

ITEM	03
MANAGER'S REPORT #	18
COUNCIL MEETING	96/06/24

**TO:** CITY MANAGER 1996 JUNE 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #22/96

**ADDRESS:** PTN. 4553/4561 KINGSWAY, PTN. 5921 PIONEER AVENUE , PTN. 4554 GRANGE STREET

**LEGAL:** Ptn. Pcl. A (Exp. Pl. 12545) Except: Pcl. One (Exp. Pl. 14377) of Lot 4, D.L. 153, Pl. 783; Ptn. Pcl. B (Ref. Pl. 9989) Except: Firstly: Part (Exp. Pl. 10218), Secondly: Pcl. A (Exp. Pl. 12545) of Lot 4, D.L. 153, Plan 783; Ptn. Lot 118, D.L. 153, Plan 44385; Ptn. Parcel One (Exp. Pl. 14377) of Pcl. A, (Exp. Pl. 12545), Lot 4, D.L. 153, Group 1, NWD Plan 783

**FROM:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District)

**TO:** Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and in accordance with the development plan entitled "The Dynasty Phase 2" prepared by Hamilton Wensley Architects)

**APPLICANT:** Bosa Ventures Inc.  
207 - 3701 Hastings Street  
Burnaby, B.C.  
(Attn.: Mr. Colin Bosa)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 1996 July 23.



**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 July 8 and to a Public Hearing on 1996 July 23 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 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 satisfaction of all necessary subdivision requirements.
  - e) The consolidation of the subject site into one legal parcel, as well as the consolidation of the Phase III site to the south of the cul-de-sac.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.
  - h) The undergrounding of existing overhead wiring abutting the site.
  - i) Compliance with the Council adopted sound criteria.
  - j) 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.
  - k) Completion of the Highway Exchange Bylaw to create the legal site.
  - l) The deposit of the applicable Parkland Acquisition Charge.

- m) The granting of a 215 Covenant restricting enclosure of balconies.
- n) The design and provision of units adaptable to the disabled (the provision of special hardware and cabinet work being subject to the sale/lease of the unit to a disabled person).

## REPORT

### **1.0 REZONING PURPOSE**

The purpose of the proposed rezoning bylaw amendment is to permit the development of a high-rise apartment tower.

### **2.0 BACKGROUND**

- 2.1 The subject site is located at the south-west corner of McKay Avenue and Grange Street (refer to **attached** Sketches #1 and #2). To the east across McKay Avenue, there is an existing high-rise residential building. To the west is a proposed high-density residential site currently under rezoning (Rezoning Reference #21/95), while on the site directly to the north across Grange Street is an existing low-rise apartment. To the south is the Metro Centre Hotel for which a new redevelopment proposal is the subject of Rezoning Reference #21/96.

On 1996 May 27, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized staff to work with the applicant towards the preparation of a plan of development which is suitable for presentation to a Public Hearing.

### **3.0 GENERAL COMMENTS:**

- 3.1 The purpose of this application is to accommodate the development of a residential tower on what is now the north end of the Metro Centre Hotel parking area at the corner of McKay and Grange. It is necessary to complete the rezoning and road exchange on the site to the west (Rezoning Reference #21/95 which has had second reading) prior to the completion of this rezoning. The actual zoning of this subject site will be CD (RM5), which also acknowledges its existing parking use for the hotel, at the time Rezoning Reference #21/95 is completed. At present the subject site is zoned R5, P8 and C3 Districts.

