



TO: CITY MANAGER 2011 April 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-15**
Minor Amendments to Comprehensive Development Plan
Metrotown Development Plan Sub-Area 1

ADDRESS: 4501 Kingsway (See attached Sketches #1 and #2)

LEGAL: Lot 1, DL 153, Group 1, NWD Plan BCP 47481

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

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5 Multiple Family Residential District and Metrotown Development Plan as guidelines and in accordance with the development plan entitled "Sovereign" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Bosa Properties Inc.
1800 – 4555 Kingsway
Burnaby, BC V5H 4T8
(Attention: Maylene Ginetz)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2011 May 31.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2011 May 05, and to a Public Hearing on 2011 May 31 at 7:00 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
 - c) The deposit of the applicable GVS & DD Sewerage Charge.

To: City Manager
From: Director Planning and Building
Re: REZONING #11-15 (4501 Kingsway)
Minor Amendments to CD Plan
2011 April 13 Page 2

- d) The deposit of the applicable Metrotown Public Open Space Charge.
- e) The deposit of the applicable Metrotown Grade-separated Pedestrian Linkage Over Kingsway Charge.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the expansion of a permitted fitness facility within the 3rd floor podium, relocation of the 4th floor pool within the hotel component, minor expansion of the residential lobby and relocation of the City's non-profit office facility to the fourth floor roof deck.

2.0 BACKGROUND

2.1 The subject site is located within the Council adopted Metrotown Development Plan area, on the northeast corner of Kingsway and Willingdon Avenue. Rezoning Reference #05-48, which received Final Adoption on 2011 February 14, permits the subject site to be developed with a 45 storey mixed hotel and residential tower atop a three storey commercial podium. The development includes 26 storeys of residential (202 units,) 13 storeys of hotel (169 rooms) and a 3-storey retail podium along Kingsway and Willingdon Avenue, which includes a City-owned 6,106 sq. ft. non-profit office space, commercial fitness facility, restaurant and retail uses as well as a residential/hotel amenity space on the third floor/podium deck.

The proposed changes to the development plan for the subject site primarily focus around a 4,951 sq.ft. expansion to the fitness facility to encompass the entire third floor.

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

3.0 GENERAL COMMENTS

3.1 The applicant is requesting rezoning of the subject site to the Amended CD Comprehensive Development District (based on the C3 Community Commercial District, RM5 Residential Multiple-Family District and Metrotown Development Plan Guidelines) in order to permit a minor expansion to the commercial floor area on the third floor and relocation of the proposed swimming pool and City non-profit office facility to a fourth level. Specifically the revised proposal as presented includes an expansion to the third floor fitness facility by 459.95 m² (4,951 sq.ft.), relocation of the proposed swimming pool to the fourth floor amenity area to the east of the tower, relocation of the City's

6,106 sq.ft. of non-profit office from its enclosed third floor location to a self contained, roof deck accessible, fourth floor location and the reallocation of permitted floor area within the residential lobby. Exclusive ground-level access to the City’s facility remains from the Pioneer walkway (as indicated in the adopted rezoning proposal – Rezoning Reference #05-48).

Overall, it is believed these proposed amendments to the approved CD Plans have merit in that they provide for improved internal relationships, an increased commercial presence at this key location, and allow for the City’s non-profit office space to be a stand-alone facility without compromising the intent of the original rezoning development proposal.

- 3.2 The expanded commercial floor area will increase the required number of fitness facility parking stalls from 50 to 60. The site meets this requirement and currently accommodates the additional ten commercial parking stalls necessary to serve the fitness facility’s expansion.
- 3.3 The site is being serviced under the previous rezoning (Rezoning Reference #05-48) and subdivision (Subdivision #06-01) approvals. No further servicing will be required in connection with the subject rezoning application.
- 3.4 Deposit of the applicable additional Development Cost Charges including:
 - GVS&DD Sewerage Charge
 - Metrotown Grade-separated Pedestrian Linkage Charge
 - Metrotown Public Open Space Charge

