

TO: CITY MANAGER

1999 DECEMBER 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #99-54**
Office and Hotel Tower with Ancillary Uses
Proposed Amendments to the Development
X-Ref. RZ #21/96 and RZ #99-02

ADDRESS: 4555 Kingsway

LEGAL: Lot B, D.L. 153, Group 1, NWD Plan LMP 33681

FROM: CD Comprehensive Development District (based on C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District and in accordance with the development plan entitled "Hotel and Mixed-Use Tower" prepared by B. James Wensley Architect Ltd.)

APPLICANT: Central Park Development Group
602 - 4567 Hazel Street
Burnaby, B.C. V5H 4V4
(Att: Mr. Nathan Fox)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2000 January 25.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2000 January 10 and to a Public Hearing on 2000 January 25 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit adjustment to the proportion and location of uses within the mixed-use high-rise commercial development, including hotel, conference centre, office and retail components.

2.0 BACKGROUND

- 2.1 The subject mixed-use high-rise development is located on the northwest corner of Kingsway and McKay Avenue within the Metrotown Core Area (see Sketch #1) and is currently under construction with the structure, including three levels of underground parking, now at the third floor level above grade. The project was originally rezoned to the Comprehensive Development District (CD) through Rezoning Reference #21/96 which was given Final Adoption by Council on 1997 June 23. A subsequent amendment rezoning bylaw, Rezoning Reference #99-02, was pursued and given Final Adoption by Council on 1999 June 14.
- 2.2 In order to assure the viability of the project and to permit the development to proceed, the applicant as indicated in the **attached** letter of intent requests an adjustment to the office and hotel unit components, essentially to increase the office component by two storeys with a corresponding reduction in the hotel component by two storeys. The total gross floor area increases slightly, by 2.5%, but remains under the maximum 6.0 Floor Area Ratio. This amendment rezoning proposal is being submitted for Council consideration on an advanced time line as the proposed increased office adjustment, if approved, needs to be incorporated into the required Building Permit and construction schedule as soon as possible in light of the extent of current on-site construction.

A plan of development has been submitted suitable for presentation to a Public Hearing.

3.0 GENERAL

- 3.1 The proposed changes to the proposal, including a few further refinements, are generally summarized as follows:
- a. two floors of offices added with an increase in office floor area of 23,250 sq.ft. with a corresponding reduction of two floors of hotel units with a reduction of between 36 - 70 units. The current office component amounts to 93,000 sq.ft. The hotel component currently indicates a total of 204 units.

- b. Independent restaurant component reduced from 300 seats to 170 indoor seats and a 40 seat outdoor patio. This results in some additional office space on the second floor and minor shifting of spaces including the Community Use Space.
- c. Adjustment and refinement of some elevations.

Other aspects of the proposal remain essentially unchanged including the floor areas allocated to the hotel conference centre, hotel amenities and ancillary facilities, and community use spaces. The overall floor area increases slightly as the office tower floor plates are larger than the hotel tower floor plates, although the overall floor area does not exceed the permitted Floor Area Ratio.

- 3.2 The proposed development depending on marketing conditions may be phased with the construction of the ten floors of hotel units at the top of the tower following at a later date but with the intention of proceeding as soon as possible. It is noted that the first phase construction includes the completion of hotel parking, the hotel conference centre, and the hotel amenity and ancillary facilities.
- 3.3 Within the floor area allocated for hotel suites and rooms, the top ten floors of the tower, the applicant is proposing an option which will permit the decrease of numbers of hotel suites and an increase in the number of hotel rooms depending on marketing information at the time that construction of the hotel units is pursued. The development statistics in Section 4.0 of this report outlines this option.

From a parking requirement viewpoint, sufficient parking, totalling 350 parking spaces, is provided to meet the needs of the development including the option of the lower total number of 134 hotel units. If the higher total of 168 hotel units option is pursued, it is proposed that the marginal parking space deficiency would be accommodated by permitting a payment-in-lieu in the amount of \$10,000 per stall reduced from standard requirements to be applied to the corresponding amount of office space, which is an option available to major office developments in Metrotown. In this way, the required parking for the higher hotel unit count would be met. Unless otherwise directed by Council, it is proposed that the indicated possible future parking deficiency of 8.54 spaces applicable through this approach to the office component, where 350 total spaces are provided, would be met through this payment-in-lieu procedure.

- 3.4 The desire to keep open an option to pursue an airspace parcel subdivision to encompass the hotel floors above the office component is also indicated by the developer. Such a proposal will be handled separately in future through the subdivision process.

- 3.5 The site servicing is being provided through the previous Rezoning Reference #21/96 and Subdivision Reference #37/96. Sufficient cost charge funds have been previously deposited.