- 3.2 In order to develop this site, as noted above, it will be necessary to complete the rezoning, subdivision and Highway Exchange Bylaw (see Sketch #2) for the lot to the west (Rezoning Reference #21/95) and to provide the finished configuration through a road exchange for the Hazel Street cul-de-sac. Hazel Street will provide vehicle access to this site. The servicing of this site will be done in tandem with the redevelopment of the hotel site to the south which is the subject of Rezoning Application #21/96.
- 3.3 The servicing will be required to include but not necessarily be limited to the dedication of the necessary land for road widenings and to reconstruct McKay Avenue, the Hazel Street cul-de-sac and Grange Street and all related Engineering and street works as required. Some of the widening along McKay Avenue is needed to accommodate an on-street bike route. A contribution of one-half of the cost of a bicycle signal on McKay Avenue at Hazel will be required. A schedule and estimate of required servicing will be obtained from the Director Engineering.
- 3.4 The applicant has provided two letters of intent; one which requests the standard CD/RM5 density of 2.2 FAR based on the net site, and a second letter which requests a possible future "RM8" based density that would envision an increase in density to 2.5 FAR. This would have the effect of increasing the height of the building from 16 to 18 storeys. Possible higher density development could be linked to the provision of publicly desirable facilities. For example, the on-street bike route is an element of the approved Metrotown Bike Route which was only recently considered and could be viewed as a special amenity. Staff are in the process of examining a possible higher density zoning category for core areas of Metrotown in consultation with the Housing Committee of Council. A further report will be brought forward on this matter. If this option is to be considered, a further future amendment rezoning to accommodate appropriate additional density would be required.
- 3.5 The proposed plans include the provision of 3 units, adaptable to the needs of the disabled, on the ground floor. Communal areas of the development will be handicapped accessible.
- 3.6 Payment of the applicable Parkland Acquisition Charge for the development will be required prior to finalization of the rezoning.
- 3.7 The Chief Environmental Health Officer has advised that a noise study is required due to traffic on adjacent streets. An environmental soil study of the adjacent site has been conducted. No soil contaminants were found. (Rezoning Reference #21/95). Based upon that result no further study of this site is required.

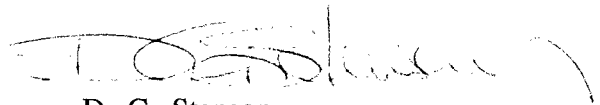
- 3.8 Vehicular access to this second phase development site will be from the Hazel Street cul-de-sac only. This cul-de-sac has an interim configuration with respect to the first phase apartment with the retained existing hotel building (see Sketches #2 and #3). This subject second phase rezoning can only proceed following the demolition of the existing hotel and the dedication of the final alignment for the Hazel Street cul-de-sac related to a subdivision plan creating the subject site and a new commercial site south of the cul-de-sac.
- 3.9 The developer is to remove existing overhead wiring adjacent to the site, including those currently identified along Grange Street and the closed portion of Pioneer Avenue.
- 3.10 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.
- 3.11 A plan of development suitable for presentation to a Public hearing has been submitted.

**4.0 DEVELOPMENT PROPOSAL:**

- Site Area: - 42,418 sq.ft. (subject to detailed survey)
- Site Coverage: - 12%
- Gross Floor Area: - 93,320 sq.ft. (subject to survey)  
Maximum FAR of 2.2
- Building Height: - 16 Storeys
- Unit Mix:

<u>TYPE</u>	<u>NO. OF UNITS</u>
1 Bedroom	3 @ 788 - 794 sq.ft. (including 2 handicap)
1 Bedroom + Den	22 @ 745 - 783 sq.ft.
2 Bedroom	1 @ 931 sq.ft.
2 Bedroom + Den	12 @ 1,248 sq.ft. (including 1 handicap)
3 Bedroom	36 @ 1,263 sq.ft.
Penthouse	<u>1</u> @ 1,703 sq.ft.
<b>TOTAL</b>	<b>75 Units</b>

