

ITEM	15
MANAGER'S REPORT #	15
COUNCIL MEETING	96/05/27

TO: CITY MANAGER 1996 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #9/96
 CRYSTAL SQUARE
 METROTOWN - AREA 14 - NORTH BLOCK

Addresses and Legal: See ATTACHED SCHEDULE "A"
 (See ATTACHED SKETCHES #1, #2, #3, #4 AND #5)

From: C3 General Commercial, R5 Residential, M1 Manufacturing and CD Comprehensive Development District (utilizing the P2 Administration and Assembly District as a guideline).

To: CD Comprehensive Development District (utilizing the C3 General Commercial and RM5 Multiple Family Residential Districts as guidelines, and in accordance with the Development Plan entitled "Crystal Square" prepared by Stanley Kwok Architect and Baker McGarva Hart, Architecture and Planning).

Applicant: Crystal Square Development Corporation
 408 - 355 Burrard Street
 Vancouver, B.C. V6C 2G8
 Attention: Mr. Stanley Kwok

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1996 June 25.

RECOMMENDATIONS:

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Section 3.4 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with the terms outlined in Section 3.5 of this report, and subject to the applicant pursuing the rezoning proposal to completion.

3. **THAT** staff be authorized to pursue a text amendment to the Zoning Bylaw to permit a Town Centre core-related comprehensive hotel to have suite-type rooms with minor cooking capabilities according to the terms outlined in Section 3.6b of this report.
4. **THAT** copies of this report be sent to the property owners at 4546, 4550, 4560 and 4588 Kingsway and 6007 and 6015 McKay Avenue.
5. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1996 June 10 and to a Public Hearing on 1996 June 25 at 7:30 p.m.
6. **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 net project site into one legal parcel.
 - 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 (including switching and transformer kiosks) abutting the site.
- j) The provision of a public pedestrian access easement through the site in line with Section 3.6a of the report.
- k) Agreement with the Parks and Recreation Department to relocate for City use any desired existing trees, shrubs or plants.
- l) Compliance with the Council-adopted sound criteria.
- m) Applicant's schedule for the construction phasing of the subject proposal.
- n) 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.
- o) Completion of the Highway Exchange Bylaw.
- p) The deposit of the applicable per unit Parkland Acquisition Charge.
- q) The deposit of the applicable charge of \$0.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- r) The deposit of the applicable charge of \$0.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in Metrotown.
- s) Provision of an adult community facility for public purposes in accordance with Section 3.6c of the rezoning report and guarantee of its continued provision through the registration of a covenant.
- t) 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).
- u) The completion of the sale of city property.

- v) The granting of a 215 Covenant restricting enclosure of balconies.
- w) The provision of an on-site taxi stand.
- x) The granting of a 215 Covenant related to the provision of a full service hotel and conference centre under an integrated management in accordance with Section 3.6b of the rezoning report.
- y) The completion of the necessary text amendment to the Burnaby Zoning Bylaw permitting a Town Centre core-related comprehensive hotel to have suite-type rooms with minor cooking capabilities.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw is to permit the development of a major mixed-use proposal including a full service hotel with a conference facility, an apartment tower and a low-rise apartment component, offices, retail/market/restaurant/cinema podium uses and public open space component.

2.0 BACKGROUND

The subject site is located within Metrotown Area 14 (see Sketch #1). The site is part of a Public Land Assembly and Development area outlined in the Metrotown Development Plan approved by Council in 1978. To date the City has acquired fourteen (14) properties within the block bounded by Kingsway, McKay Avenue, Kingsborough Street and Willingdon Avenue. Since 1989 two developers have submitted development proposals in the area which were not pursued to completion. Staff has been directed by Council to pursue an integrated mixed-use development encompassing the entire block with special amenities, such as a public square, a quality hotel with conference facilities, and/or community college.

A developer, Crystal Square Development Corporation, has been able to propose a development encompassing some 85% of the subject block for a major mixed-use proposal which included a conference facility, an apartment tower, an educational facility, offices, and retail/market/restaurant/cinema podium uses. The subject rezoning application was made on this basis and an initial rezoning report was considered by Council at its meeting of 1996 March 25.

However, regarding one of the components of the proposal, the educational facility, the exact affiliation of such a facility remained unresolved and the costs of construction and fittings were considered to be high. Council in discussing this aspect indicated that provision of such an educational facility was not mandatory if substantial City subsidization was required for its realization. Also in the Council discussion, it was suggested that there was a greater need for a seniors or adult-oriented community facility rather than another child care facility in the Metrotown core.

Council then adopted the report recommendations that staff be authorized to work with the applicant towards preparation of a suitable plan of development for presentation to a Public Hearing and that a copy of the report be sent to the property owners in the north-east corner of the block who had not included their properties within the applicant's development site.

Bearing in mind the previous Council discussion, the applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

3.1 DESCRIPTION OF PROPOSAL

The applicant's proposal is for a major mixed-use development over a site encompassing 85% of the overall block while allowing for a fully-integrated Phase II development for the balance of the site at the north-east corner when the corner is fully assembled.

The components of the plan include a two-storey podium which accommodates a market, retail stores, restaurants, a food fair, a three cinema complex, office uses, hotel service facilities, and an adult community facility. A covered public pedestrian street cuts diagonally through the development in a north-westerly direction with a large public, open air, plaza in the centre. On the landscaped podium are three storeys of apartments, four storeys of offices, a large conference centre, a terraced hotel tower with 12, 15 and 18 storey portions, and a 25 storey apartment tower.

