

TO: CITY MANAGER

1999 OCTOBER 14

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #99-44
(X-Ref. Rezoning Reference #9/96)
Proposed Church Component - The Crystal**

ADDRESS: 4533 Kingsborough Street
(See **attached** Sketches #1 and #2)

LEGAL: Airspace Parcel 7, D.L. 153, Group 1, NWD, Airspace Plan:
LMP41438

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District and P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District and P2 Administration and Assembly District, and in accordance with the development plan entitled "Church Proposal" prepared by Kingsley K. Lo Architects Inc.)

APPLICANT: Kingsley K. Lo Architect Inc.
203 - 1545 West 8th Avenue
Vancouver, B.C. V6J 1T5
(Att: Mr. Kingsley Lo)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 1999 November 23.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 1999 November 01 and to a Public Hearing on 1999 November 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the development of a church within the mixed-use The Crystal development.

2.0 BACKGROUND

2.1 The subject site, located within Metrotown Sub-Area 14, was rezoned (Rezoning Reference #9/96) to accommodate The Crystal development, a major mixed-use proposal including a full service hotel with a conference facility, an apartment tower and low-rise apartment component, offices, retail/market/restaurant/cinema podium uses and public open space component. Construction of this development is nearing full completion. A cultural centre use was made a permitted use in place of the initial cinema component through Rezoning Reference #40/97. Alternate permitted uses to a cultural centre were retail, office or restaurant uses but did not include a church use.

The subject rezoning application involves the incorporation of a church within the project in the area currently designated in the adopted Comprehensive Development plan for the cultural centre.

2.2 The proposed church space for the Chinese Christian Mission of Canada, utilizing the previously designated cultural centre space, is one of the seven air space parcels into which The Crystal is subdivided. A church use is not a permitted use within the context of the current Comprehensive Development CD zoning of the subject space (Rezoning Reference #40/97). The basic space is already constructed and the church use would entail no significant change in configuration from the previous designated cultural centre use. The applicant wishes to pursue the internal partitioning and improvements as soon as possible. The rezoning application is being advanced for Council's consideration on this basis.

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

3.0 GENERAL COMMENTS

3.1 As no floor area is being added to that already approved, additional cost charge deposits are not required. Parking requirements for the church do not exceed the 43 spaces currently allocated to this space.

3.2 The accesses to the subject second floor space remain unchanged - one access in the vicinity of the second floor food court area and the other from grade from the Kingsborough Street frontage (includes a separate elevator).

- 3.3 Signs are to conform to the overall Comprehensive Sign Plan for The Crystal development.
- 3.4 The site is being fully serviced through the previous Rezoning Reference #9/96 and Subdivision Reference #28/96.

4.0 CHURCH PROPOSAL

- 4.1 Total Floor Area: - 13,539 sq.ft.

Components include a 3,590 sq.ft. chapel, lounge and reading area, offices, meeting rooms, kitchen, washrooms, storage and circulation.

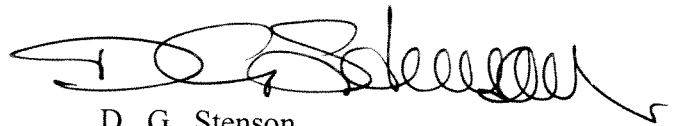
- 4.2 Parking Required and Provided:

54 parking spaces x shared use factor of 80% = 43 spaces

Common loading areas of the project utilized.

- 4.3 Alternate permitted uses:

The alternate use for this church use, should it be terminated at some time in the future, would be cultural centre, retail, office or restaurant use. This is subject to the parking requirements of the Burnaby Zoning being met for any proposed alternate use at that time.



D. G. Stenson
Director Planning and Building

KI:gk
Attach

cc: Director Engineering
City Clerk
City Solicitor

September 17, 1999

The Planning Department
Attn. Mr. Ken Ito
City of Burnaby,
4949 Canada Way, Burnaby
B.C. V5G 1M2

Re: Rezoning

Dear Mr. Ito,

On behalf of my client, the Chinese Christian Mission of Canada, I am submitting an application for rezoning for the following property.

Parcel Identifier: 024-457-400
Air Space Parcel 7, District Lot 153
New Westminster District
Air Space Plan: LMP 41438

Civic Address:
2229-4500 Kingsway, (now 4533 Kingsborough St).
Burnaby, B.C.

