



Item	09
Meeting	2008 March 03

COUNCIL REPORT

TO: CITY MANAGER **DATE:** 2008 February 27

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: Rez 05-48

SUBJECT: 4509/19/39 KINGSWAY; 5956/68 WILLINGDON AVENUE
5955/67 PIONEER AVENUE
REZONING REFERENCE #05-48
METROTOWN DEVELOPMENT PLAN, SUB-AREA 1
NEW APPLICANT

PURPOSE: To inform Council of a new applicant for Rezoning Reference #05-48.

RECOMMENDATION:

1. **THAT** this report be received for the information of Council.

REPORT

At its regular meeting of 2005 September 19, a report was adopted by Council for Rezoning Reference #05-48 authorizing staff to work with the applicant towards the preparation of a suitable plan of development and approving the amendment of the Metrotown Development Plan (see **attached** Sketches #1 and #2) allowing the change of designation from CD Comprehensive Development District (based on the C3 District) to CD Comprehensive Development District (based on the C3 and RM5 Districts) for the purpose of constructing a mixed-use commercial, office, retail and high-rise residential seniors market housing development, with the amendment to take effect upon Second Reading being granted to the Rezoning Bylaw. The original developer has not pursued the application and the site has now been optioned for acquisition by a new owner/developer.

The proposed developer is Bosa Properties Inc., 1200-4555 Kingsway, Burnaby, BC, V5H 4T8. Bosa Properties was the developer of the two apartment towers to the north and the Central Park Place office tower to the east within the same block bounded by Kingsway, Willingdon, Grange Street and McKay Avenue. Bosa Properties intends to pursue a mixed-use development utilizing the C3 and RM5 District zoning designations as guidelines, which are the same as the previous applicant. However, rather than a seniors market housing component, the residential component would be for strata-titled apartments. In addition, the commercial component is now proposed to be substantially larger. The preliminary concept is for a two-storey commercial/retail podium surmounted by a single tower with the lower floors of the tower accommodating some 125,000 sq.ft. of offices and the upper floors being residential apartments. The revised concept approach for the subject property is considered supportable and superior to the previous applicant's

To: City Manager
From: Director Planning and Building
Re: New Applicant
4509/19/39 Kingsway; 5956/68 Willingdon Avenue; 5955/67 Pioneer Avenue
Rezoning Reference #05-48
Metrotown Development Plan

2008 February 27 Page 2

concept, given the prime location of the site as a gateway into the Metrotown Town Centre and the determination of the applicant to achieve a signature development that incorporates high quality contemporary design and the intention of incorporating sustainable building practices by pursuing Leadership in Energy and Environmental Design (LEED) certification and Built Green™ industry standards. The developer's intent is also to take advantage of the amenity bonus applicable to the residential component. An on-site amenity is being considered for this high-profile Metrotown site, the specifics of any use of the amenity bonus being subject to the approval of the Community Development Committee and Council.

Therefore, for the subject site, the amendment to the Metrotown Development Plan will continue to be pursued to allow for the change of designation of this site from CD Comprehensive Development District (based on C3 General Commercial District) to CD Comprehensive Development District (based on C3 General Commercial District and RM5 Multiple Family Residential District) to allow for the development of the proposed commercial/residential mixed-use development, with the amendment to take effect upon the granting by Council of Second Reading of the Rezoning Bylaw related to the subject site.

The Planning and Building Department will continue to work with the new applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