The Phase II development guidelines generally provide for high-density commercial uses such as a high-rise office building over a two-storey retail/restaurant podium linking into the Phase I development.

3.2 URBAN DESIGN

The overall design of the project is considered unique with an interplay of the circle or curving forms over the square. The attached Sketches #4 and #5 illustrate an aerial view of the overall project and a more detailed view of the Kingsway street frontage.

The two-storey podium has a pedestrian and open space network based on diagonal and circular corridors. The curved building shapes of the conference centre, terraced hotel, office building and podium low-rise apartment are based on an expanding circle radiating out from the open air central public plaza with its sculptural fountain. The 25-storey apartment at the south-west corner is oval in plan. Gateway features announce the entries to the major public pedestrian street. A strong pedestrian-scaled facade utilizing brick as a unifying material is proposed along street frontages with continuous canopies and enhanced boulevards. The various functional and design elements of the proposal are considered to further enrich the range of Metrotown facilities.

3.3 SITE ASSEMBLY AND PHASE II DEVELOPMENT

Although efforts have been made, the applicant has not been able to acquire properties in the north-east corner of the block to achieve the assembly of the entire 5.5 acres net site. These properties controlled by two private owners encompass 6 lots at 4546, 4550, 4560 and 4568 Kingsway and 6007 and 6015 McKay Avenue, accounting for some 21,700 sq.ft. of land area. The Kingsway properties are currently zoned C3 while the McKay properties are M1.

A phased approach is proposed whereby over 85% of the block, 205,000 sq.ft. of net site, would be developed as a Phase I development and the balance of 15%, 34,500 sq.ft. of net site, including some City lands, would be a Phase II component designed to be integrated into the overall site development but also allowing for its possible independent development (see Sketch #3).

Reciprocal parking and loading accesses between the Phase I and Phase II sites would be protected as much as possible, through registered easements. Protection of mall accesses at the ground and second floor levels between the Phase I and Phase II would also be pursued. This approach of assuring a reasonably sized Phase II site, permitting a major future development, also provides some incentive to obtain all of the needed Kingsway widening dedications and to redevelop this north-east corner to its optimum redevelopment potential.

3.4 HIGHWAY EXCHANGE BYLAW

A Highway Exchange Bylaw would be pursued to achieve the needed widening dedications and to permit the closure of redundant portions of Cassie Avenue and lane rights-of-way within the site (see Sketch #3).

The outlined figures are approximate and subject to final surveys and are also noted relative to the Phase I and Phase II sites.

	Phase I	Phase II	Overall Site
Closed road and lane rights-of-way	25,800 sq.ft.	3,100 sq.ft.	28,900 sq.ft.
Dedications	<u>18,900 sq.ft.</u>	<u>5,700 sq.ft.</u>	<u>24,600 sq.ft.</u>
Balance	6,900 sq.ft.	(-2,600 sq.ft.)	4,300 sq.ft.

For Phase I, the developer would be responsible for acquiring a balance of approximately 6,900 sq.ft. from the City. The City Solicitor would be requested to provide an estimate of the purchase price for this balance. This matter will be the subject of a separate report to Council.

3.5 SALE OF CITY PROPERTY

In addition to the sale of the balance of public lands involved in the Highway Exchange Bylaw outlined in Section 3.4, the sale of City-owned properties within the site (see Sketch #3) is proposed. The following figures represent the approximate net areas of the City lands involved and are subject to final surveys.

	Phase I	Phase II	Overall Site
City-owned properties	62,700 sq.ft.	15,700 sq.ft.	78,400 sq.ft.

The City Solicitor would be requested to provide an estimate of the purchase price for the lands to be acquired by the applicant. This matter will be the subject of a separate report to Council.

3.6 PUBLICLY-ORIENTED PROVISIONS

The key proposed publicly-oriented provisions are as follows:

a) Public Open Space

A public pedestrian "street" diagonally through the site south-east from the Kingsway/Willingdon intersection with an open air central plaza is proposed. A large market function (of some 15,000 sq.ft.) is closely related to the central plaza. Features such as a fountain and sculpture, decorative paving, benches, pedestrian lighting, and landscaping is called for.

These public pedestrian and open space provisions encompassing some 18,000 sq.ft. would be protected through an easement in favour of the City (right-of-way) providing for 24 hour public access. Maintenance of the area would be the responsibility of the owner/developer.

Along the perimeter of the site, there will be publicly-oriented gateway plazas at the corners of the site and enhanced boulevard treatments along the street frontages with street fronting commercial uses.

b) **Hotel and Conference Centre**

The hotel is proposed as a full service, comprehensive and high quality facility. A 250-unit tower with an integral hotel cafe, hotel bar, and recreational amenities is proposed. The conference centre integrated with the hotel has a minimum gross floor area of 20,000 sq.ft. with numerous meeting rooms and one large ballroom. The conference centre is on the landscaped deck of the podium. A further expansion of the conference centre is possible in Phase II.

The applicant has not as yet determined a specific operator for this hotel and conference complex. Certain design leeway is required to meet the needs of a specific operator but these will be expected to be resolved prior to Final Adoption.