4.0 **DEVELOPMENT PROPOSAL**

- 4.1 Net Site Area - 40,736 sq.ft.
 Site Coverage: - 67%
- 4.2 Floor Area Ratio Permitted: - 6.0
 Floor Area Ratio Proposed: - 5.96
 Floor Area - Permitted: - 244,416 sq.ft.
 Proposed: - 242,714 sq.ft.
- 4.3 Height: - 20 storeys tower over
 2 storeys podium development
- 4.4 Component:

Hotel (134 unit or possible 168 unit options)	- 82,854 sq.ft.
Hotel Lounge (65 seats)	- 1,427 sq.ft.
Hotel Restaurant (25 seats)	- 1,694 sq.ft.
Hotel Conference Centre	- 8,095 sq.ft.
Hotel Offices	- 1,196 sq.ft.
Offices	- 117,497 sq.ft.
Retail	- 1,469 sq.ft.
Independent Restaurant (170 indoor seats) (Outdoor Patio - 40 seats)	- 6,634 sq.ft.
Community Use Space	- 2,003 sq.ft.
Service, circulation, etc.	- <u>19,845 sq.ft.</u>
	242,714 sq.ft.

4.5 Parking

Hotel Units

Option A - 134 Units

- 102 rooms @ 0.5 per room	- 51 spaces
- 32 rooms @ 0.75 per suite	- <u>24 spaces</u>
- Sub Total	- 75 spaces

Option B - 168 Units

- 158 rooms @ 0.5 per room	- 79 spaces
- 10 suites @ 0.75 per suite	- <u>7.5 spaces</u>
- Sub Total	- 86.5 spaces

Hotel Components

- Lounge (65 seats) @ 1 per 5 seats - 13 spaces
- Restaurant (less than 50 seats) @
1 per 495.16 sq.ft. - 3.42 spaces
- Hotel offices @ 1 per 495.16 sq.ft. - 2.42 spaces
- Conference Centre @ 1 per 96.88 sq.ft. - 83.56 spaces

- Offices @ 1 per 495.16 sq.ft. - 237.29 spaces
- Retail @ 1 per 495.16 sq.ft. - 2.97 spaces

- Independent Restaurant (170 indoor seats plus
40 seat patio) @ 1 per 5 seats - 42 spaces
- Community Use Space @ 1 per 495.16 sq.ft. - 4 spaces

- Option A - Total** - 463.5 spaces
- Total @ 75% (shared parking approach)** - 347.6 spaces required

- Option B - Total** - 475 spaces
- Total @ 75% (shared parking approach)** - 356.4 spaces required

- Provided:** - 350 spaces provided

To meet the short fall of 6.4 spaces if Option B is pursued, a deposit of \$10,000 for each parking space reduced from the standard office requirement may be made. In this case the 6.4 office parking spaces which includes the 75% shared parking ratio, equates to 8.54 parking spaces related to the standard office requirement which in turn amounts to a deposit of \$85,400 if Option B is pursued. This deposit would be payable at the time of Preliminary Plan Approval for an amendment submission corresponding to Option B.