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>		
	Net Site (unchanged)	-	6,544.9 m ² /70,451 sq.ft.
4.2	Gross Floor Area Permitted & Provided		
	Residential (unchanged)		17,120.1 m ² /184,285 sq. ft.
	Hotel (unchanged)	-	11,858.1 m ² /127,644 sq.ft.
	Retail (unchanged)	-	5,757.4 m ² /61,974 sq.ft.
	Restaurant (unchanged)	-	691.1 m ² /7,440 sq.ft.
	Fitness Facility	-	2,752.3 m ² /29,626 sq.ft.
	Community Amenity Space (unchanged)	-	567.3 m ² /6,106 sq.ft.
	TOTAL	-	38,746.3 m²/417,075 sq.ft (excludes 3,000 sq.ft. of residential amenity)
	Site Coverage (unchanged)	-	67.42%

To: City Manager
 From: Director Planning and Building
 Re: REZONING #11-15 (4501 Kingsway)
 Minor Amendments to CD Plan
 2011 April 13 Page 4

- 4.3 Height (all above grade) - 1 storey restaurant/lobby/retail
- 1 storey retail
- 1 storey fitness facility
- 1 storey amenity/non-profit office
- 13 storey hotel
- 26 storey residential
- 3 storey mechanical
- 45 Storeys Total**


4.4 Parking (residential, retail, hotel and non-profit office space unchanged)

Vehicle Parking	Required	Provided
202 Apartment Units (1.5 spaces/unit)	- 303 (inclusive of 51 visitor spaces)	315
169 Room Hotel (1 space/2 Rooms)	- 85	85
59,704 sq. ft. Retail (1 space/495.16 sq. ft.)	- 125	125
32,976 sq.ft. Fitness Facility (1 space/495.16 sq.ft)	- 60	60
6,106 sq. ft. Non-Profit Office Space (1 space/495.16 sq. ft.)	- 13	13
275 Restaurant Seats (1 space/5 seats)	- 55	55
TOTAL SPACES	- <u>641</u>	<u>653</u>
<u>Car Wash Stalls (unchanged)</u>	- 3	3
Bicycle Parking (unchanged)	Required	Provided
<u>Residential</u>		
Secured Residential Lockers (1 locker/unit)	- 202	202
Visitor Rack Spaces (0.2 spaces/unit)	- 40	40

To: City Manager
From: Director Planning and Building
Re: REZONING #11-15 (4501 Kingsway)
Minor Amendments to CD Plan
2011 April 13 Page 5

