

**TO:** CITY MANAGER 2002 MAY 22  
**FROM:** DIRECTOR PLANNING AND BUILDING  
**SUBJECT:** **REZONING REFERENCE # 01-21**  
**High-Rise Multi-Family Development**

**ADDRESS:** 6036 to 6097 Kathleen Avenue (see attached Schedule "A")

**LEGAL:** See attached Schedule "A"

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM5 Multiple Family Residential District with amenity bonus and Metrotown Development Plan and in accordance with the development plan entitled "The Empress" prepared by Rafii Architects Inc.)

**APPLICANT:** Bosa Ventures (Burnaby) Inc.  
1200 - 4555 Kingsway  
Burnaby, B.C. V5H 4T8  
(Attention: Colin Bosa)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on June 25, 2002.

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**RECOMMENDATIONS:**

1. **THAT** the introduction of a Highway Exchange Bylaw be authorized according to the terms outlined in Sections 3.1 and 3.2 of this report, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw.
2. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on June 10, 2002, and to a Public Hearing on June 25, 2002 at 7:30 p.m.
3. **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. Removal of all existing improvements from the site, 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 Division may recommend immediate demolition of such improvements and removal of the resultant debris prior to Third Reading.
- e. The consolidation of the net project site into one legal parcel.
- f. The granting of any necessary easements and covenants.
- g. The dedication of any rights-of-way deemed requisite.
- h. The removal of existing overhead wiring within the site and relocation if necessary of existing power poles in the lane abutting the site
- i. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
- j. Compliance with the Council adopted sound criteria.
- k. 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.
- l. Completion of the Highway Exchange Bylaw.
- m. The deposit of the applicable Parkland Acquisition Charge.
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- o. The deposit of the applicable School Site Acquisition Charge.
- p. 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) with allocated disabled parking spaces.

- q. The completion of the sale of City property including closed portion of Kathleen Avenue.
- r. The granting of a 219 Covenant restricting enclosure of balconies.
- s. The provision of facilities for cyclists in accordance with Section 4.4 of the rezoning report.
- t. The grant of a 219 Covenant providing for construction and City use of the 22 parking spaces as noted in Section 3.4.
- u. The submission of a Site Profile and resolution of any arising requirements.

## R E P O R T

### 1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit high-rise multi-family development

### 2.0 BACKGROUND

The site is located within the adopted Study Area "L" and Metrotown Sub-Area 9 and comprises the south portion of the block, which consists primarily of small 10.06 m (33 ft.) by 30.22 m (99 ft.) lots on both sides of Kathleen Avenue between Central Boulevard and Kemp Street (see **attached** Sketches #1 & #2). To the east and west of the site are low rise apartments fronting on Willingdon and Wilson Avenues. To the south across Central Boulevard, the SkyTrain line and Beresford Street are high-rise apartments.

The subject site has been considered in previous reports to Council to be suitable for high-rise, high-density apartment redevelopment. The current application is to pursue this form of development through rezoning to CD Comprehensive Development District based on RM5 guidelines, and with a density bonus through the provision of community amenities as described in Section 3.9 of this report.

On 2001 July 23, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. Council also approved, in principle, the sale of City property subject to consolidation and rezoning.

The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

- 3.1 The proposed site assembly and rezoning involves the developer's acquisition of City-owned lots (13 plus 2 partial) totalling 48,629 sq.ft., as well as a 19,500 sq.ft. portion of Kathleen Avenue which is to be closed (subject to survey). The City Solicitor indicates that the estimated value of the proposed acquisitions from the City is \$60 per sq.ft. (approximately \$4.1 million for 68,693 sq.ft.).
- 3.2 A Highway Exchange Bylaw will be pursued to achieve the closure of Kathleen Avenue (with a temporary hammerhead cul-de-sac from the remaining portion of the street to the north) as well as dedication of City properties for Central Boulevard.
- 3.3 Servicing will include, but not necessarily be limited to:
- construction of Central Boulevard to full standard across the frontage of the site including street lighting, separated sidewalk and street trees, as well as a one-way extension east to Willingdon, with a separated sidewalk on the south side;
  - any necessary cul-de-sac of Kathleen Avenue from north;
  - water main and sewer construction as required, including on-site storm water detention.
- 3.4 The developer will construct 22 right-angle parking spaces along the lane for City use. A 219 Covenant will be provided in this regard. In the future, when the lane is closed in conjunction with redevelopment of 6141 Willingdon Avenue, the City will remove the parking in accordance with a simple landscape plan for the area.
- 3.5 Vehicular access will be from Central Boulevard.
- 3.6 A noise study is required to ensure compliance with Council-adopted sound criteria.
- 3.7 A tree survey has been completed. A couple of existing fir trees near the west property line will be retained on site.
- 3.8 A Site Profile must be completed, and any requirements arising out of the Site Profile will need to be resolved.
- 3.9 The applicant has requested a 0.4 Floor Area Ratio bonus totalling approximately 31,178 sq.ft., the value of which the Solicitor estimates at approximately \$840,000 based on \$27 per sq.ft. buildable. Off-site City amenities of this total value will be provided, including B.C. Parkway upgrading in Metrotown valued at \$240,000, and recreation facilities for Bonsor Park valued at \$600,000. The specific proposals will be expeditiously pursued.

