon Avenue and Grange Street adjacent to proposed Lot 1, including street trees and lighting;
  - construction of the Hazel Street cul-de-sac, (partially to an interim standard);
  - necessary watermain, sanitary sewer, and storm sewer improvements.
- 3.7 Vehicular access to the first phase development site will be from the Hazel Street cul-de-sac only.

- 3.8 The developer will be expected to remove existing overhead wiring adjacent to the site, including those currently identified along the Willingdon Avenue and Grange Street frontages and the closed portion of Pioneer Avenue.
- 3.9 A survey and assessment of trees on the first phase development site (Lot 1) has been completed, and the plan of development for the site provides for preservation of several existing mature trees. A 215 Covenant and bonding will be provided to ensure preservation of the identified trees.
- 3.10 The Chief Environmental Health Officer has advised that a noise study is required due to traffic on adjacent streets.
- 3.11 A car wash and a garbage area as well as an area to accommodate recycled materials is provided in the underground parking area. A letter of commitment to implement recycling in the building will be provided by the developer.
- 3.12 An environmental assessment should be submitted for the first phase development site (Lot 1).
- 3.13 A plan of development suitable for presentation to a Public Hearing has been submitted.

**4.0 DEVELOPMENT PROPOSAL:**

**4.1 Lot 1 - Phase I Apartment Tower**

Site Area: 53,635 sq.ft. (subject to detailed survey)

Site Coverage: 11%

Gross Floor Area: 117,997 sq.ft.  
 Maximum FAR of 2.2

Building Height: 21 storeys

<u>Unit Mix:</u>	<u>Type</u>	<u>No. of Units</u>
	1 Bedroom	1 @ 698 sq.ft.
	1 Bedroom + Den	19 @ 789-798 sq.ft.
	2 Bedroom	40 @ 883-996 sq.ft.
	3 Bedroom	38 @ 1,152-1,224 sq.ft.
	2 Bedroom Penthouses	2 @ 1,275-1,277 sq.ft.
	<b>TOTAL</b>	<b>100 Units</b>

Unit Density: 81.3 units per acre

Required Parking: 160 spaces at 1.6 per unit

Provided Parking: Underground 154 spaces  
 At-grade 6  
**TOTAL** **160** spaces (including 25 spaces reserved for  
 visitor parking)

Communal Amenities: Exercise room and accessory amenities,  
 meeting room, bicycle storage

**4.2 Lot 2 and leased City property (4554 Grange Street) - Interim Hotel  
 and Retail Development**

Site Area:

Lot 2: 87,587 sq.ft.

City property: 6,726 sq.ft.

**TOTAL** 94,313 sq.ft.

Site Coverage: 28%

Gross Floor Area: Hotel approximately: 65,411 sq.ft.  
 Retail Building approximately: 9,000 sq. ft.  
**TOTAL** approximately 74,411 sq.ft.

Floor Area Ratio: 0.79

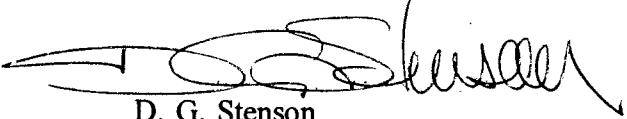
Required Parking Breakdown: Parking Required & Provided

Hotel Rooms: 66 rooms @ 1 space per 2 rooms 33 spaces

Meeting Rooms: 4 rooms (one existing meeting room  
 is being converted to storage  
 space)  
 6,484 sq.ft. @ 1 space per 96.88 sq.ft. 67 spaces

Proposed Dining and Drinking Seats:

Pub	195 seats (being reduced from 225 seats)	
Restaurant	65 seats (being reduced from 85 seats)	
Lounge	<u>125 seats</u>	
Total	385 seats @ 1 space per 5 seats	77 spaces
Retail: 3,800 sq.ft.(net) @ 1 space per 301.4 sq.ft.		<u>13 spaces</u>
<b>TOTAL (required and provided)</b>		<b>190 spaces</b>

