
TO: CITY MANAGER 2006 October 24

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #05-64
Proposed Relocated Kingsway Library**

ADDRESS: 7311 Kingsway (new) (see attached Sketches #1 and #2)

LEGAL: Lot 3, D.L. 95, Group 1, NWD Plan BCP25652 (new)

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Edmonds Town Centre Library" prepared by Diamond and Schmitt Architects Incorporated and CEI Architecture Planning Interiors)

APPLICANT: City of Burnaby
4949 Canada Way
Burnaby, B.C. V5G 1M2

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2006 November 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2006 November 6, and to a Public Hearing on 2006 November 28 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.
 - b. The deposit of the applicable GVS & DD Sewerage Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a public library.

2.0 BACKGROUND

- 2.1 The subject property, located at the northeast corner of Walker Avenue and Kingsway, just west of Edmonds Street (see **attached** Sketch #1), is vacant. On the vacant adjacent site to the east, a mixed-use development consisting of an apartment tower with a two-storey commercial podium fronting Edmonds Street, is being developed. This also includes a public plaza with a sculpture at the Kingsway/Edmonds corner, and a public walkway linkage between Kingsway and the Arcola Street extension adjacent to the subject library site. Across Arcola Street to the north on a further vacant site is a planned apartment tower with ground-entry townhouses fronting Walker Avenue. To the west across Walker Avenue are a church and a bank building.
- 2.2 On 2006 January 23, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. A plan of development suitable for presentation to a Public Hearing has now been submitted,

3.0 GENERAL COMMENTS


- 3.1 This is an amendment rezoning to accommodate the specific plan of development for the public library planned for the site in accordance with the development guidelines established by Rezoning Reference #05-13, and consistent with the Edmonds Town Centre Plan.
- 3.2 The servicing of the subject site has been provided for by the subdivision creating it (Subdivision Reference #04-36), and the rezoning establishing development guidelines for it (Rezoning Reference #05-13).
- 3.3 The development will incorporate Stormwater management best practices.
- 3.4 The GVS & DD Sewerage Charge applies.
- 3.5 The proposed library has an attractive, open design on a single floor level with underground parking accessed from Arcola Street. The principle exterior materials are glass, steel and brick. The main entry is off Walker Avenue, with a covered walkway linking it both physically and visually to Kingsway. The Kingsway frontage is treated as a special community space – a terraced plaza with seating, ramps, stairs, trees,

landscaping, a covered portico/canopy extending out from the building, and a possible waterfall feature flowing over a lower wall of the building. The building also includes a heritage wall to provide historical touchstones to the community with several inset plaques commemorating the history of the Edmonds area such as the former City Hall and the Tramline.