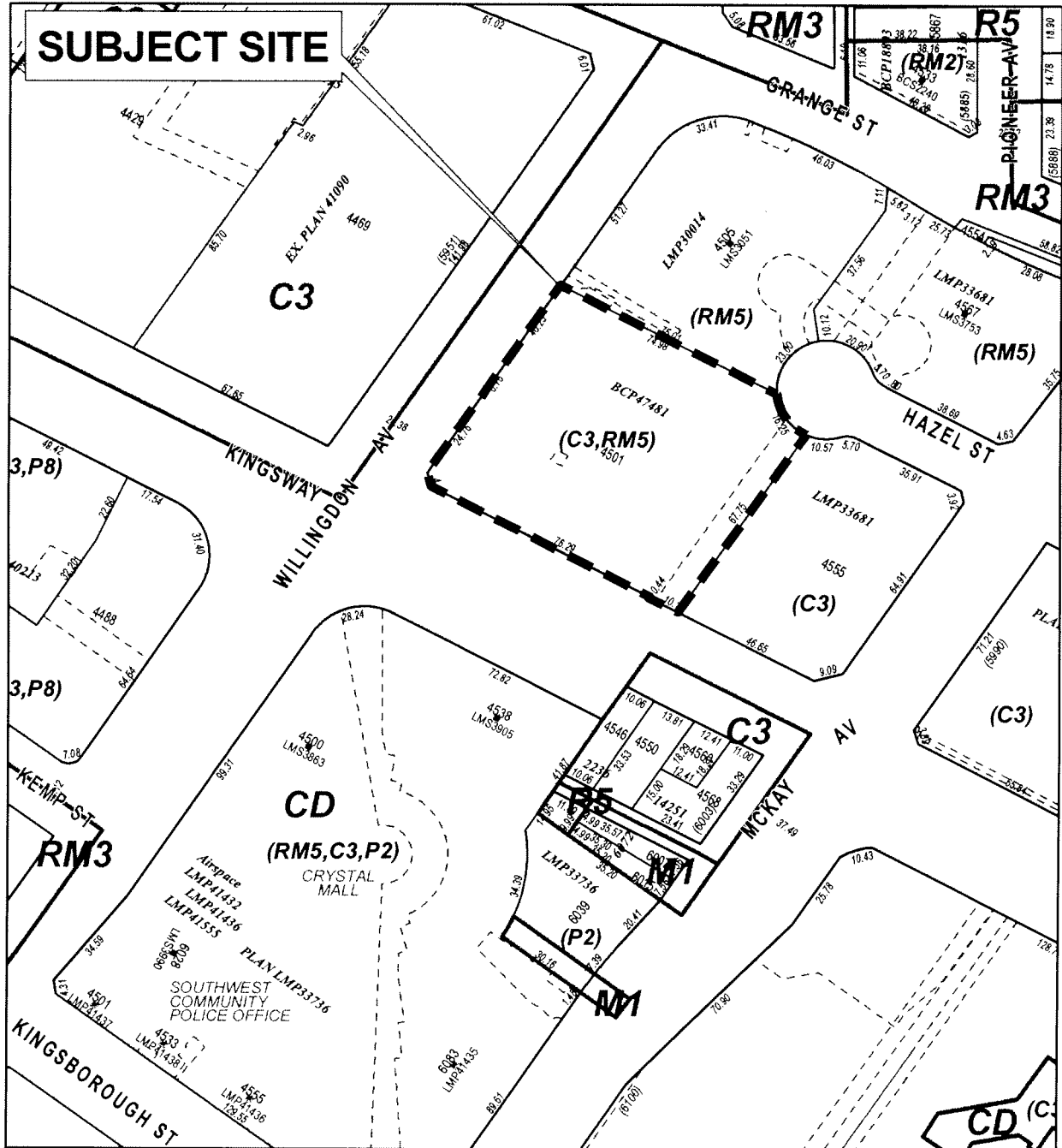
Commercial & Visitor

- Rack Spaces (10% of required parking) - 33 33
- End Of Trip Facilities - Bike lockers, showers, lockers, change rooms, water closets and wash basins provided.
- 4.6 Communal Facilities (unchanged) - Major central garden/green space, swimming pool and internal amenity spaces, landscaped roof decks, memberships in Co-operative Auto Network and access to on-site vehicles.