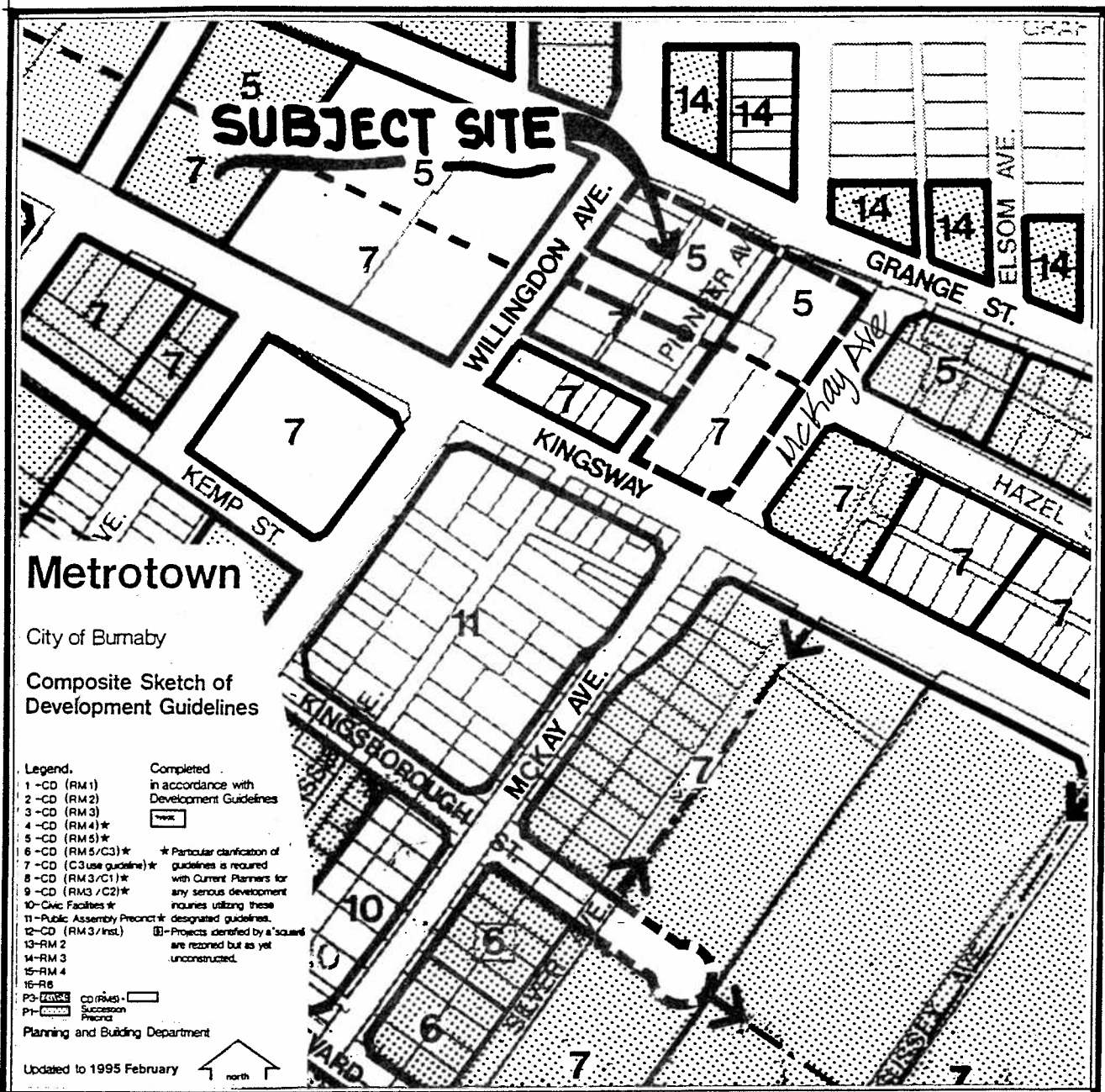


D. G. Stenson  
Director Planning and Building

RR:gk  
Attach

cc: City Solicitor  
Director Engineering  
City Clerk





# Metrotown

City of Burnaby

## Composite Sketch of Development Guidelines

- Legend.**
- 1 - CD (RM1)
  - 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 (RM3 / C2) \*
  - 10 - Civic Facilities \*
  - 11 - Public Assembly Precinct \*
  - 12 - CD (RM3 / Inst.)
  - 13 - RM 2
  - 14 - RM 3
  - 15 - RM 4
  - 16 - R6
- Completed**  
in accordance with  
Development Guidelines
- 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.**
- P3 - CD (RM5) - Succession Precinct
- CD (RM5) - Succession Precinct
- Planning and Building Department

Updated to 1995 February

Date:  
JULY 1995

Scale:  
N.T.S.

Drawn By:  
J.F.C.