The applicant proposes that the hotel be strata titled for financing reasons. The main hotel design option he would like to pursue is an all-suite hotel where the hotel suites have a small separate bedroom and also a small counter with minor cooking capabilities. The suites have an area of approximately 440 sq.ft. each. The applicant indicates that such suite hotels are becoming more common and desirable to meet the longer stay needs of businessmen and visitors and has engaged a consultant, Urbanics Consultants Ltd., to support this approach. It is of some concern that such intended hotel accommodation not be utilized for permanent residential accommodation. In addition, the current definition of hotel rooms in the Zoning Bylaw precludes cooking facilities within units.

While such hotel units with minor cooking capabilities are of some concern, their combination with the other hotel and conference functions and as part of an urbane mixed-use development should assure its functioning as a hotel for transient travellers. The applicant desires an all-suite option but may yet propose conventional hotel rooms depending on the specific operator.

This strata-titled all-suite approach is considered to have merit but such an approach needs to be protected through the registration of a 215 Covenant requiring that the hotel function as a full service, comprehensive hotel where all the components are part of a single governing strata corporation and function as a single-integrated entity under a single overall managing operator and assuring that the hotel units will not be used for permanent residential purposes. The integrated components need to include the hotel room tower, the conference centre, the hotel cafe, hotel bar, hotel recreational facilities and administration.

In addition, a text amendment to the Zoning Bylaw would need to be pursued to accommodate this proposal. Such a text amendment would encompass an additional definition for a Town Centre core-related comprehensive hotel which permits suite-type units with minor cooking capabilities and such a hotel could be permitted within the context of the CD Comprehensive Development District (utilizing the C3 General Commercial District as a guideline).

c) **Adult Community Facility**

An adult community facility with an indoor area of 4,000 sq.ft. is proposed to be provided by the developer for publicly-oriented use. It is located at an attractive location at-grade at the south-west corner under the apartment tower and opposite the Bob Prittie Metrotown Library across Kingsborough Street.

Staff are investigating a number of potential uses for the space. Current options range from institutional educational space and social activity space to office space for non-profit service providers. Staff are also exploring opportunities for the space to be shared, with different activities taking place at different times of the day or week.

It is proposed that this adult community-use facility be provided to the City or its community group designate at no cost with office-type rooms with finished floors, walls and ceilings, lighting, electrical, plumbing and heating. Some ability to use some exterior space should be available. The community group would be responsible for the operational costs of lighting and heating but not of any common retail promotional or "mall" maintenance costs. A suitable agreement would need to be determined prior to Final Adoption.

3.7 **SHARED PARKING PROPOSAL**

The applicant considers that a mixed-use urban project of this magnitude located within the Metrotown core easily accessible to both the bus loop and SkyTrain warrants consideration of a shared parking approach. To this end, the applicant has engaged a transportation consultant, N.D. Lea Consultants Ltd., to pursue an examination of the proposed project.

The shared parking study does not include the residential component where the full bylaw requirements will be met although the residential visitor parking component which is required to be outside security gates will be included operationally with the commercial parking.

Shared parking reflects a situation in a mixed-use development (excluding residential) where the combined uses result in a peak parking demand that is less than the demand generated by separate use, free-standing developments of similar size and character. The shared parking premise is that different uses have different temporal peak parking conditions. Utilizing parking requirements related to the bylaw, the hybrid nature of some uses and other Metrotown precedents, the overall number of required parking spaces calculated separately for all non-residential uses totals 1,332 spaces. The consultant's study indicates that the peak parking occurs on a weekday at 8:00 p.m. where 1,006 spaces are needed. The applicant plans to provide 1,070 spaces amounting to some 80% of the total non-residential requirement. With 334 spaces for the residential (behind security gates), 63 spaces for residential visitors, and 8 spaces for the adult community facility, a grand total of 1,475 spaces are proposed on three underground parking levels covering virtually the entire site.

Staff have examined the submitted material and are supportive of the degree of shared parking proposed.

3.8 SERVICING REQUIREMENTS

The servicing requirements will include, but not necessarily be limited to, the following:

- a) widening dedications along all street frontages
- b) street upgrading along all street frontages
- c) boulevard enhancements including street trees, separated sidewalks, decorative paving, and pedestrian-scale lighting
- d) upgrading and/or provision of traffic signals at abutting intersections
- e) undergrounding of existing overhead wiring along all street frontages including existing lines along McKay Avenue and Willingdon Avenue
- f) provision of a covenant regarding peak storm rates (on-site storage) and connection points.

3.9 DEVELOPMENT COST CHARGES

Development Cost Charges, related to the Parkland Acquisition Charge, the Metrotown Public Open Space Charge, and the Grade-separated Pedestrian Overpass of Kingsway Charge will apply.

3.10 OTHER INCLUDED REQUIREMENTS

A number of more detailed and technical requirements will also apply to this project, including:

- a) noise study by an acoustic consultant applicable to the residential component
- b) garbage recycling provisions
- c) car wash stall
- d) bus shelters at identified bus transit stops
- e) on-site taxi stand within the underground parking area
- f) bicycle racks
- g) the applicant has been advised of the Council-adopted policy regarding the provision of units adaptable to the needs of the disabled in our primary town centre areas and proposes to provide five such units.