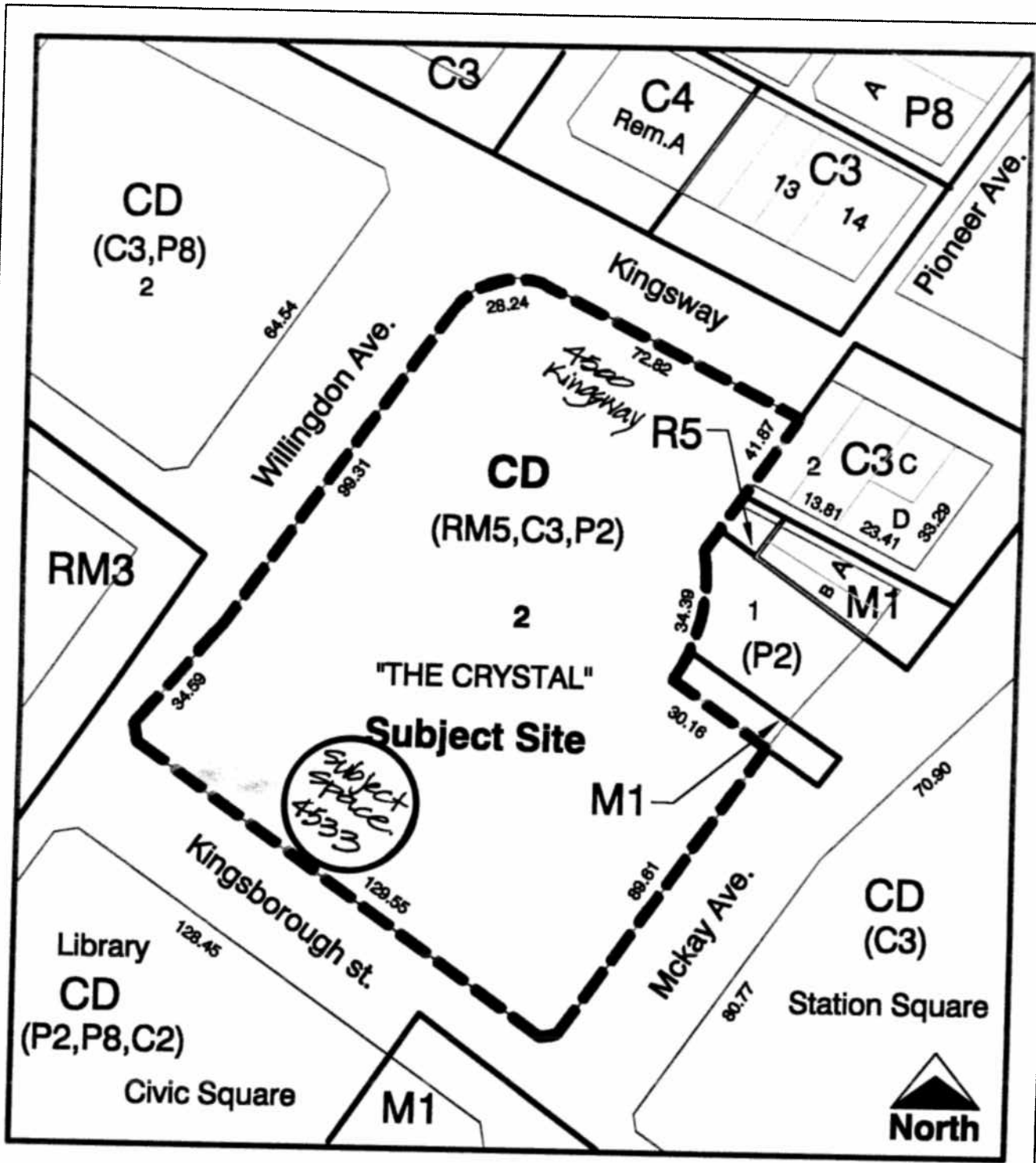
The present zoning of the above property is CD P2 as a Cultural Center, previously zoned by the Crystal Square Development Corp. We like to rezone the property to CD P2 as a House of Worship.

The above property is situated inside the Crystal Square Shopping Center. Chinese Christian Mission of Canada is proposing to establish a non-traditional church in the heart of Burnaby Metrotown for the convenience of the public who usually cannot attend church functions on Sundays. We will provide Christian services such as weekday worship, Bible study classes, counseling, choir, etc. for different age and language groups in the Greater Vancouver area.

We like to seek favourable consideration to the above proposal from the Council in the nearest future. Further information will be gladly submitted upon request.