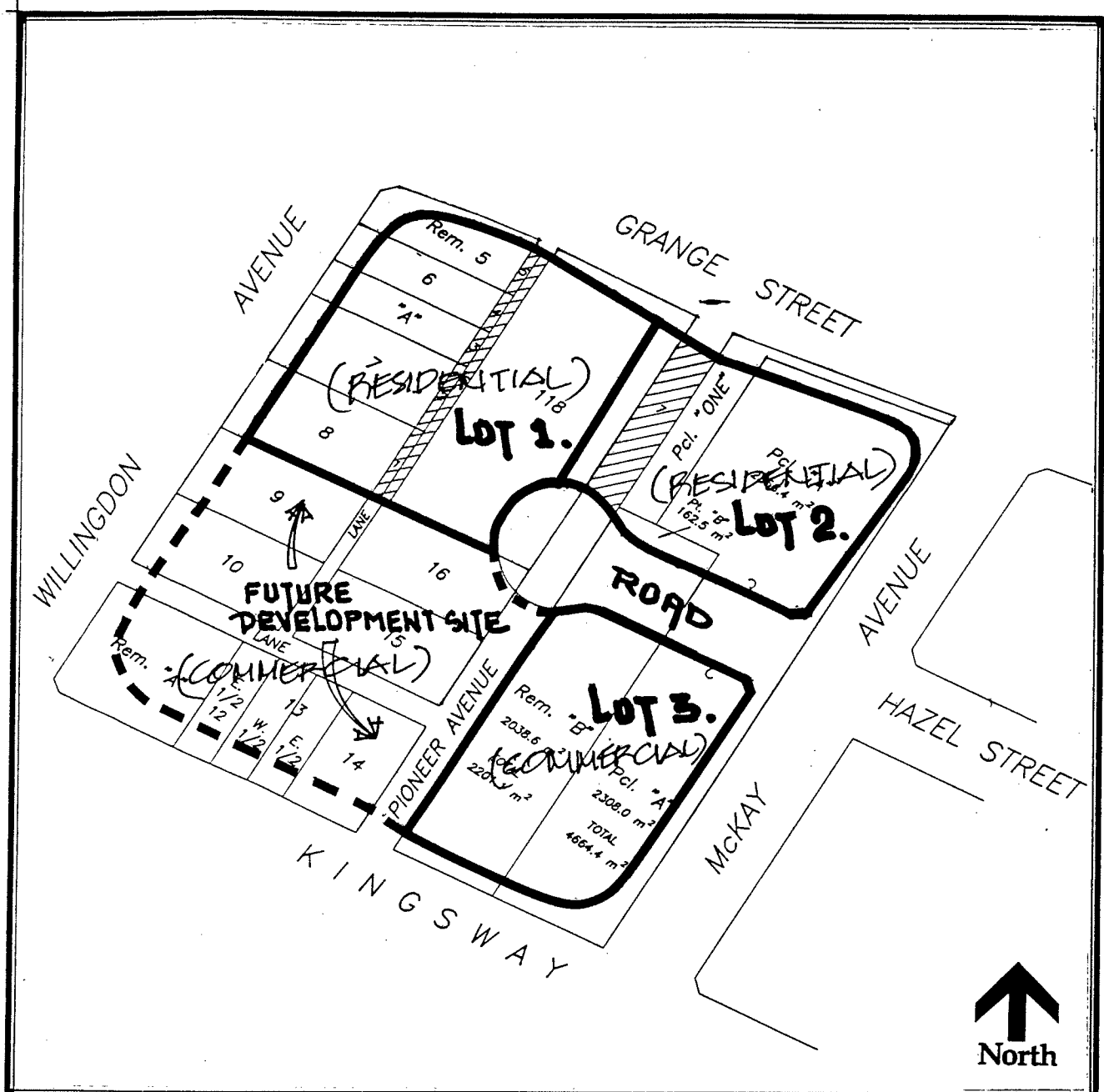


City of  
Burnaby

Planning & Building Dept.

