

TO: CITY MANAGER 2001 FEBRUARY 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: RESPONSE TO PUBLIC HEARING SUBMISSIONS
COMMERCIAL PROJECT - REZONING #00-33
METROTOWN - SUB AREA ONE

PURPOSE: To respond to matters raised at the Public Hearing for Rezoning #00-33.

RECOMMENDATION:

1. THAT this report be received for information purposes.

R E P O R T

1.0 BACKGROUND

On 2000 December 19, a Public Hearing was held for a commercial development at 4555 Kingsway (see **attached** Sketches #1 and #2). The major mixed-use retail/office/hotel development approved through the previous Rezoning #99-54, consisted of three levels of underground parking and a two-storey commercial podium surmounted by a twenty (20) storey tower with the first ten (10) storeys being office and the second ten (10) storeys being hotel suites. The project has been constructed with the exception of the top ten (10) storeys of hotel suites. The current application replaces the hotel component, such that the previous podium level hotel conference centre and ancillary facilities are converted to general commercial use and six (6) storeys of offices replace the previously approved ten (10) storeys of hotel suites. The rezoning report considered by Council on 2000 November 20 describes the proposal in some detail.

At the Public Hearing, a petition containing sixty (60) signatures was submitted on behalf of the owners and residents of the strata-titled apartment tower at 4505 Hazel Street. Two residents of 4505 Hazel Street, one on behalf of the petition, spoke at the Public Hearing.

Council at its meeting of 2001 January 08 gave Second Reading to the rezoning bylaw for this project. Arising out of a Council enquiry at its meeting of 2001 January 22, staff was requested to submit a report on the matters raised at the Public Hearing.

2.0 RESPONSE TO PUBLIC HEARING

At the Public Hearing, a spokesperson for the twenty-one (21) storey apartment at 4505 Hazel Street reiterated points outlined in the petition. Concerns expressed related to: availability of additional street parking with possible overflow into their visitor parking area; possibility that additional storeys may aggravate an existing “wind tunnel” effect on 4505 Hazel Street; possible blockage of satellite reception; additional height would darken the area during daylight hours; additional light emission from additional storeys objectionable; negative impact of construction noise and traffic on tranquility of neighbourhood; and negative impact on property values at 4505 Hazel Street.

In response, it is advised that staff have worked closely with the developer and the retained consultants in pursuing a suitable Comprehensive Development (CD) Plan through the rezoning process to achieve the optimum beneficial specific relationship of this development with surrounding developments within their urban town centre context. The appropriate response to the points raised in the petition relates more to the overall context, objectives and goals of the adopted Metrotown Development Plan rather than specific detailed relationships.

Metrotown is Burnaby’s primary urban centre and a designated Regional Town Centre. The subject site at 4555 Kingsway as well as the project from which the petition was drawn at 4505 Hazel Street are both located within Metrotown’s core designated area with its inherent liveliness and vitality. The property at 4505 Hazel Street as well as other sites fronting Grange Street, have been designated for high-density residential use and 4555 Kingsway and other sites fronting Kingsway have been designated for high-density commercial use. Sketch #2 had been attached to the rezoning report for 4505 Hazel Street (Rezoning #21/95).

It is noted that some of the points raised in the petition appear to be based on the belief that a taller building is being proposed than that which is already approved under the prevailing (CD plan) zoning. This is not the case. The overall building height of the previous tower with the ten (10) hotel floors at the top was previously approved through the requisite rezoning process and the substitution of six (6) office floors for the previous ten (10) hotel floors results in a slightly lower total tower height. In Burnaby, the design of point-block towers which provide views between buildings and offer improved sunlight penetration with changing shadow patterns during the whole day are encouraged. Podium development is in most cases maintained at a two-level height, avoiding the long “canyon” effect of higher street-wall buildings that are common in many high-density urban areas. The subject project only extends the short block between Kingsway and Hazel Street and the apartment towers themselves are low site coverage projects with extensive landscaped open space at-grade. The site at 4505 Hazel Street is diagonal to the subject site across Hazel Street and is not in a direct building alignment with the subject project. It is noted that no comments were received at the public hearing from residents of the apartment tower at 4567 Hazel Street directly across from the subject site. As in any designated development area and for that matter even in single-family dwelling areas, new development has construction noise and traffic implications, however all construction must abide by

the usual city regulations governing these matters. It should be recognized that the major streets around this block also have very high traffic volumes. A parking study commissioned for the development indicated the provision of adequate on-site parking.

The other speaker at the Public Hearing inquired as to whether the City was aware of a cave-in during the existing building's construction at say the tenth or eleventh floor. The concern related to the structural integrity of the building and its ability to accommodate the additional floors. In response, it is noted that the original building permit was approved for a 22 storey tower plus two mechanical levels and the structure was designed to support this tower height. During construction, the developer elected not to proceed with construction of the hotel room floors. The City's Building Inspector recalls that during construction, a leg broke on a fly form table when it was being positioned, but the incident had no effect on the structural integrity of the building.