3.11 EXISTING FEATURES

The high density and high intensity magnitude of this development requires the demolition and removal of existing buildings and vegetation. One existing dwelling at 6038 Willingdon Avenue is listed on the heritage inventory as having merit. The applicant will be encouraged to offer it for relocation to another suitable lot. The applicant has offered to allow City Parks' staff to remove any desirable relocatable trees or shrubs for replanting on City lands or parks.

3.12 TIMING OF DEVELOPMENT COMPONENTS

The applicant desires to deliver the overall Phase I development in one continuous construction phase. As the parking is all underground and totally integrated, it would be necessary to provide the full required parking virtually at the outset. Further assurances on the provision and timing of construction of all Phase I components would be obtained from the applicant prior to Final Adoption.

4.0 DEVELOPMENT PROPOSAL

4.1 SITE:

	Phase I	Phase II <small>(possible future)</small>	Total
Net Site Areas (subject to detailed site surveys)	205,000 sq.ft. (4.7 acres)	34,500 sq.ft. (0.8 acres)	239,500 sq.ft. (5.5 acres)
Site Coverage	64%	n/a	n/a
Proposed Floor Area Ratio	3.68	6.0	4.0
Proposed Gross Floor Area	755,000 sq.ft.	207,000 sq.ft.	962,000 sq.ft.

4.2 COMPONENTS OF PHASE I:

Retail Storefront	105,000 sq.ft.
Retail Market	15,000 sq.ft.
Mall (circulation)	50,000 sq.ft.
Restaurants - 1,200 seats	25,000 sq.ft.
Food Fair stalls and seating	11,000 sq.ft.
Theatres (8,200 sq.ft. net)	12,000 sq.ft.
Bank/Offices	70,000 sq.ft.
Hotel (including cafe, bar, amenity) - 250 units	176,000 sq.ft.
Hotel Conference Centre	20,000 sq.ft.
Residential Tower - 188 units	188,000 sq.ft.
Residential Low-rise - 60 units	55,000 sq.ft.
Residential Amenity	4,000 sq.ft.
Adult Community Facility	4,000 sq.ft.
Enclosed Service	20,000 sq.ft.
TOTAL	755,000 SQ.FT.

Excluded from FAR:

Loading	13,000 sq.ft.
Cafe garden (second level)	2,000 sq.ft.
Public Pedestrian Street and Plaza	18,000 sq.ft.

4.3 RESIDENTIAL UNITS:

Apartment Tower

94	1-bedroom and den units @ 750 sq.ft. /unit
<u>94</u>	2-Bedroom and den units @ 880 sq.ft./unit
188	TOTAL UNITS

Low-Rise Apartment

60	mix of 1-bedroom and den and 2-bedroom and den units @ average 780 sq.ft./unit
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4.4 BUILDING HEIGHTS:

Podium development	- generally 2 storeys
Apartment tower	- 25 storeys above grade
Hotel tower	- average 15 storeys, maximum 18 storeys above podium
Low-rise apartment	- 3 storeys above podium
Office/Bank	- 4 storeys above podium
Conference Centre	- 1 storey above podium

4.5 PARKING:

The parking provisions are based on the maximum outlined floor areas for the various use components. With further refinement, floor areas may decrease marginally resulting in a consequent corresponding minor decrease in parking requirements.

- a) **Residential**
Apartments @ 1.6 per unit x 248 units = 397 spaces
Visitor component @ 0.25 per unit = 63 spaces
(including 1.6 spaces per unit)

Two (2) car wash stalls provided

- b) **Non-residential**

Retail/Storefronts	@	1 per 267 sq.ft.	449 spaces
Restaurants	@	1 per 5 seats	240 spaces
Bank/Office	@	1 per 495 sq.ft.	141 spaces
Hotel	@	0.75 per suite	188 spaces
Theatres	@	1 per 97 sq.ft.	85 spaces
Conference	@	1 per 97 sq.ft.	207 spaces
Food Fair	@	1 per 495 sq.ft.	22 spaces
TOTAL			1,332 SPACES

Provided at 80% (shared parking approach) 1,070 spaces

- c) **Summary of Parking Provisions:**

Residential (including visitor parking)	397 spaces
Non-Residential	1,070 spaces
Adult Community Facility	8 spaces
TOTAL Provided	1,475 spaces