- 3.10 The developer 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 has committed to providing 8 adaptable units.
- 3.11 Parkland Acquisition Charges, GVS & DD Sewerage Charges, and School Site Acquisition Charges apply to this development.
- 3.12 The subject site includes five existing dwellings (one of which, 6063 Kathleen, is City-owned with a tenant) which will need to be demolished before the site is consolidated.
- 3.13 An acoustical study is required to ensure compliance with Council-adopted sound criteria.

**4.0 DEVELOPMENT PROPOSAL**

4.1	<b>Net Site Area:</b>	-	7,241m <sup>2</sup> (77,946 sq.ft.) (subject to survey)
	<b>Site Coverage:</b>	-	7.5%
4.2	<b>Density:</b>		<b>Floor Area</b>
	Allowable and provided FAR = 2.2	-	15,930m <sup>2</sup> (171,481 sq.ft.)
	Allowable and provided Amenity Bonus = 0.4	-	2,896m <sup>2</sup> (31,179 sq.ft.)
	Total FAR = 2.6	-	9,297m <sup>2</sup> (202,660 sq.ft.)

4.3 **Residential Mix:**

9 x	3 Bedroom Townhouses	@ 150 to 157m <sup>2</sup> per unit
8 x	1 Bedroom Apartments	@ 59 to 69m <sup>2</sup> per unit
36 x	1 Bedroom & Den Apartments	@ 67 to 83m <sup>2</sup> per unit
28 x	2 Bedroom Apartments	@ 76 to 99m <sup>2</sup> per unit
28 x	2 Bedroom & Den Apartments	@ 101 to 111m <sup>2</sup> per unit
49 x	3 Bedroom Apartments	@ 113 to 125m <sup>2</sup> per unit
2 x	3 Bedroom & Den Apartments	@ 169 to 171m <sup>2</sup> per unit
<b>Total: 9 Townhouses</b>		
<b>151 Apartment Units</b>		
<b>160 Units</b>		

8 units for the disabled are being provided  
 Unit density = 205 units per ha (83 units per acre)

4.4 **Building Height:** - 30 storeys

4.5 **Parking:**

Total Residential Parking Required and Provided:  
258 spaces of which 40 spaces are for visitors  
(151 apartment units @ 1.6 spaces = 241.6 spaces, and  
9 townhouses @ 1.75 space per townhouse = 15.75 spaces)

Plus, 22 right angle parking spaces along the lane for City use.

Bicycle storage rooms (160 spaces) and visitors' bike racks (24 spaces including 12 under cover) are provided.