Finally, it is important to advise that the fourth south-west quadrant of the block bounded by Kingsway, Willingdon, Grange and McKay (see Sketches #1 and #2) is also part of the Metrotown primary core area and designated for future assembly and redevelopment to high-density commercial uses. It is expected that such a future development will conceptually include a street-oriented commercial podium development of at least two storeys with one or two high-rise towers, say office or hotel, above the podium. While care will be taken to ensure a development compatible with adjacent development, the high density redevelopment potential needs to be protected and promoted for this site, one of the few remaining strategic core redevelopment sites in Metrotown. However, redevelopment of this site is not considered imminent.

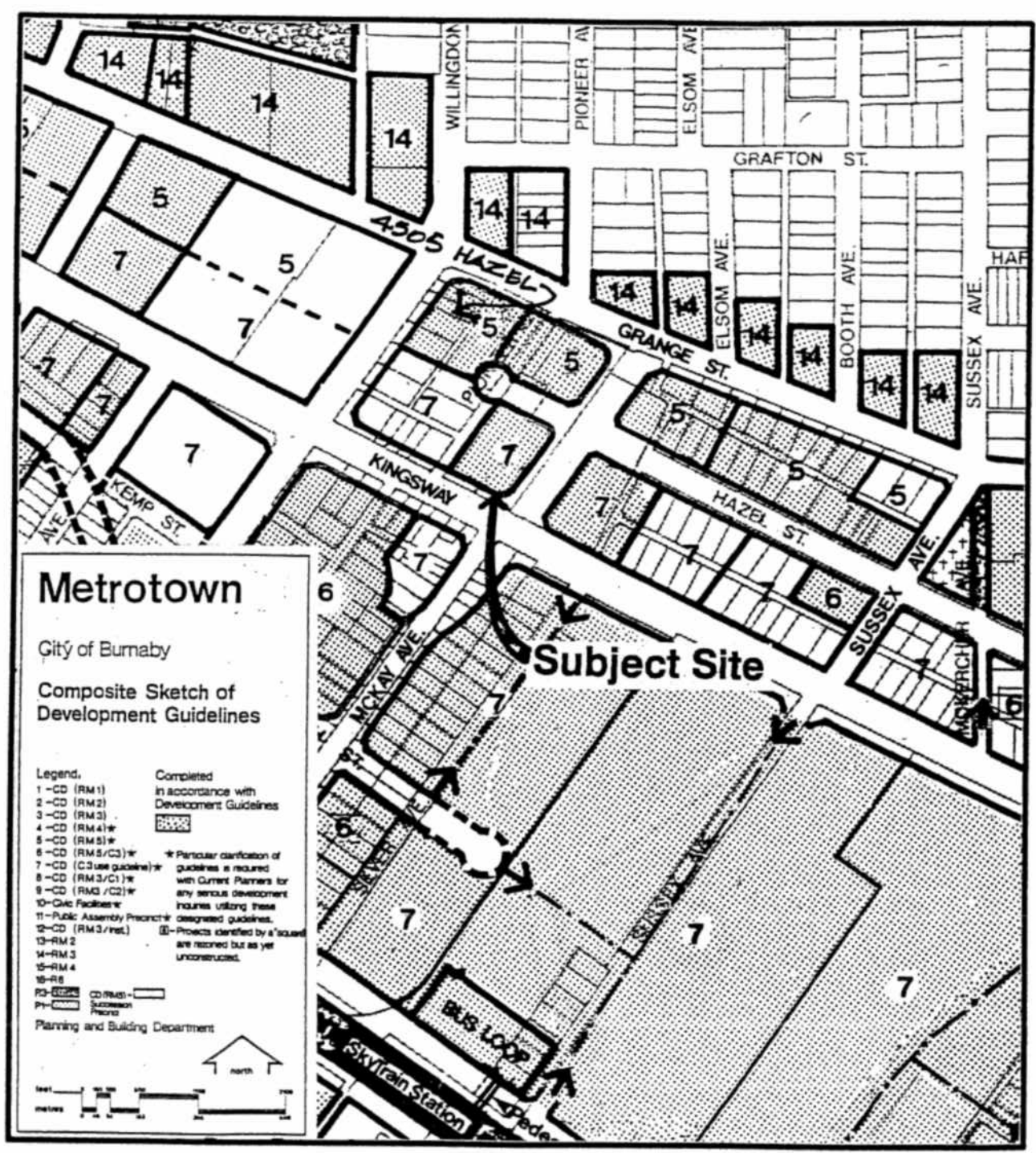
This is for the information of Council.