- d) **Loading Bays Provided:** 12 bays



D. G. Stenson
Director Planning and Building

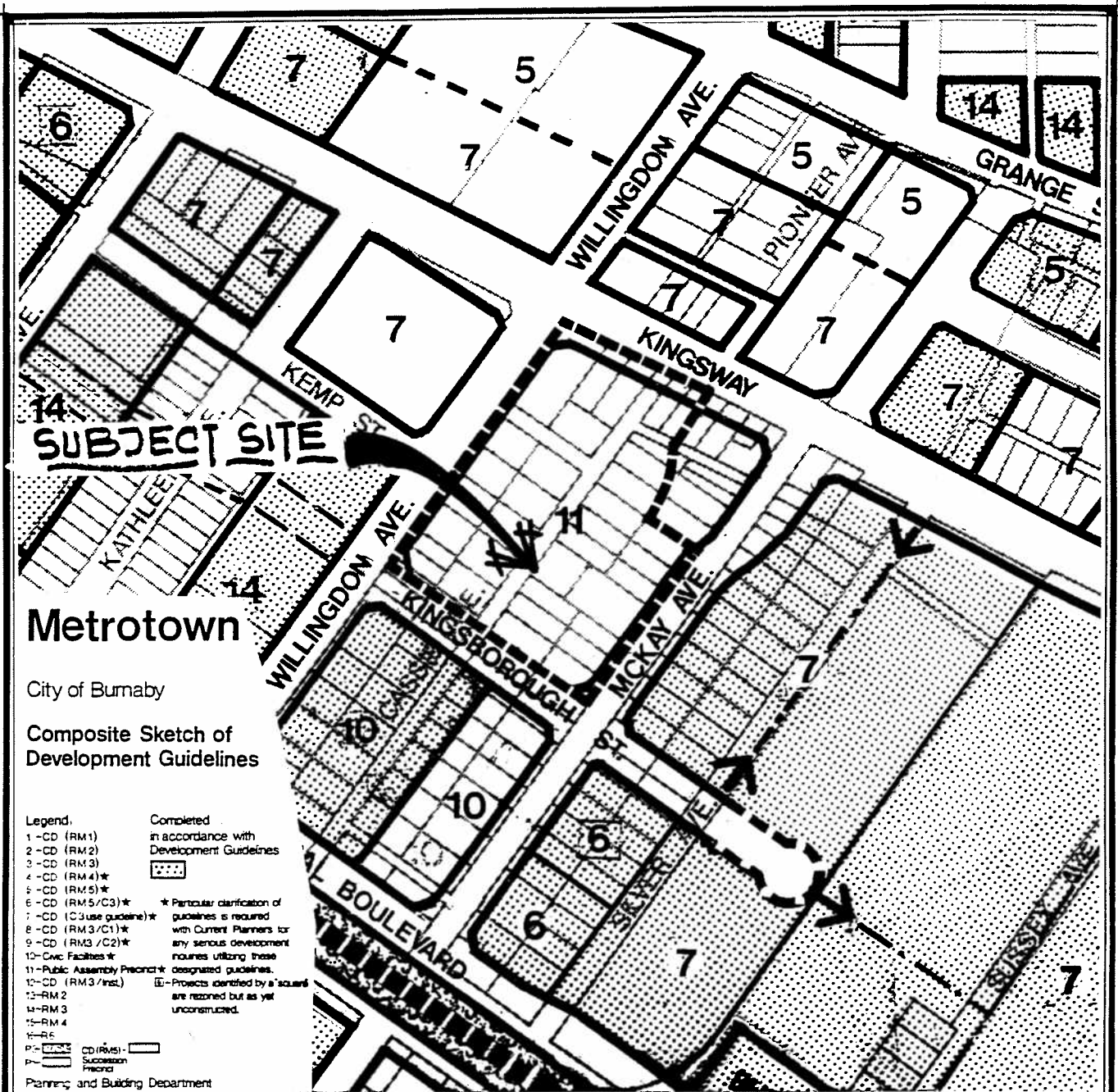
KI:lf
Attachment
cc: Director Engineering
Director Finance
Director Recreation and Cultural Services
City Solicitor
City Clerk