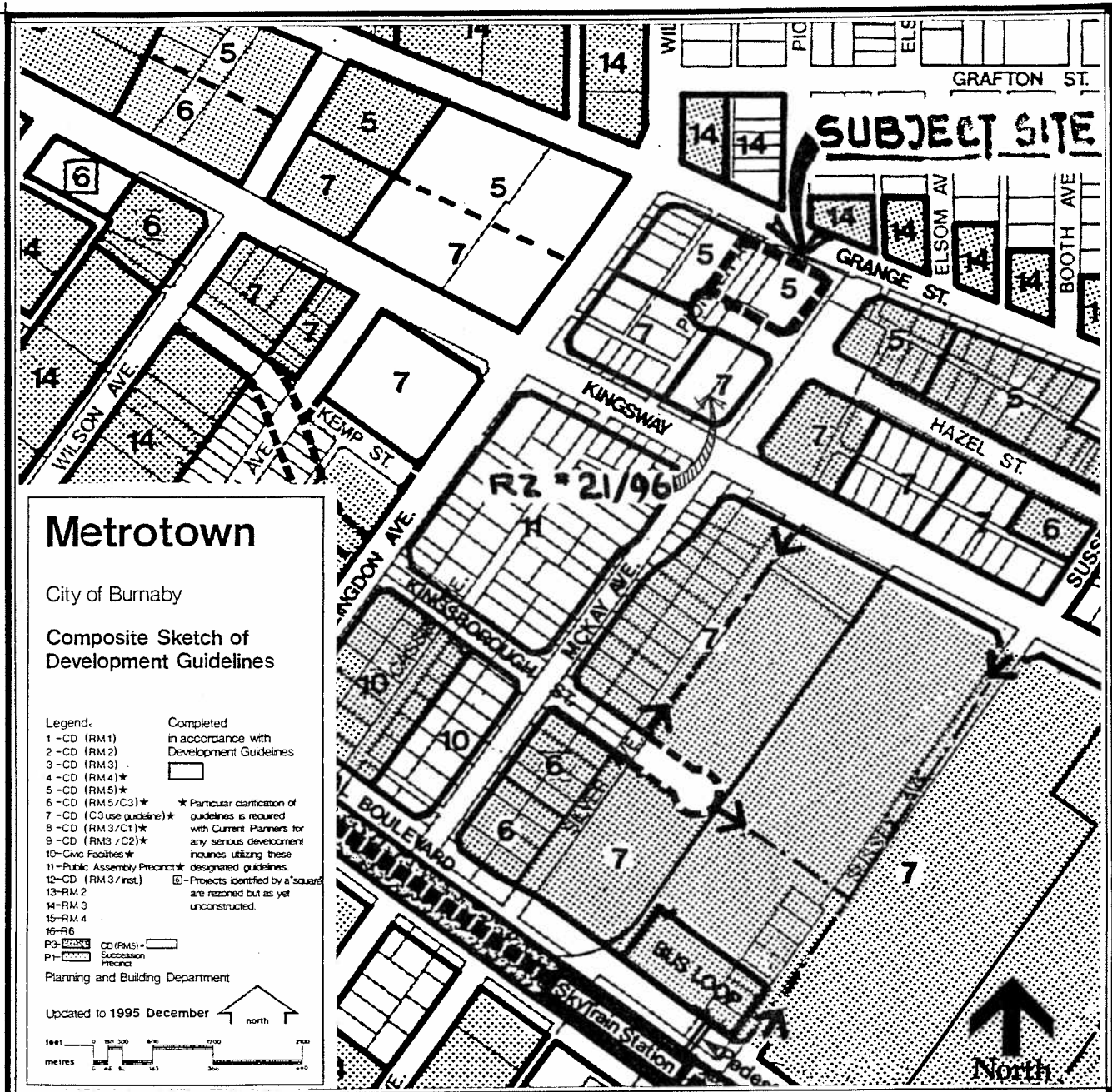
- Unit Density: - 77 units per acre
  
- Required Parking: - 1.6 x 75 units = 120 spaces
- Parking Proposed: - 1.9 x 75 units = 139 spaces (subject to adjustment)  
(including 14% small car spaces plus  
one car wash space)
  
- Communal Facilities: - Meeting room, bicycle storage rooms, exercise  
room, hot tub, steam room.



D. G. Stenson  
Director Planning and Building

BR: gk  
Attach

cc: Director Engineering  
City Clerk  
City Solicitor



# 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 - RM2
  - 14 - RM3
  - 15 - RM4
  - 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.
- ② - Projects identified by a square are rezoned but as yet unconstructed.
- P3 - CD (RMS) Succession Precinct