D. G. Stenson
Director Planning and Building

KI:lf
Attachments
cc: Director Engineering
Chief Building Inspector

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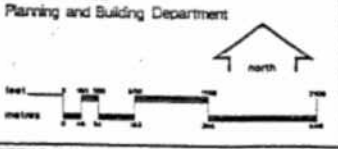


Metrotown

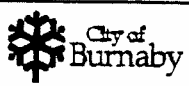
City of Burnaby

Composite Sketch of Development Guidelines

- | | |
|-----------------------------|---|
| 1-CD (RM1) | Completed in accordance with Development Guidelines |
| 2-CD (RM2) | |
| 3-CD (RM3) | |
| 4-CD (RM4)* | |
| 5-CD (RM5)* | |
| 6-CD (RM5/C3)* | * Particular clarification of guidelines is required |
| 7-CD (C3 use guideline)* | with Current Planners for any serious development inquiries utilizing these |
| 8-CD (RM3/C1)* | designated guidelines. |
| 9-CD (RM3/C2)* | ⊞-Projects identified by a 's' are rezoned but as yet unconstructed. |
| 10-Civic Facilities | |
| 11-Public Assembly Precinct | |
| 12-CD (RM3/Res.) | |
| 13-RM2 | |
| 14-RM3 | |
| 15-RM4 | |
| 16-R18 | |
| CD (RM5) - | Succession Precinct |



Planning and Building Department



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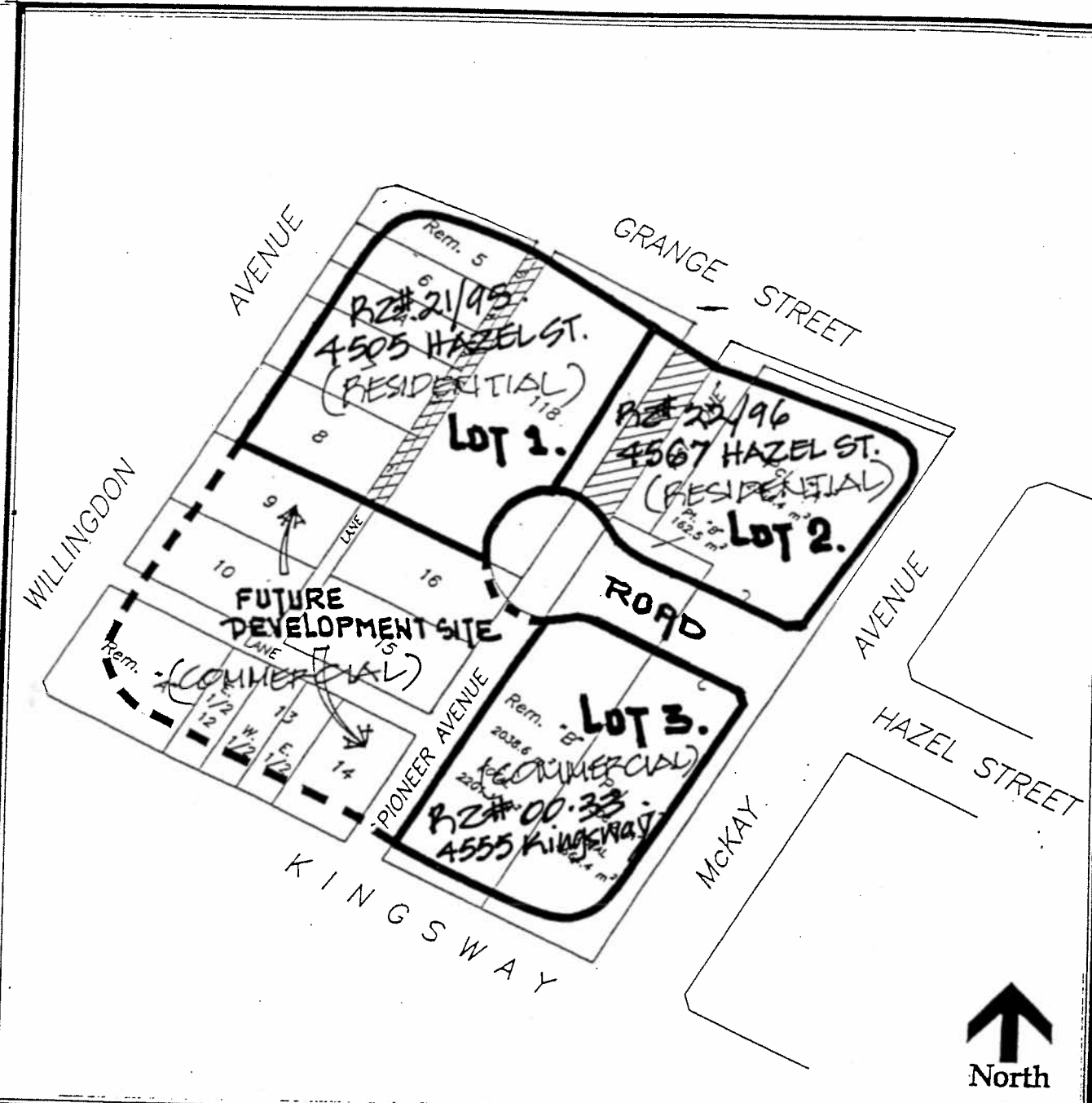
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Drawn By: J.P.C.

Date: Nov. 2000

REZONING REFERENCE 00 -- 33

Sketch # 1



Date: JULY 1995	 City of Burnaby Planning & Building Dept. REZONING REFERENCE # 21/95 FUTURE SUBDIVISION AND GENERAL LAND USE SKETCH # 2
Scale: N.T.S.	
Drawn By: J.P.C.	