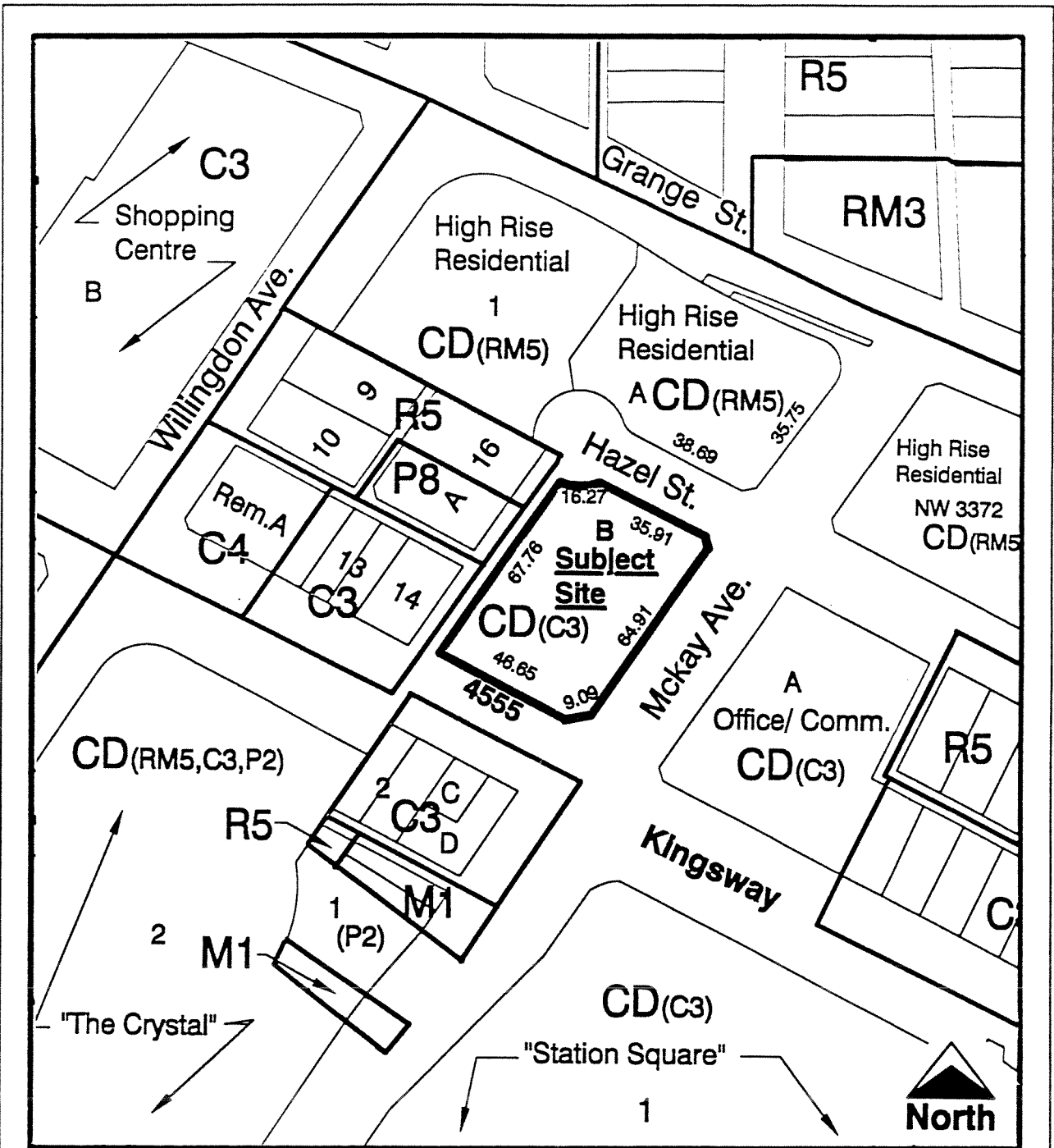
- Loading Provided: - 2 bays

Note: Four spaces specifically set aside for
the Community Use Space



D. G. Stenson
Director Planning and Building

KI:gk
Attach
cc: Director Engineering
City Clerk
City Solicitor



Planning And Building Department

Scale: 1 = 2000

Drawn By: J.P.C.

Date: Dec.1999

REZONING REFERENCE 99 - 54

Sketch # 1

December 10, 1999

Attention: Ken Ito
Burnaby, Planning Dept.
4949 Canada Way
Burnaby, B.C., V5G 1M2

THE
CENTRAL
PARK



A I B U R N A B Y

Dear Mr. Ito:

Re: Rezoning at 4555 Kingsway, Central Park Hotel - Office Development

Further to our earlier discussions, we herewith apply to rezone the above-captioned development project. The desired changes are itemized below.

The modifications to the design are necessary to insure the economic viability of the project and arises out of the nature of the financial market for hotel development in the lower mainland today. The requested changes allow the development of our project to continue unabated.

1. add two typical office levels, increasing the gross buildable office space by 23, 250 sq. ft. -- from 93,000 sq. ft. to 116,250 sq. ft.
2. eliminate two typical hotel guestroom levels, reducing the gross buildable guestroom space by 17,252 sq. ft.
3. The net effect of the changes described above increase the net area of the development from 236,582 sq. ft to 242,714 sq. ft.. The permitted buildable area is 244,416 sq. ft.
4. on the Lowest Hotel Floor, convert 4 guestrooms to 2 suites and on each of the 8 Typical Hotel Floors, convert 8 guestrooms to 4 suites in accordance with plans to be submitted. The net effects of this change and the elimination of 2 typical hotel floors are to increase the number of suites in the hotel by 32, to decrease the number of rooms by 102, and to decrease the total number of hotel units from 204 to 134. Further, we wish to have the option of reversing these changes to room types at a future date by means of a Preliminary Plan Approval (PPA) so as to return them to their existing form and in accordance with the plans currently approved by the City. If we exercised this reversal, the hotel would have 10 suites and 158 rooms, a total of 168 hotel units (see attached alternate statistics). Further, if and when we exercised this reversal, we would wish to a) reduce office parking by 8.54 stalls, so that the total required parking for the development does not exceed the total parking provided, and b) at the time that we make such PPA application,

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to pay to the City of Burnaby a parking deficiency fee of \$10,000 per stall, totaling \$85,400, in lieu of the 8.54 stalls.