**Rezoning Reference #9/96
Schedule "A"**

- | | | |
|-----|----------------------|---|
| 1. | 4510 Kingsway | Lot 30, DL 153, Grp 1, Plan 4779 |
| 2. | 4518 Kingsway | Lot 1, DL 153, Grp 1, Plan 6407 |
| 3. | 4524 Kingsway | Lot 2, DL 153, Grp 1, Plan 6407 |
| 4. | 4530 Kingsway | Parcel A (EP12577) Lot 3, DL 153, Grp 1, Plan 2236 |
| 5. | 4538 Kingway | Lot 3 Except: Parcel A (EP12577), DL 153, Grp 1, Plan 2236 |
| 6. | 6038 Willingdon Ave | Lot 1, DL 153, Grp 1, Plan 2660 |
| 7. | 6046 Willingdon Ave | ot 2, DL 153, Grp 1, Plan 2660 |
| 8. | 6062 Willingdon Ave | Northerly half Lot 3, DL 153, Grp 1, Plan 2660 |
| 9. | 6062 Willingdon Ave | Southerly Half Lot 3, DL 153, Grp 1, Plan 2660 |
| 10. | 6068 Willingdon Ave | Lot 4, DL 153, Grp 1, Plan 2660 |
| 11. | 6074 Willingdon Ave | Parcel A (BY36263E) of Lot 5, DL 153, Grp 1, Plan 2660 |
| 12. | 6078 Willingdon Ave | Southerly half Lot 5 except: part dedicated road on Plan 79221, DL 153, Grp 1, Plan 2660, having a frontage of 33 feet on an unnamed road by a uniform width the full depth of said lot and adjoining Lot 6 |
| 13. | Ptn. 6016 Cassie Ave | Ptn. Lot 4 except: part subdivided by Plan 5072; DL 153, Grp 1, Plan 2236 |
| 14. | 6025 Cassie Ave | Lot 3, DL 153, Grp 1, Plan 6407 |
| 15. | 6038 Cassie Ave | Parcel A (J143210E) Lot 7, DL 153, Grp 1, Plan 2236 |
| 16. | 6043 Cassie Ave | Lot 28, DL 153, Grp 1, Plan 2660 |
| 17. | 6044 Cassie Ave | Lot 8 except: Firstly: the westerly 41 feet (EP3468), Secondly: Parcel A (EP8503), DL 153, Grp 1, Plan 2236 |
| 18. | 6050 Cassie Ave | Parcel B (EP8891) of the westerly 41 feet of Lot 8, DL 153, Grp 1, Plan 2236 |
| 19. | 6051 Cassie Ave | Lot 27, DL 153, Grp 1, Plan 2660 |
| 20. | 6060 Cassie Ave | Parcel Two (EP10702) of parcel A (EP1183) Lot 14, DL 153, Grp 1, Plan 783 |
| 21. | 6061 Cassie Ave | Lot 26, DL 153, Grp 1, Plan 2660 |
| 22. | 6070 Cassie Ave | Parcel B (BY67243) Lot 8, DL 153, Grp 1, Plan 2370 |
| 23. | 6073 Cassie Ave | Northerly 71 feet of Lot E, Blk 13, DL 153, Grp 1, Plan 9764, said northerly 71 feet having a frontage of 71 feet on Cassie Avenue by full depth of said Lot E and adjoining Lot 26 |
| 24. | 6076 Cassie Ave | Parcel A (BY56611E) Lot 7, DL 153, Grp 1, Plan 2370 |
| 25. | 6081 Cassie Ave | Lot E Except: Firstly; the northerly 71 feet thereof said northerly 71 feet having a frontage of 71 feet on Cassie Avenue by full depth of said Lot E and adjoining Lot 26, Secondly; part dedicated road on Plan 79221, DL 153, Grp 1, Plan 9764 |
| 26. | 6084 Cassie Ave | Parcel C (BY83703E) of Lot 6, DL 153, Grp 1, Plan 2370 |
| 27. | 6088 Cassie Ave | Parcel A (BY38913E) Lot 5, except: part dedicated road on Plan 79221, DL 153, Grp 1, Plan 2370 |
| 28. | Ptn.6055 McKay Ave | Ptn. Lot 1, DL 153, Grp 1, Plan LMP11584 |
| 29. | 6087 McKay Ave | Parcel B (36/376/48401F) of Lot 7, DL 153, Grp 1, Plan 2236 |
| 30. | 6097 McKay Ave | Parcel A (EP8503) Lot 8, Blk 14, DL 153, Grp 1, Plan 2236 |

Rezoning Reference #9/96
Schedule "A" Page 2

- 31. 6105 McKay Ave Westerly 41 feet (EP3468) Lot 8, Except: Parcel B (EP8891), Blk 14, DL 153, Grp 1, Plan 2236
- 32. 6121 McKay Ave Parcel A (EP1183) except: Firstly: Parcel One (RP1904) Secondly: Parcel Two (EP10702) of Blk 14 of DL 153, Grp 1, Plan 783
- 33. 6137 McKay Ave Parcel A (G93228E) Lot 8, DL 153, Grp 1, Plan 2370
- 34. 6149 McKay Ave East half Lot 7, DL 151 and 153, Grp 1, Plan 2370
- 35. 6159 McKay Ave Easterly half Lot 6, DL 153, Grp 1, Plan 2370 being all that portion of said Lot 6 lying easterly of a straight line bisecting the northerly and southerly boundaries
- 36. 6171 McKay Ave Easterly half Lot 5 except: part dedicated road on Plan 79221, DL 153, Grp 1, Plan 2370



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 - RE
- 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.
- CD (RM5) - Succession Precinct
- Planning and Building Department

Date:
MARCH 1996

Scale:
N.T.S.

Drawn By:
J.P.C.