4.6 **Communal Facilities:** - meeting room, gym, spa, lounge,  
library



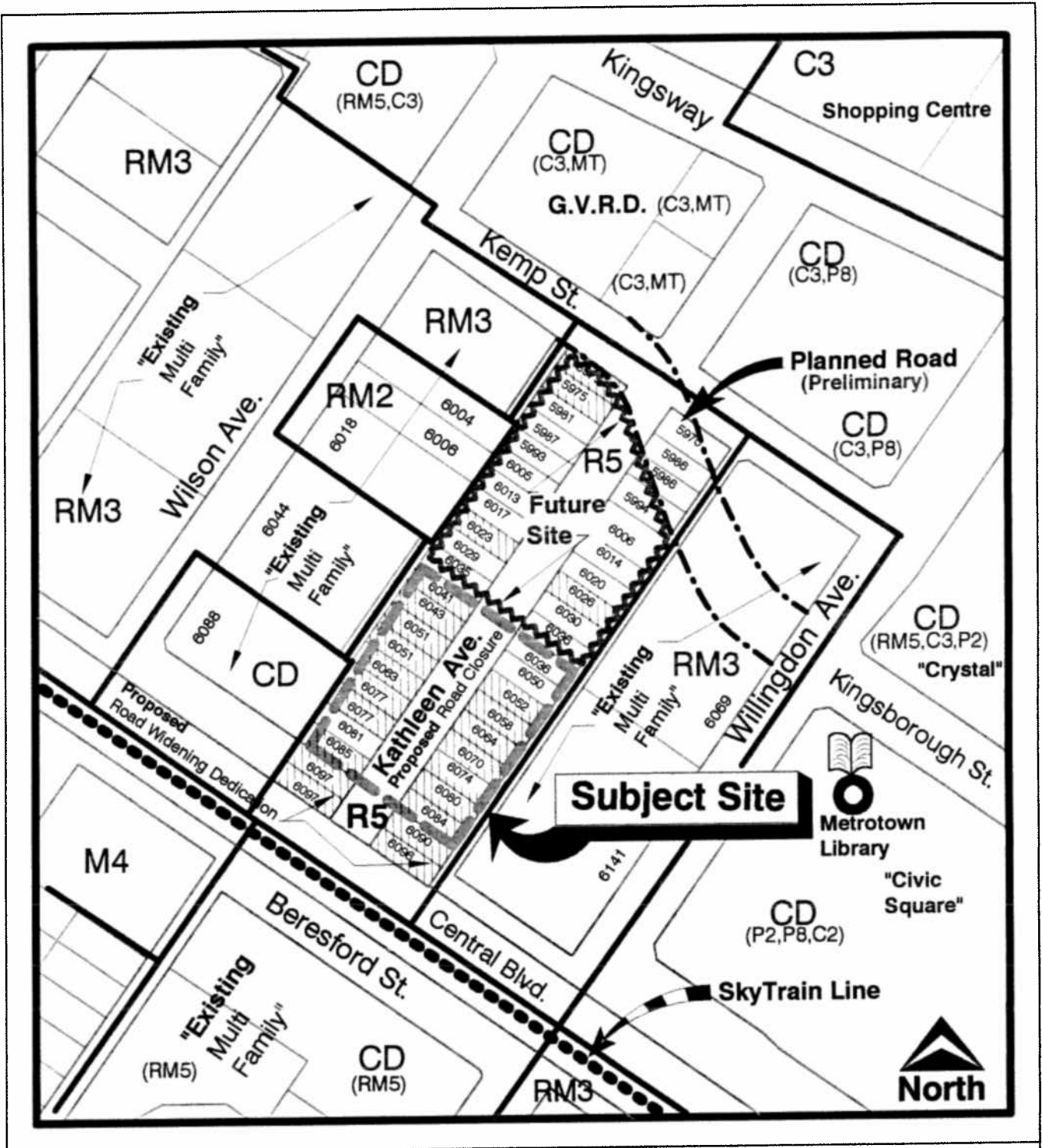
J. S. Belhouse  
Director Planning and Building

RR:gk  
Attach

cc: Director Engineering  
City Solicitor  
City Clerk  
Director Parks, Recreation & Cultural Services

## Rezoning Rez 01-21 Schedule "A"

6036 Kathleen Avenue	Lot 23, DL 153, Group 1, NWD Plan 1191
6041 Kathleen Avenue	Lot 44, DL 151 and 153, Group 1, NWD Plan 1191
6043 Kathleen Avenue	Lot 43, DL 151 and 153, Group 1, NWD Plan 1191
6050 Kathleen Avenue	Lot 24, DL 151 and 153, Group 1, NWD Plan 1191
6051 Kathleen Avenue	Lot 42, DL 153, Group 1, NWD Plan 1191
6051 Kathleen Avenue	Lot 41, DL 153, Group 1, NWD Plan 1191
6052 Kathleen Avenue	Lot 25, DL 153, Group 1, NWD Plan 1191
6058 Kathleen Avenue	Lot 26, DL 153, Group 1, NWD Plan 1191
6063 Kathleen Avenue	Lot 40, Blk 11, DL 151 and 153, Group 1, NWD Plan 1191
6064 Kathleen Avenue	Lot 27, DL 151 and 153, Group 1, NWD Plan 1191
6070 Kathleen Avenue	Lot 28, DL 151, Group 1, NWD Plan 1191
6071 Kathleen Avenue	Lot 39, DL 153, Group 1, NWD Plan 1191
6074 Kathleen Avenue	Lot 29, DL 151 and 153, Group 1, NWD Plan 1191
6077 Kathleen Avenue	Lot 38, DL 153, Group 1, NWD Plan 1191
6080 Kathleen Avenue	Lot 30, DL 151 and 153, Group 1, NWD Plan 1191
6081 Kathleen Avenue	Lot 37, DL 151, Group 1, NWD Plan 1191
6084 Kathleen Avenue	Lot 31, DL 153, Group 1, NWD Plan 1191
6085 Kathleen Avenue	Lot 36, DL 151, Group 1, NWD Plan 1191
6090 Kathleen Avenue	Lot 32, DL 153, Group 1, NWD Plan 1191
6096 Kathleen Avenue	Lot 33, DL 151 and 153, Group 1, NWD Plan 1191
6097 Kathleen Avenue	Lot 35, DL 151 and 153, Group 1, NWD Plan 1191
6097 Kathleen Avenue	Lot 34, DL 151 and 153, Group 1, NWD Plan 1191