**REZONING REFERENCE # 21/95**


SKETCH #1



Date:  
July 1995

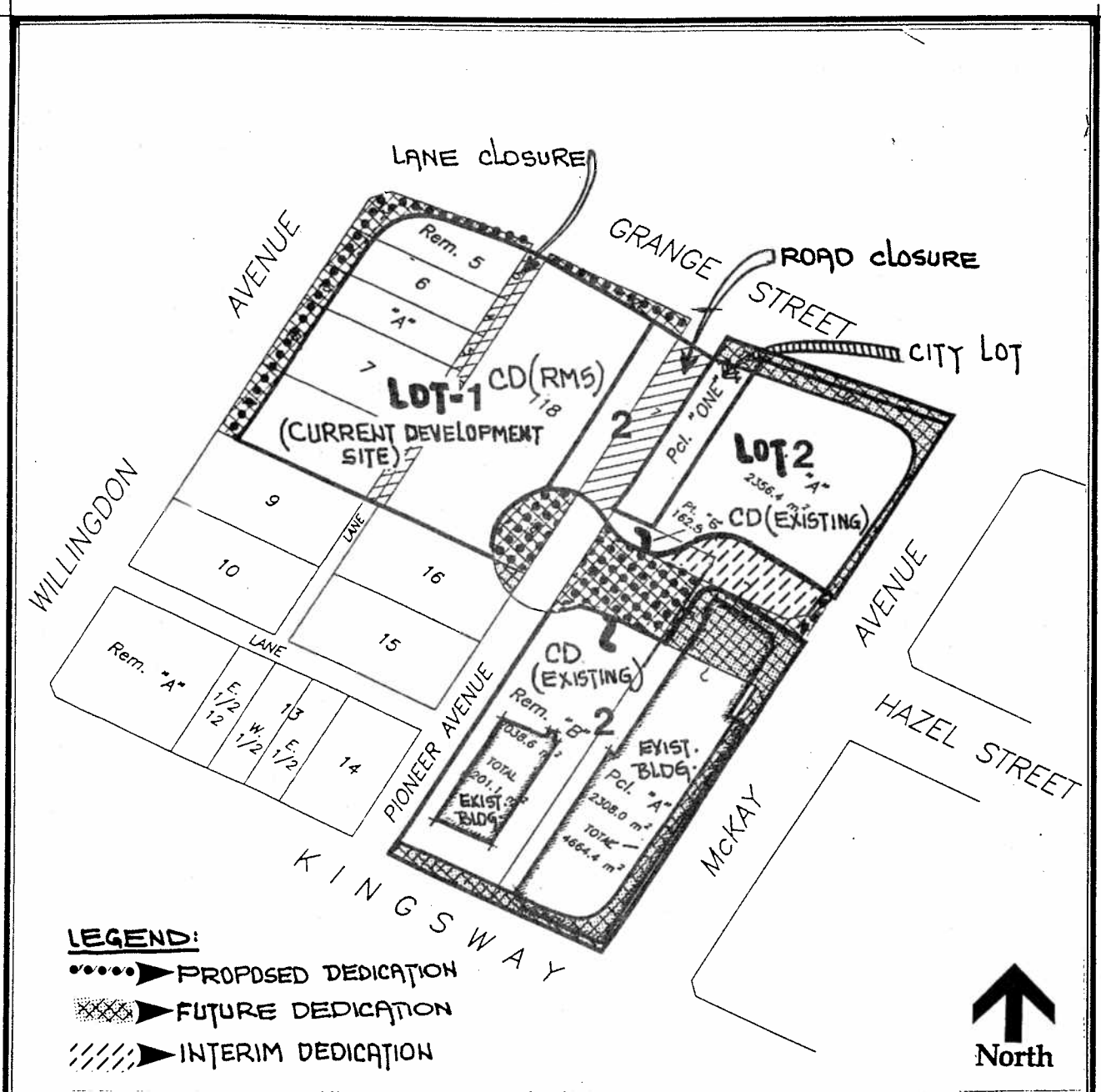
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 City of  
**Burnaby**  
 Planning & Building Dept.

**REZONING REFERENCE # 21/95**  
**FUTURE SUBDIVISION  
 AND GENERAL LAND USE**

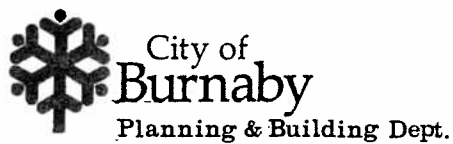
SKETCH # 2



Date:  
 JULY 1995

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**REZONING REFERENCE # 21/95**  
 CURRENT PROPOSED (INTERIM) SUBDIVISION. SKETCH # 3.

**REZONING REFERENCE #21/95  
SCHEDULE "A"**

1. **4554 Grange Street (City owned)**  
Parcel "One" (Expl. Plan 14377) of Parcel "A" (Expl. Pl 12545),  
Lot 4, D.L. 153, Plan 7883
2. **4553 Kingsway**  
Parcel "B" (Ref. Pl 9989) Except: Firstly Part (Expl. Pl 10218),  
Secondly: Parcel "A" (Expl. Pl 12545), of Lot 4, D.L. 153, Plan 783
3. **4561 Kingsway**  
Parcel A (Expl. Plan 12545) Exc. Parcel 1 (Expl. Pl 14377)  
Lot 4, D.L. 153, Plan 783
4. **5921 Pioneer**  
Lot 118, D.L. 153, Plan 44385
5. **5910 Willingdon Avenue**  
Lot 4, Exc. Pcl "A" (Bylaw Plan 41090), D.L. 153, Plan 1316
6. **5920 Willingdon Avenue**  
Lot 6, Exc: Pcl "A" (H126532E), D.L. 153, Plan 1316
7. **5926 Willingdon Avenue**  
Parcel "A" (H126532E), Lots 6 & 7, D.L. 153, Plan 1316
8. **5934 Willingdon Avenue**  
Lot 7, Exc. Pcl "A" (H126532E), D.L. 153, Plan 1316
9. **5946 Willingdon Avenue**  
Lot 8, D.L. 153, Plan 1316