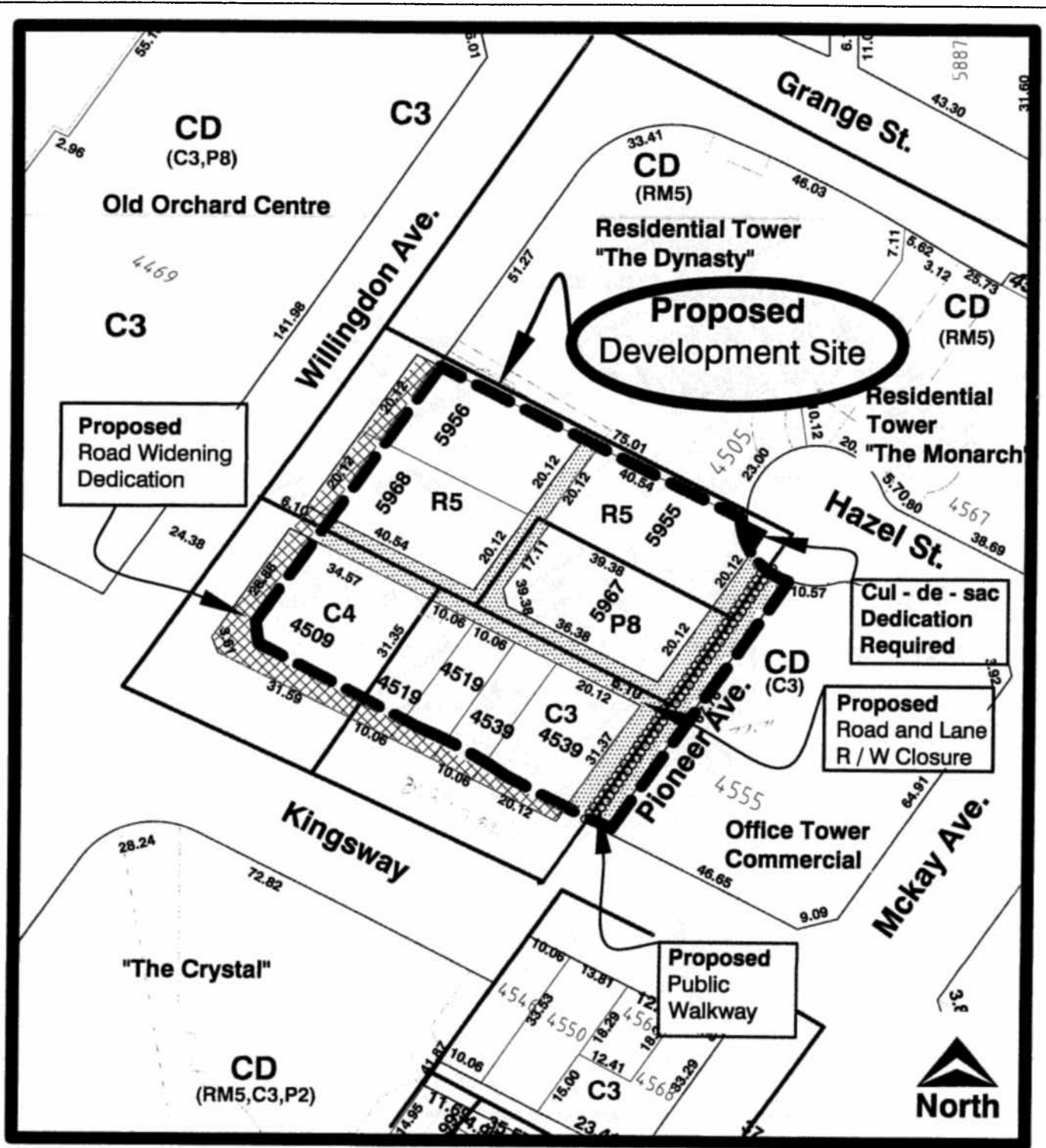
This is for the information of Council.



B. Luksun
Director Planning and Building

JBS:gk
Attach

cc: City Clerk
Director Engineering
Director Parks, Recreation and Cultural Services
Director Finance



