



Item
Meeting2015 January 26

COUNCIL REPORT

TO: CITY MANAGER 2015 January 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-40**
Amendment to permit telecommunications hubsite, rooftop cooling towers, and storefront renovation

ADDRESS: 1240 – 4700 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, D.L. 153, Group 1, NWD Plan BCP36875

FROM: CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts and P2 Administration and Assembly District and Metrotown Development Plan as guidelines)

APPLICANT: Gordon MacKenzie Architect Inc.
608 – 318 Homer Street
Vancouver, BC V6B 2V2
(Attn: Gordon MacKenzie)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 February 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 February 02 and to a Public Hearing on 2015 February 24 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.

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REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit a Shaw telecommunications hubsite, which includes the installation of two accessory rooftop cooling units, and renovations to an existing commercial retail unit (CRU).

2.0 BACKGROUND INFORMATION

- 2.1 The subject unit is located in the Metropolis at Metrotown shopping centre, adjacent to the TransLink bus loop on the south side of the shopping centre (Sketch #1 *attached*). The unit has a frontage of approximately 9.14 m (30 ft.) along the bus loop; the remainder of the unit is located in a ground floor interior space that is not visible from the exterior of the mall. Adjacent CRUs contain a retail outlet for Rogers Wireless, a dollar store and a clothing retailer.
- 2.2 The subject site was originally developed in the 1980's as two separate retail/office complexes, Eaton Centre and Metrotown Centre (Rezoning References #71-85, #54-86, and #99-87). In 2002, a three-phased rezoning was initiated to further integrate the two shopping complexes and develop a new office tower, Metrotower III (Rezoning References #02-27 and #03-55). All phases of this rezoning have been substantially completed, with Phase III (Metrotower III) in the final stages of construction.
- 2.3 The subject unit was originally shown as part of a number of smaller units designated "storage," "office core," and "office service area" on the CD Plans approved under Rezoning Reference #71-85. Subsequently, these units were shown as one large CRU, with a smaller loading area and an interior unit on the CD Plans approved under Rezoning Reference #99-87. CD Plans for Rezoning Reference #02-27 show this area again divided into several units without direct access to the interior of the mall area.
- 2.4 In 1990, Preliminary Plan Approval (PPA) #9581 permitted a production studio, offices, and a fitness centre, for Rogers Cable Community Programming in the subject unit. The most recent business licence for the unit was issued in 2004 to the applicant, Shaw Communications, for a TV/Production Studio; this licence had been transferred from Rogers Cable in 2001 (BUS #01-00852). This licence was cancelled on 2005 January 27 after an inspection found that the site was vacant. No subsequent licence has been issued.
- 2.5 In 2012, Building Permit #12-01159 was issued to Shaw Communications for interior changes to the subject unit. In September 2013, the applicant submitted a PPA application (PPA #13-309) for the installation of the proposed rooftop cooling units. Review of this PPA application determined that an amendment to the CD Plan was required for both the proposed cooling units and the use of the subject unit for a telecommunications hubsite.

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- 2.6 On 2014 November 24, Council received the report of the Planning and Building Department concerning the proposed rezoning of the subject site and authorized the Department to continue 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. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL INFORMATION

- 3.1 The applicant proposes to amend the zoning of the subject property from CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts, P2 Administration and Assembly District) to Amended CD Comprehensive Development District (based on C3, C3c, C3h General Commercial Districts, P2 Administration and Assembly District and Metrotown Development Plan as guidelines) in order to accommodate an existing Shaw telecommunications hubsite in an approximate 1,178 m² (12,673 ft²) ground floor unit in the Metropolis at Metrotown shopping centre.

The development concept for accommodating the hubsite includes dividing the existing unit into two spaces:

- an approximate 114 m² (1,222 ft²) CRU, which would be renovated to provide a glazed storefront presence on the bus loop; and,
- an approximate 1,064 m² (11,451 ft²) interior space that would contain the proposed hubsite, which would consist primarily of electrical, mechanical, and telecommunications equipment rooms along with some accessory office space. The hubsite space would be accessible only by an interior service corridor and would not be visible from public areas.

The proposal also includes the installation of two accessory cooling units (approximately 8.0 ft. high, 23.8 ft. long, 7.2 ft. wide) on the roof of the shopping complex, in the area generally above the subject CRU.

- 3.2 The applicant has submitted a visual analysis of the proposed cooling units that indicates the units will be visible to SkyTrain passengers as they pass the south elevation of the mall. From some angles, views to the units are obscured by tree foliage or intervening walls, or the prominence of the units is reduced by overlap with larger, existing rooftop structures. In addition, the units will be visible, among other mechanical units, skylights, and rooftop features, from nearby office and residential towers. The applicant has worked with staff to further reduce the visual impacts of the units by wrapping them in a mullioned reflective graphic film with a grey/blue over-laminate that will blend into the rooftop context.