Planning And Building Department

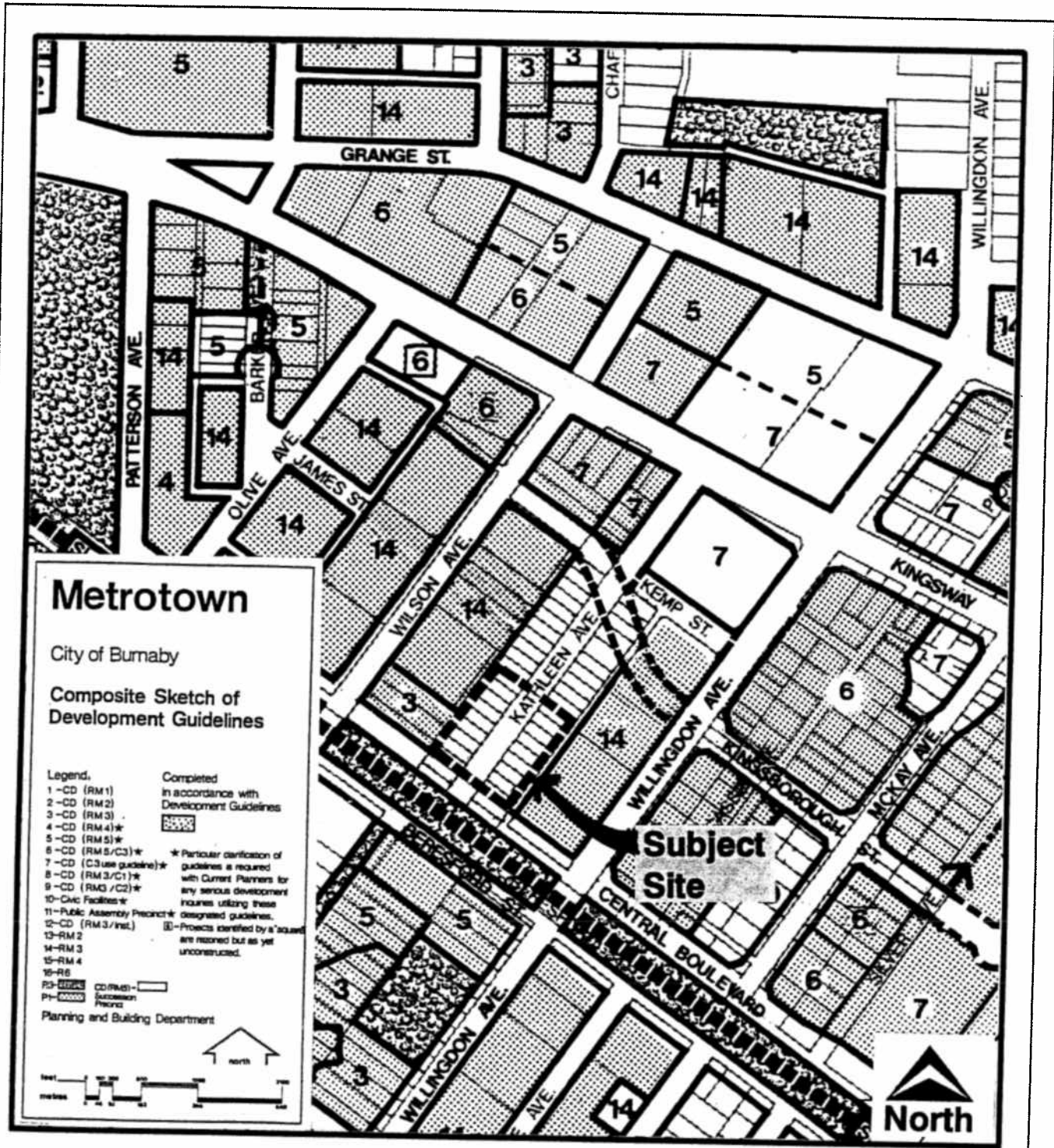
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 Date: July 2001



REZONING REFERENCE 01 -- 21

Sketch # 1





Planning And Building Department

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Drawn By: J.P.C.

Date: July 2001

REZONING REFERENCE 01 -- 21

Sketch # 2