City of Burnaby

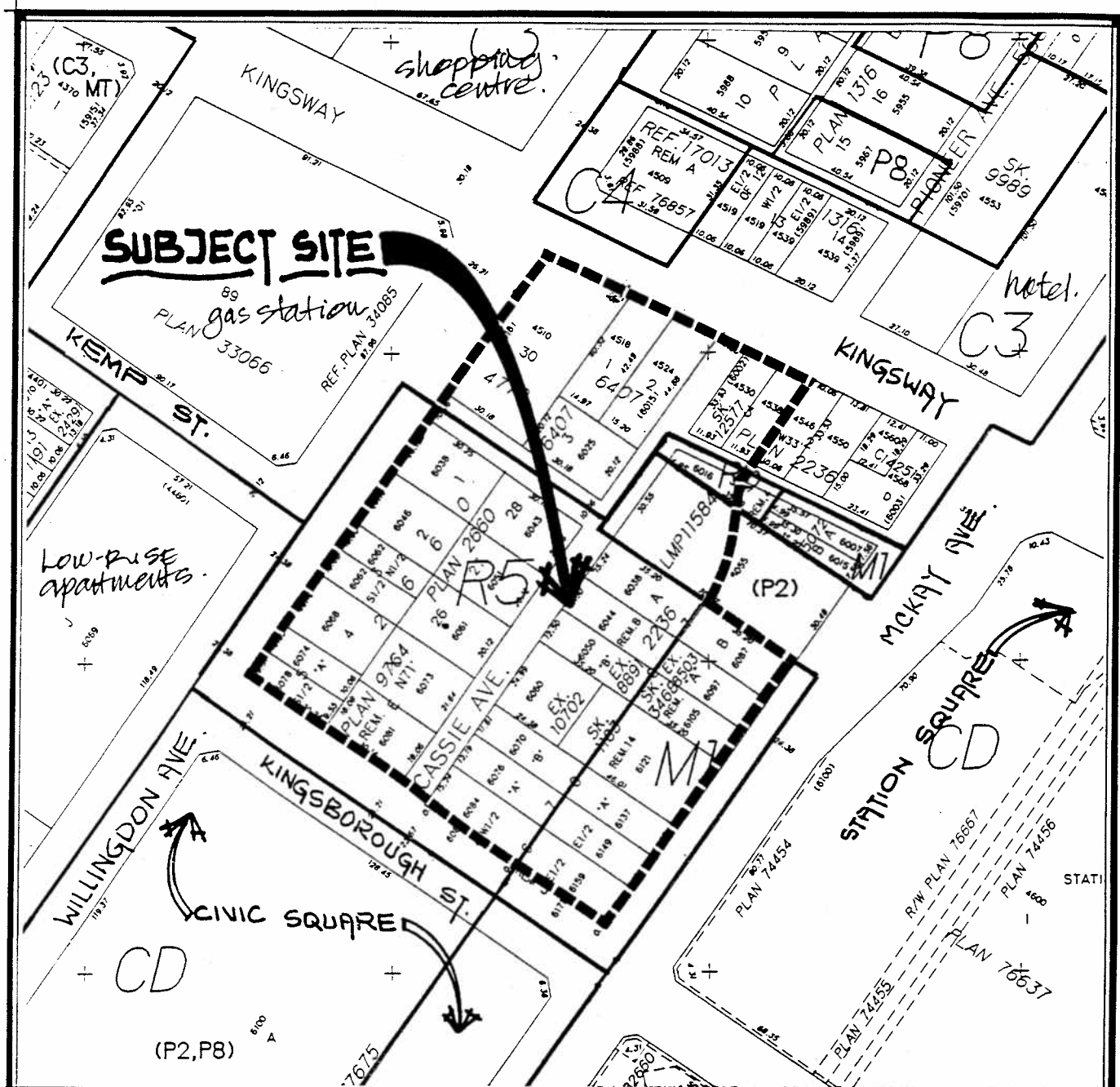
Planning & Building Dept.



North

REZONING REFERENCE # 9/96
METROTOWN AREA 1A

SKETCH # 1



Date:
MARCH 1996

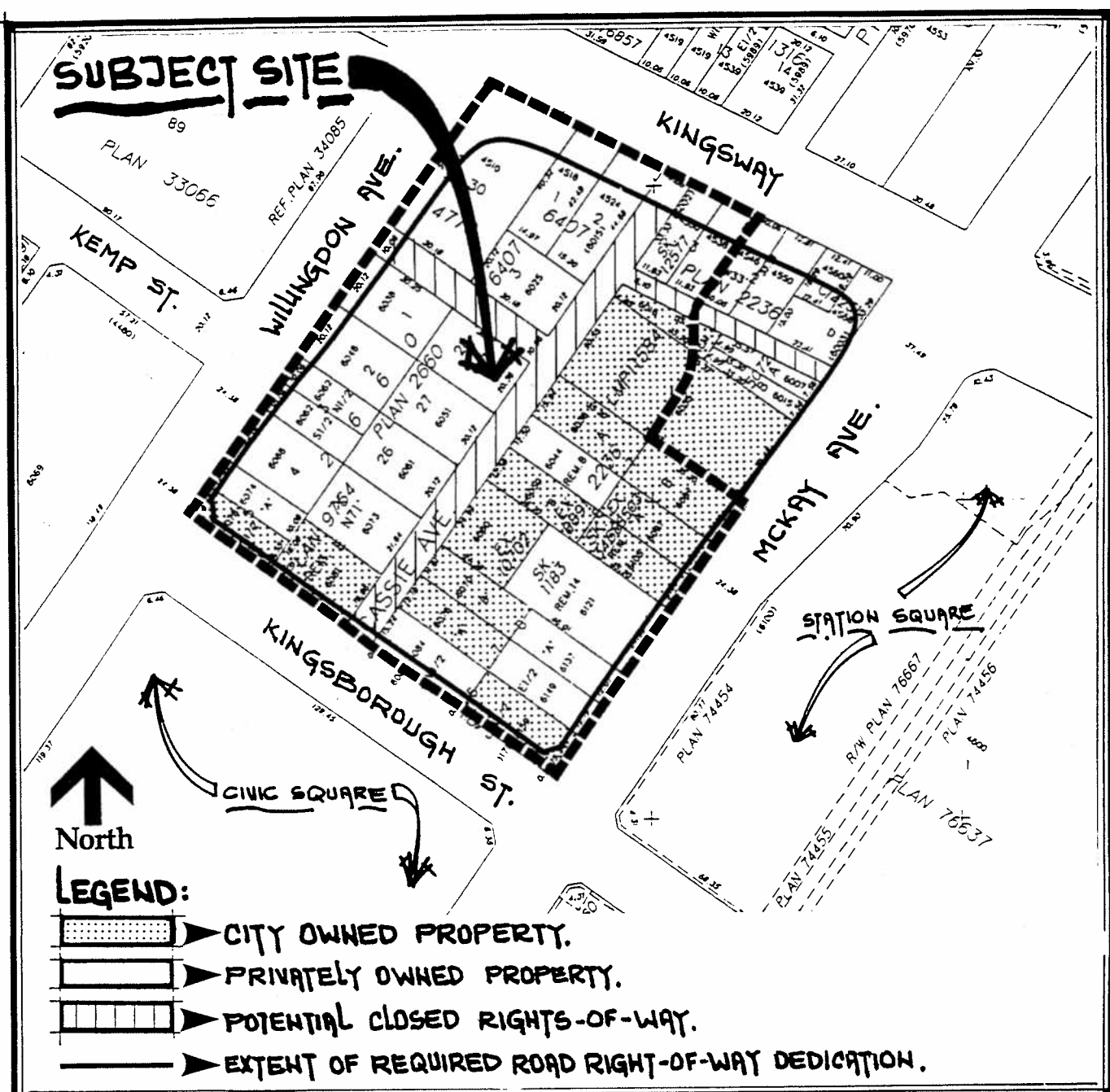
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REZONING REFERENCE # 9/96