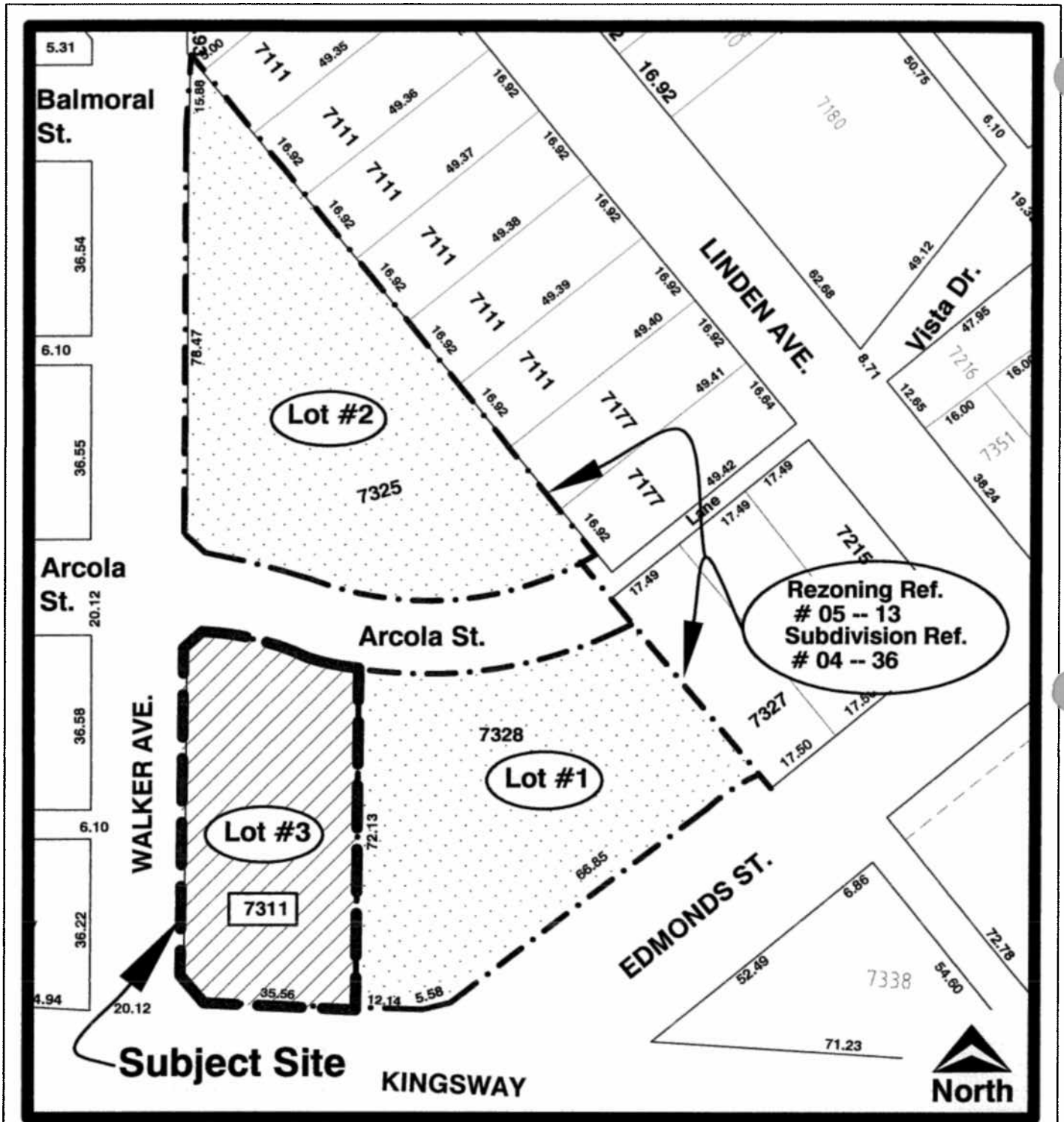
- 3.6 The library design currently incorporates features and material with the objective of obtaining a LEED™ Silver Certification Level that reduces the impact on the environment, uses resources more efficiently and decreases operating costs.
- 3.7 This new library building will not only function as a needed and welcome new community resource and amenity, but also as a public gateway feature for the Edmonds Street Village. The new library will clearly convey the strong support of the City towards the on-going revitalization of the Edmonds Town Centre and, in particular, the Edmonds Street Village.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area: - 2,857.4m² (30,757 sq.ft.)
Site Coverage: - 56%
- 4.2 Gross Floor Area: - 1,592.7m² (17,144 sq.ft.)
Floor Area Ratio: - 0.557
- 4.3 Height: - 1 storey; approximately 10m (33 ft)
- 4.4 Parking Provided: - 47 spaces (plus 1 motorcycle)
- 4.5 Bicycle Parking Provided: - 20 public and 9 staff
- 4.6 Loading Bay Provided: - 1


B. Luksun
Director Planning and Building

RR:gk
Attach
cc: City Clerk
City Solicitor
Director Engineering
Director Parks, Recreation and Cultural Services
Chief Librarian