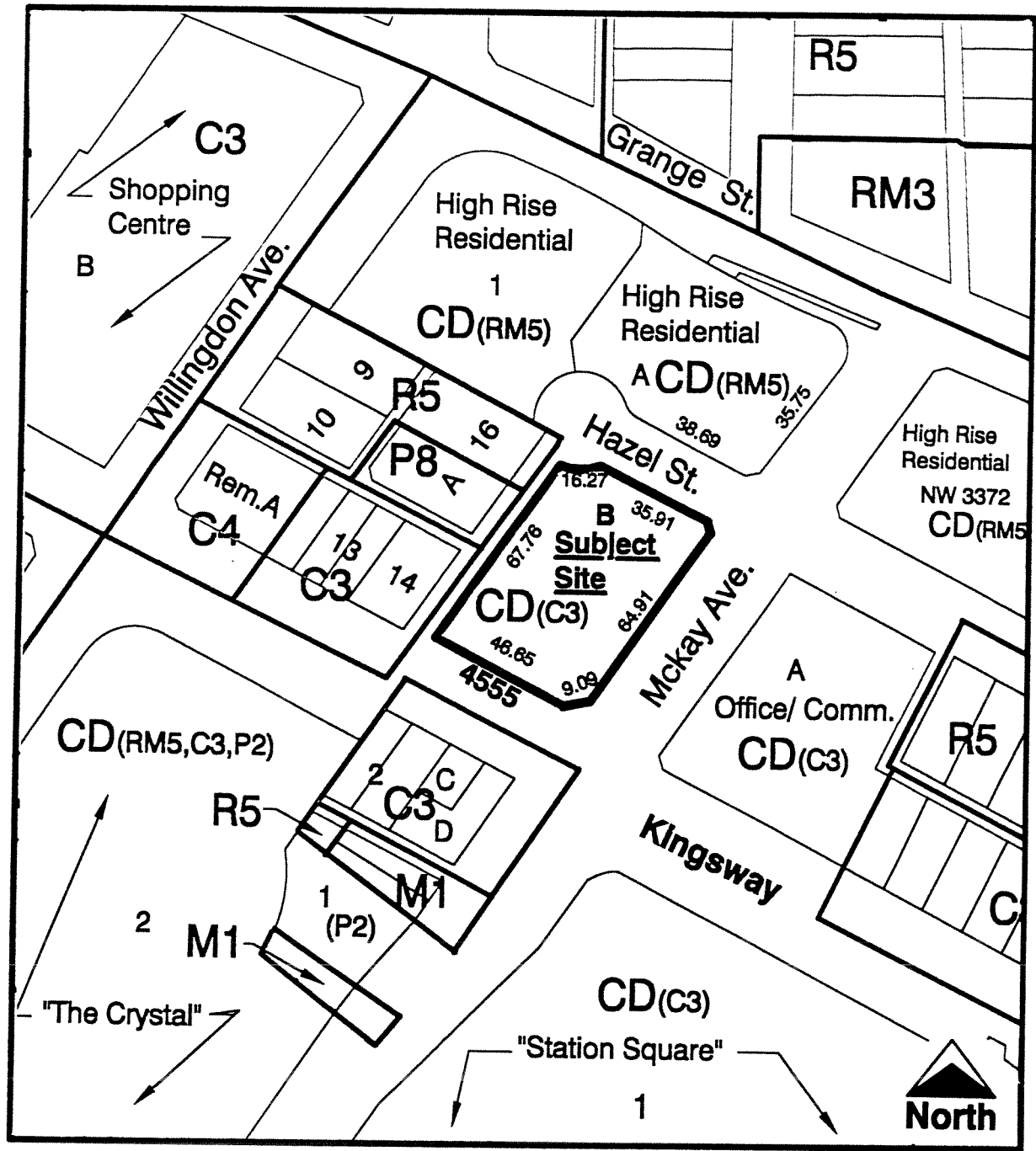
We wish to include in this rezoning the following minor changes for which we have recently applied by means of PPA amendment: a) modification of the main floor plan along Pioneer Ave adding 134 sq. ft. of gross buildable area in the restaurant, b) introduction of a restaurant patio on Kingsway c) modification of the Kingsway facade in the area of the proposed restaurant patio, d) modification of exterior finishes and coloring, e) modification of the 2nd floor Community-use space and adjacent restaurant space in accordance with the attached plan, converting the 2nd floor restaurant space into a lease office with an area of 1,247 sq. ft., and f) reduction of the number of seats for the independent restaurant from 300 to 210 and the hotel lounge from 75 to 65.

We appreciate your attention to this application.

Most Sincerely,

A handwritten signature in black ink, appearing to read 'Nathan Fox', with a stylized, flowing script.

Nathan Fox
President, Central Park Development Group



Planning And Building Department

Scale: 1=2000

Drawn By: J.P.C.

Date: Dec.1999

REZONING REFERENCE 99 - 54

Sketch # 1