SKETCH # 2



Date:
MARCH 1996

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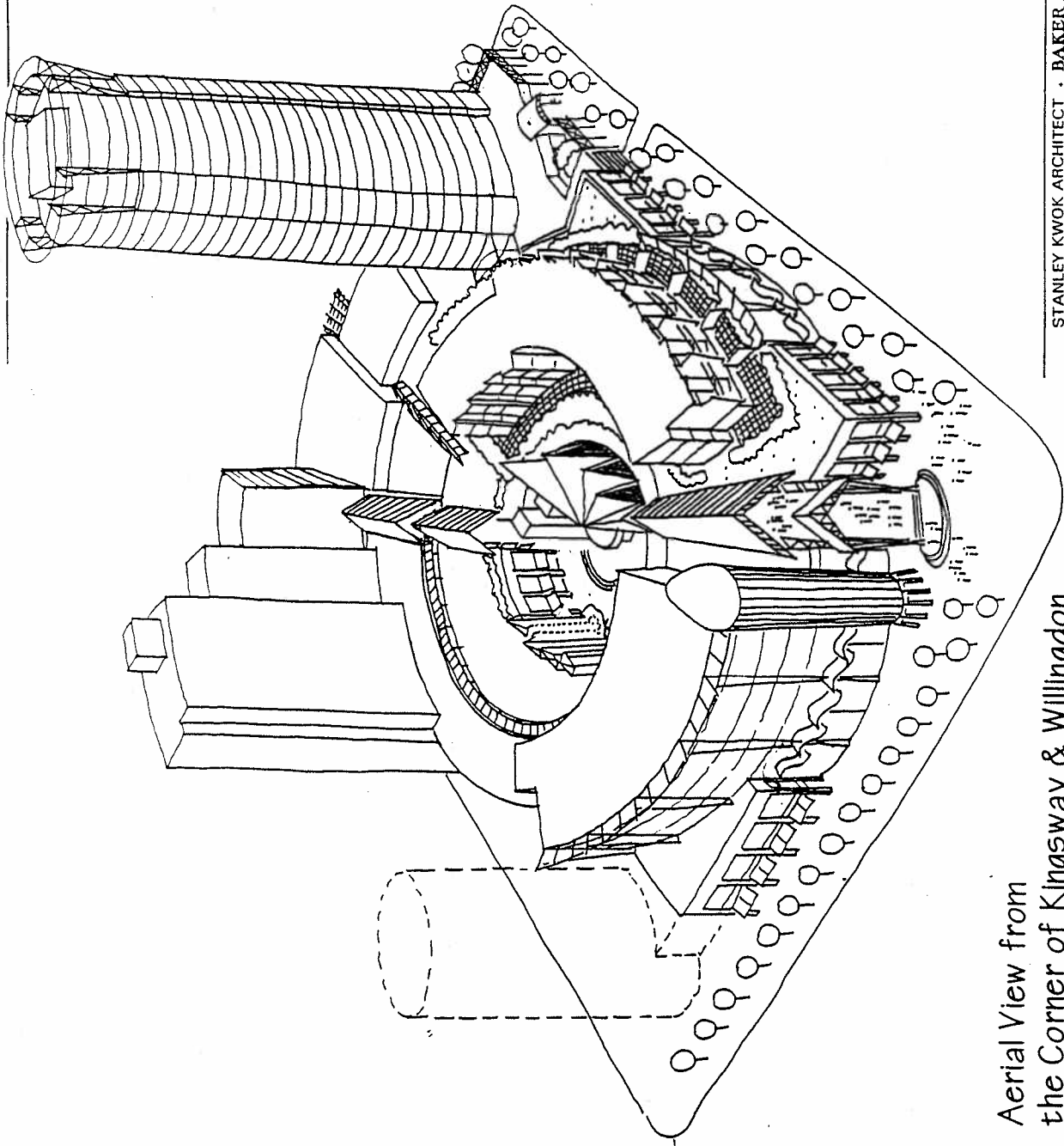
Drawn By:
J.P.C.



City of
Burnaby
 Planning & Building Dept.

REZONING REFERENCE * 9/96

SKETCH # 3



Aerial View from
the Corner of Kingsway & Willingdon

B2#9/96

STANLEY KWOK ARCHITECT • BAKER McGARVA HART Architects & Planning

Sketch #4.

Part of Kingsway
frontage with
offices above.