B. Luksun, Director
PLANNING AND BUILDING

EK:spf
Attachments

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



SUBJECT SITE



PLANNING & BUILDING DEPARTMENT




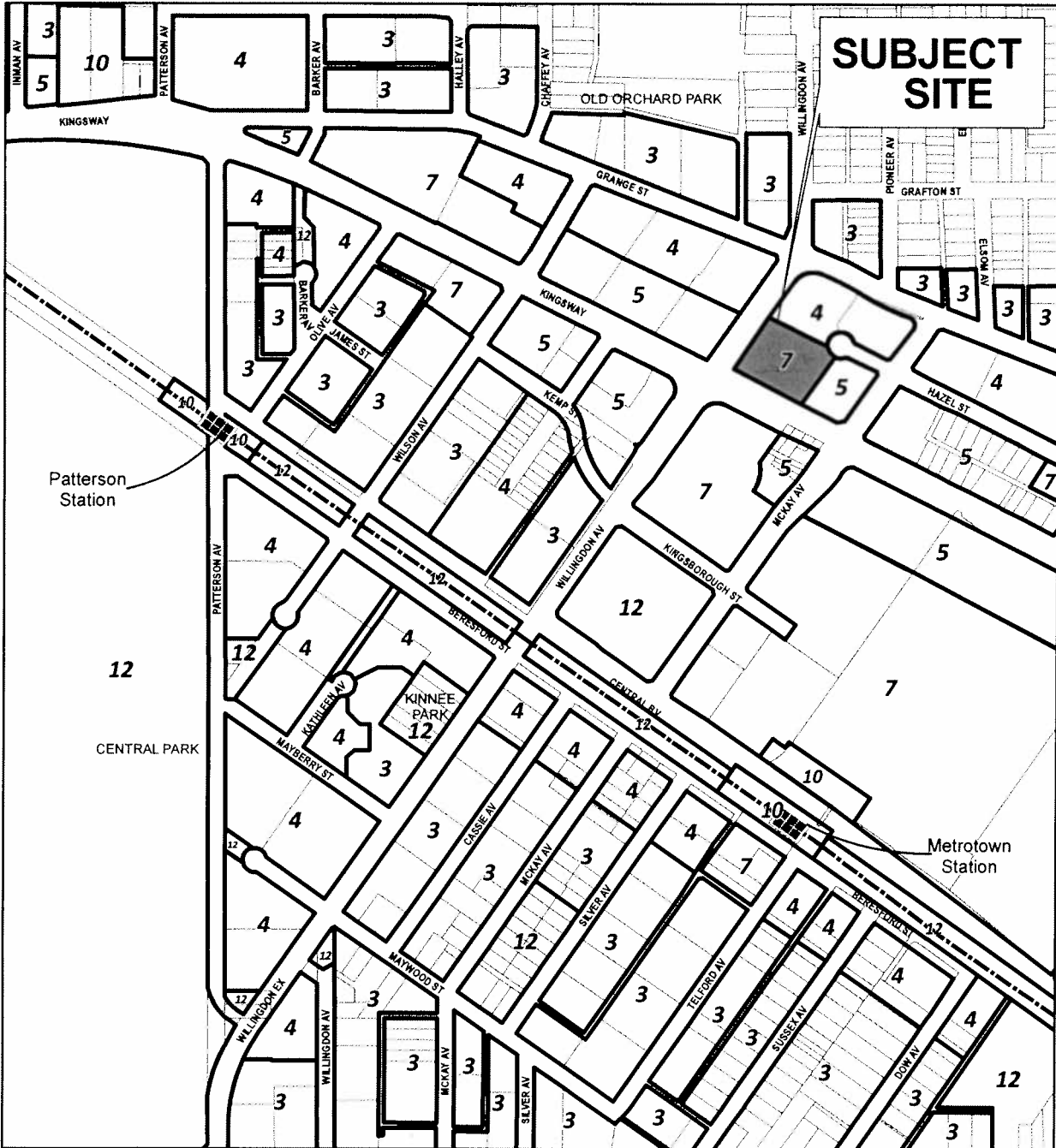
DATE:
MAR 08 2011

SCALE:
1:2,000

DRAWN BY:
DJ

REZONING REFERENCE #11 -- 15
4501 KINGSWAY

 Subject Site

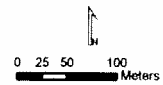


- | | |
|--|---|
| 1 Single and Two Family Residential | 7 High Density Mixed Use (RM5/C3 or RM5/C2) |
| 2 Low Density Multiple Family Residential (RM1) | 10 Institutional |
| 3 Medium Density Multiple Family Residential (RM2/RM3) | 12 Park and Public Use/Public School (P3) |
| 4 High Density Multiple Family Residential (RM5) | |
| 5 Commercial (C1) | |
| 6 Medium Density Mixed Use (C9 or RM3/C2) | |



Planning and Building Dept

Metrotown Plan



1:7,500

Updated to Feb 2010

Sketch #2