Planning and Building Department

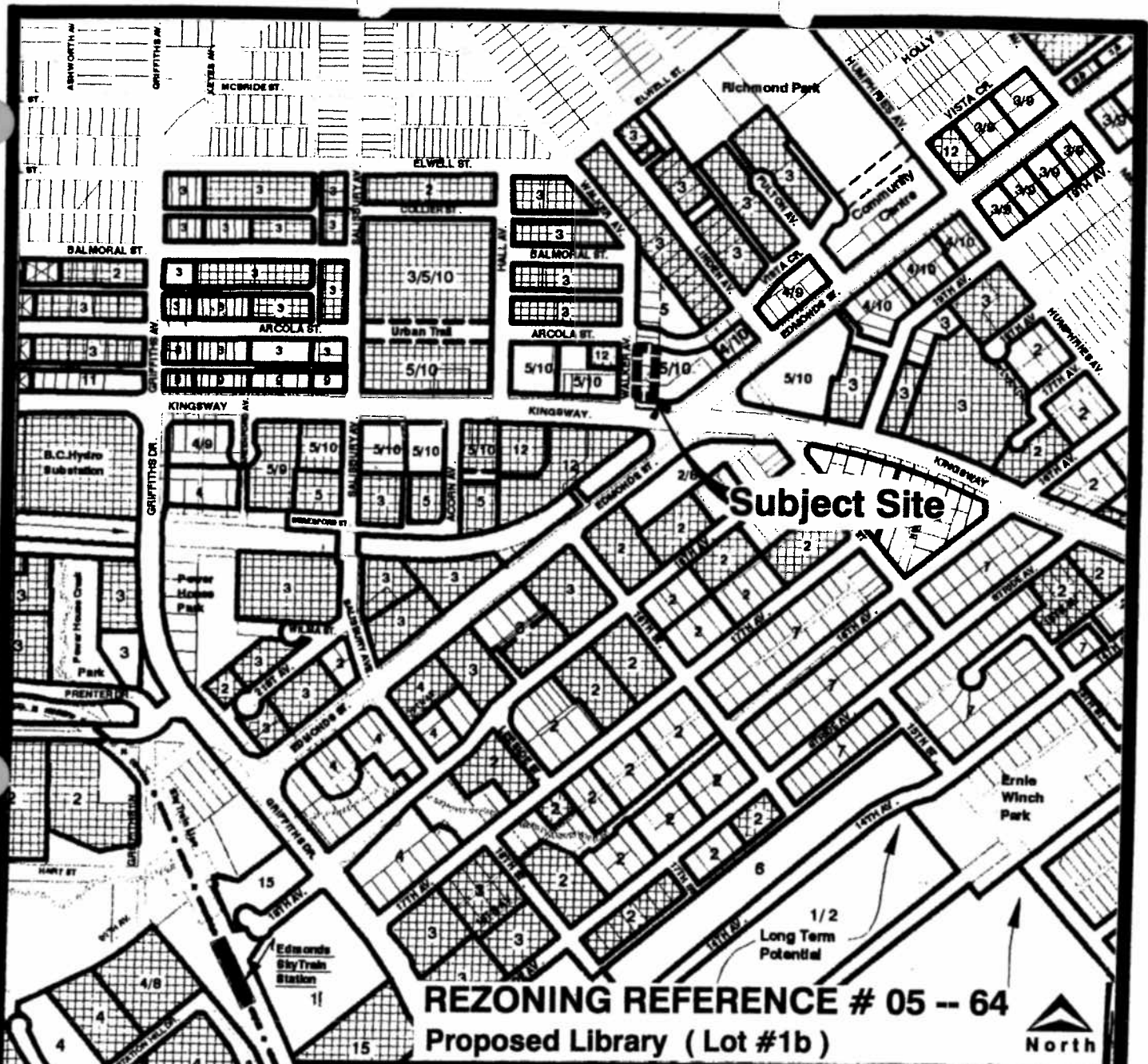
Scale: 1 = 1250

Drawn By: J.P.C.

Date: October 2006

REZONING REFERENCE # 05 -- 64
 Proposed Public Library
 7311 Kingsway

Sketch # 1



REZONING REFERENCE # 05 -- 64
Proposed Library (Lot #1b)



Legend:

- High Rise Apartments**
- 5 - RM5 — (100 units per acre maximum)
- 4 - RM4 — (80 units per acre maximum)
- Low Rise Apartments**
- 3 - RM3 — (50 units per acre maximum)
- Low Rise Apartments / Ground-Oriented Multiple Family**
- 2 - RM2 — (40 units per acre maximum)
- Ground - Oriented Multiple Family**
- 1 - RM1 — (25 units per acre maximum)
- 6 - Townhousing — (12 units per acre maximum)
- Single and Two - Family Infill**
- 7 - Potential Area Rezoning
- Commercial**
- 8 - C1 Neighbourhood Commercial
- 9 - C2 Community Commercial
- 10 - C3 General Commercial
- 11 - C4 Service Commercial
- 12 - Institutional (including Seniors Housing, Churches, etc.)
- 13 - Industrial
- 14 - Nilkal Complex (Rez. Ref. # 7/93)
- 15 - B.C. Hydro Headquarters Complex (Rez. Ref. # 36/00)
- Park, School, Trail, Ravine and Open Space Area
- Completed or Rezoned in Accordance with Development Guidelines
- Development Sites in the Edmonds Town Centre are generally to be Zoned to Comprehensive Development District (CD) utilizing the outlined zoning designations as guidelines.
- This Sketch is subject to updating on a Continuous basis.

Updated To: March 2005



Edmonds Town Centre Plan
Development Guidelines