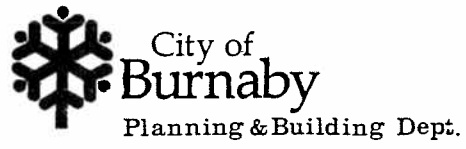
Planning and Building Department



Date:  
MAY 1996

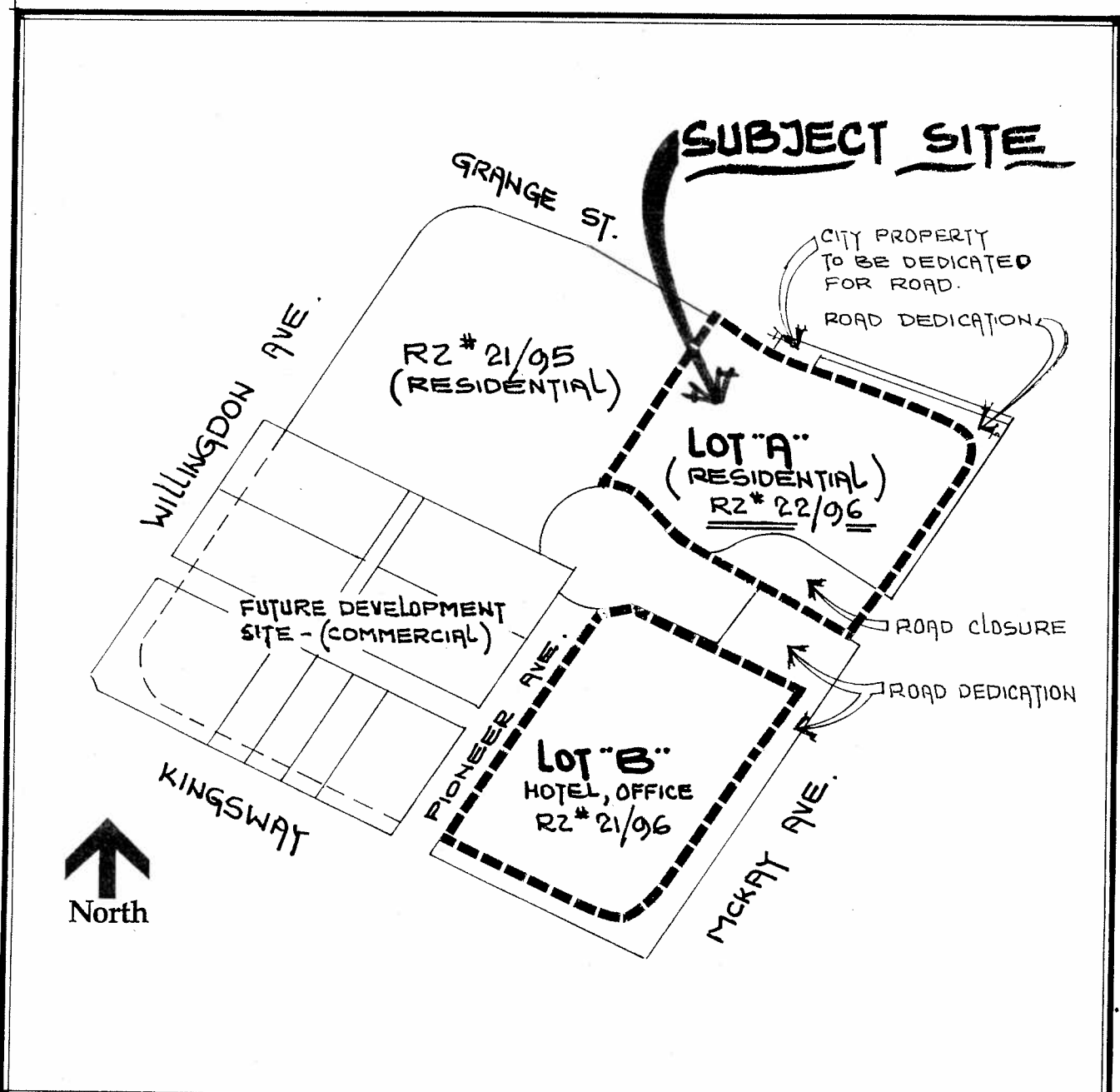
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REZONING REFERENCE # 22/96

SKETCH # 1.