Planning and Building Department

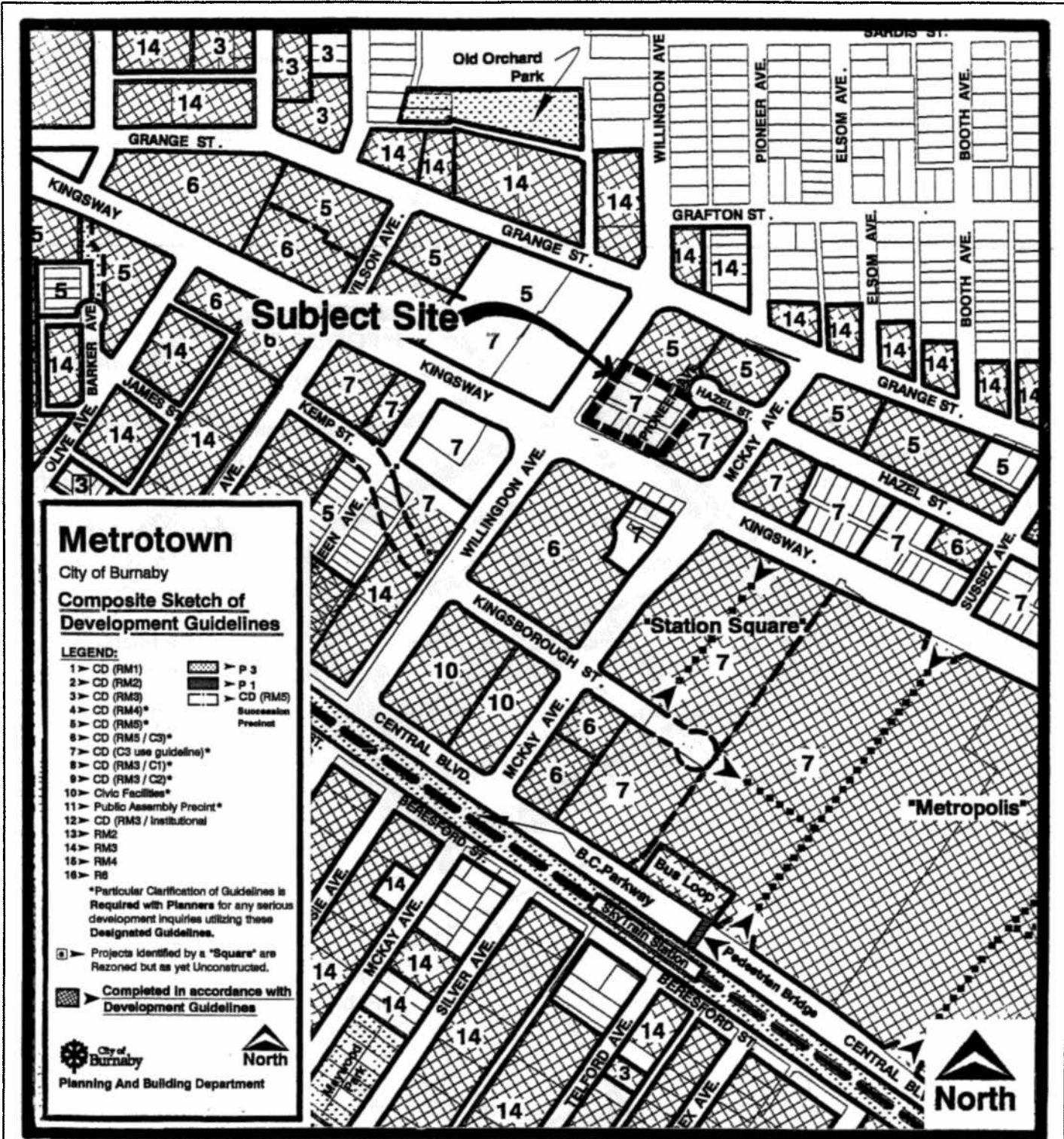
Scale: 1 = 2500

Drawn By: J.P.C.

Date: September 2005

REZONING REFERENCE # 05 -- 48
 Kingsway ,Willingdon,Pioneer

Sketch # 1



Metrotown
City of Burnaby

Composite Sketch of Development Guidelines

LEGEND:

1 ▾ CD (RM1)		▾ P 3
2 ▾ CD (RM2)		▾ P 1
3 ▾ CD (RM3)		▾ CD (RM5)
4 ▾ CD (RM4)*		▾ Succession Precinct
5 ▾ CD (RM5)*		▾ Precinct
6 ▾ CD (RM5 / C3)*		
7 ▾ CD (C3 use guideline)*		
8 ▾ CD (RM3 / C1)*		
9 ▾ CD (RM3 / C2)*		
10 ▾ Civic Facilities*		
11 ▾ Public Assembly Precinct*		
12 ▾ CD (RM3 / Institutional)		
13 ▾ RM2		
14 ▾ RM3		
15 ▾ RM4		
16 ▾ R8		

*Particular Clarification of Guidelines is Required with Planners for any serious development inquiries utilizing these Designated Guidelines.

Projects Identified by a "Square" are Rezoned but as yet Unconstructed.

Completed in accordance with Development Guidelines

City of Burnaby
Planning And Building Department



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2005

REZONING REFERENCE # 05 -- 48
Kingsway ,Willingdon,Pioneer

Sketch #2