Sincerely


Kingsley Lo



Planning And Building Department

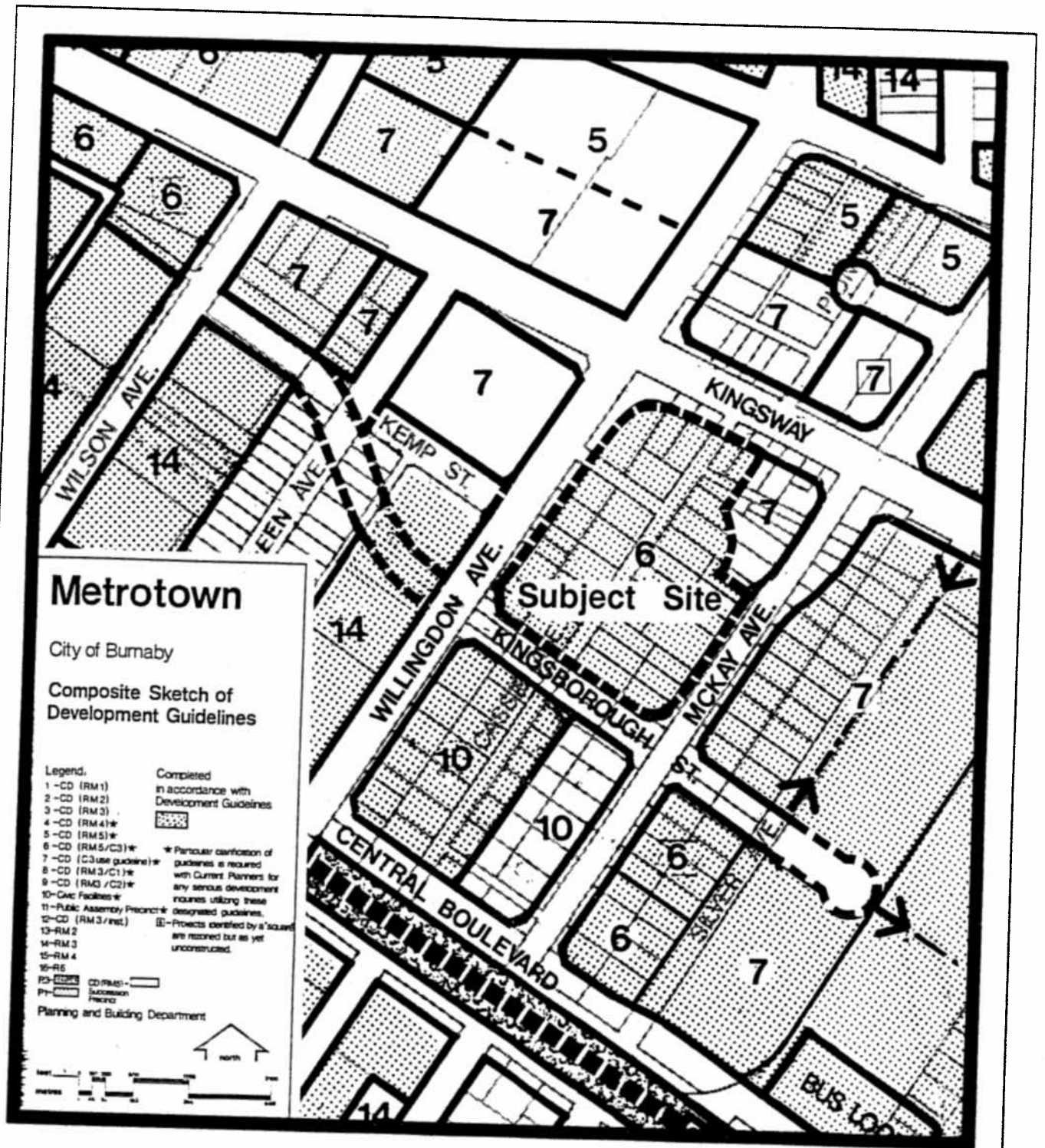
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 Drawn By: J.P.C.
 Date: Oct. 1999

REZONING REFERENCE 99 -- 44
 4533 Kingsborough St.

Sketch # 1

Airspace Parcel 7, Airspace Plan LMP A14 38.





Planning And Building Department

Scale: 1 = N.T.S.

Drawn By: J.P.C.

Date: Oct. 1999

REZONING REFERENCE 99 -- 44

Sketch # 2