Date:  
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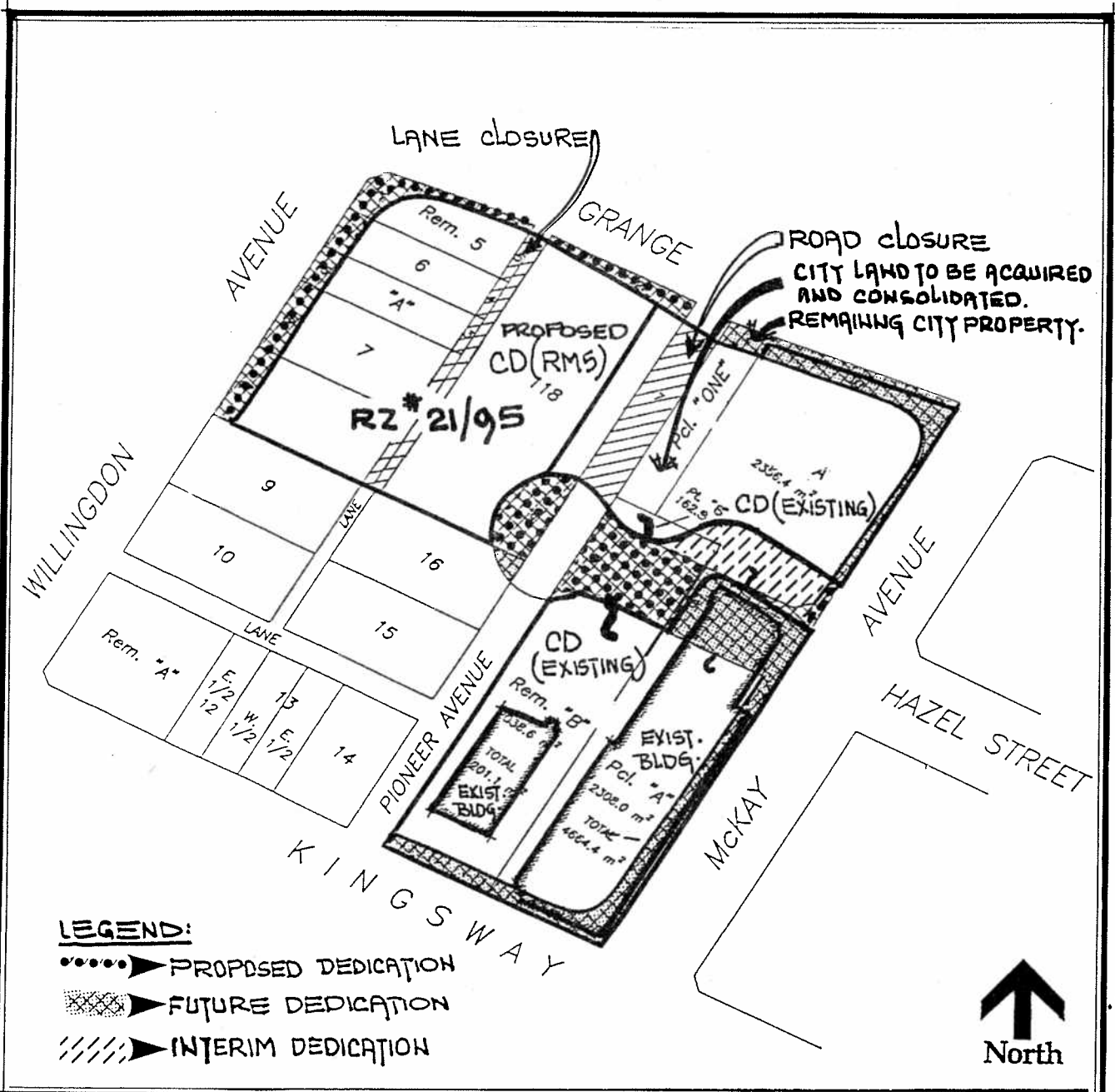
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**REZONING REFERENCE # 22/96**  
PROPOSED SUBDIVISION

SKETCH # 2.

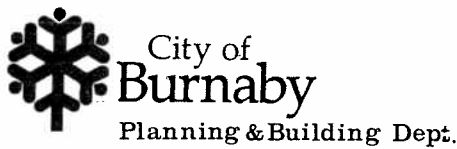




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J.P.C.



INTERIM CURRENT SD # 44/95  
FOR REZONING REFERENCE # 21/95  
SKETCH # 3.