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- 3.3 At the request of staff, the applicant also proposes to relocate the two bicycle lockers that are currently located in front of the subject storefront to a site on the opposite end of the bus loop frontage, near the façade of a sporting goods retailer (SportChek). This façade is recessed and provides window space but no mall entrance. The relocation of the bicycle lockers would improve the accessibility of the proposed retail storefront.
- 3.4 The proposed change of use from office/retail to office/storage/retail uses will not result in any increase in off-street parking or loading requirements, which were met under previous rezonings.
- 3.5 Given that no additional gross floor area is proposed as part of the subject rezoning application, the GVS&DD Sewerage Charge of \$0.443 per ft² (\$4.77 per m²) is not required in conjunction with this rezoning application.

4.0 DEVELOPMENT PROPOSAL

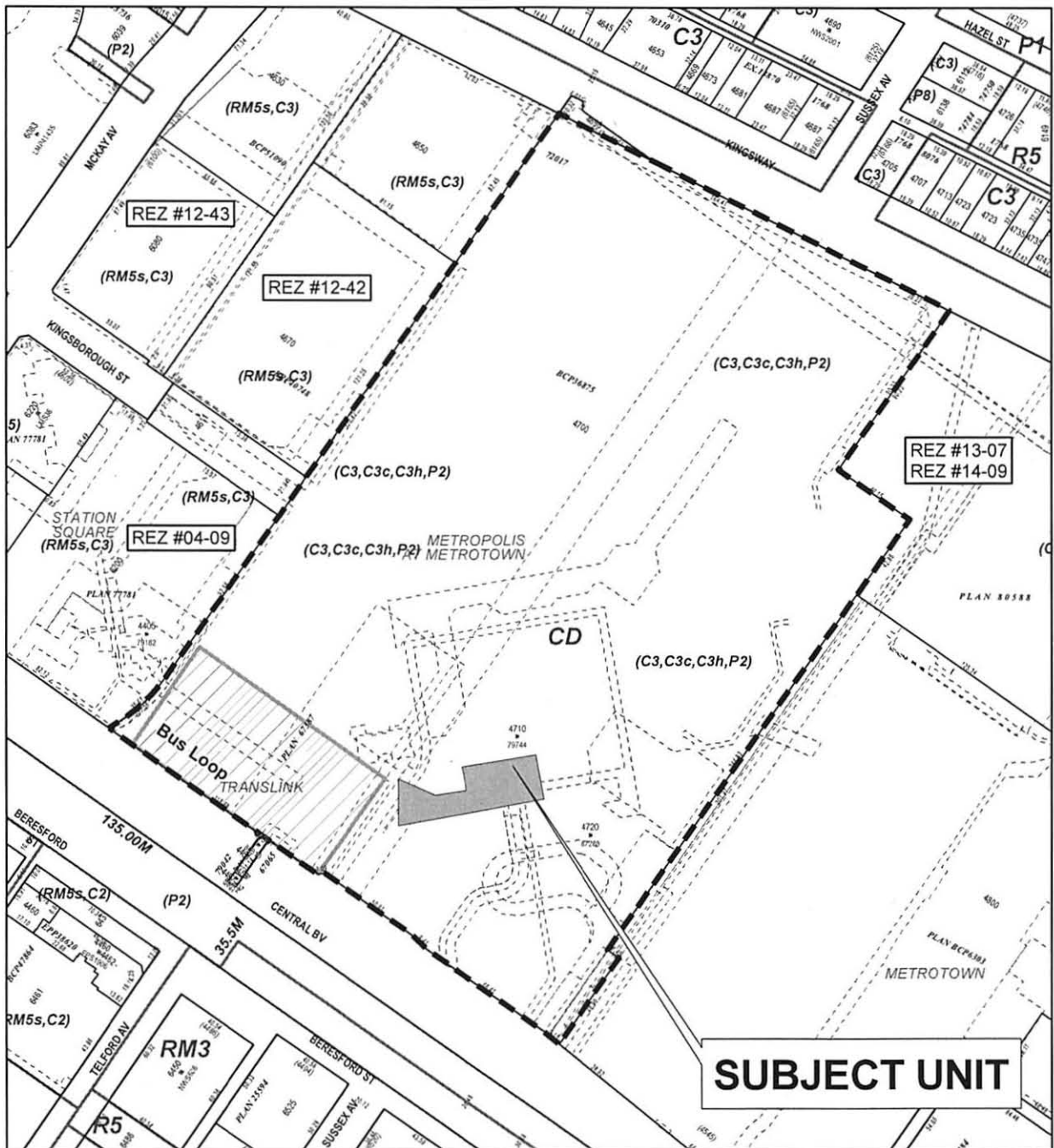
- 4.1 Site Area: - 8.64 ha (21.34 acres) (unchanged)
- 4.2 Floor Area (subject unit): - 1,178 m² (12,673 ft²) (unchanged)
- 4.3 Parking: (unchanged)
- | | |
|-----------------|---|
| <u>Required</u> | |
| • retail | - 02 spaces at 1 space/1,000 ft ² |
| • office | - 02 spaces at 1.7 spaces/1,000 ft ² |
| • storage | - <u>06 spaces at 1 space/2,002.15 ft²</u> |
| Total required | - 10 spaces |
| <u>Provided</u> | - 15 spaces (based on previous office/storage use) |
- 4.4 Loading: - 2 bays required/provided (unchanged)


Lou Pelletier, Director
PLANNING AND BUILDING

LF:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 21 2015

SCALE:

1:3,000

DRAWN BY:

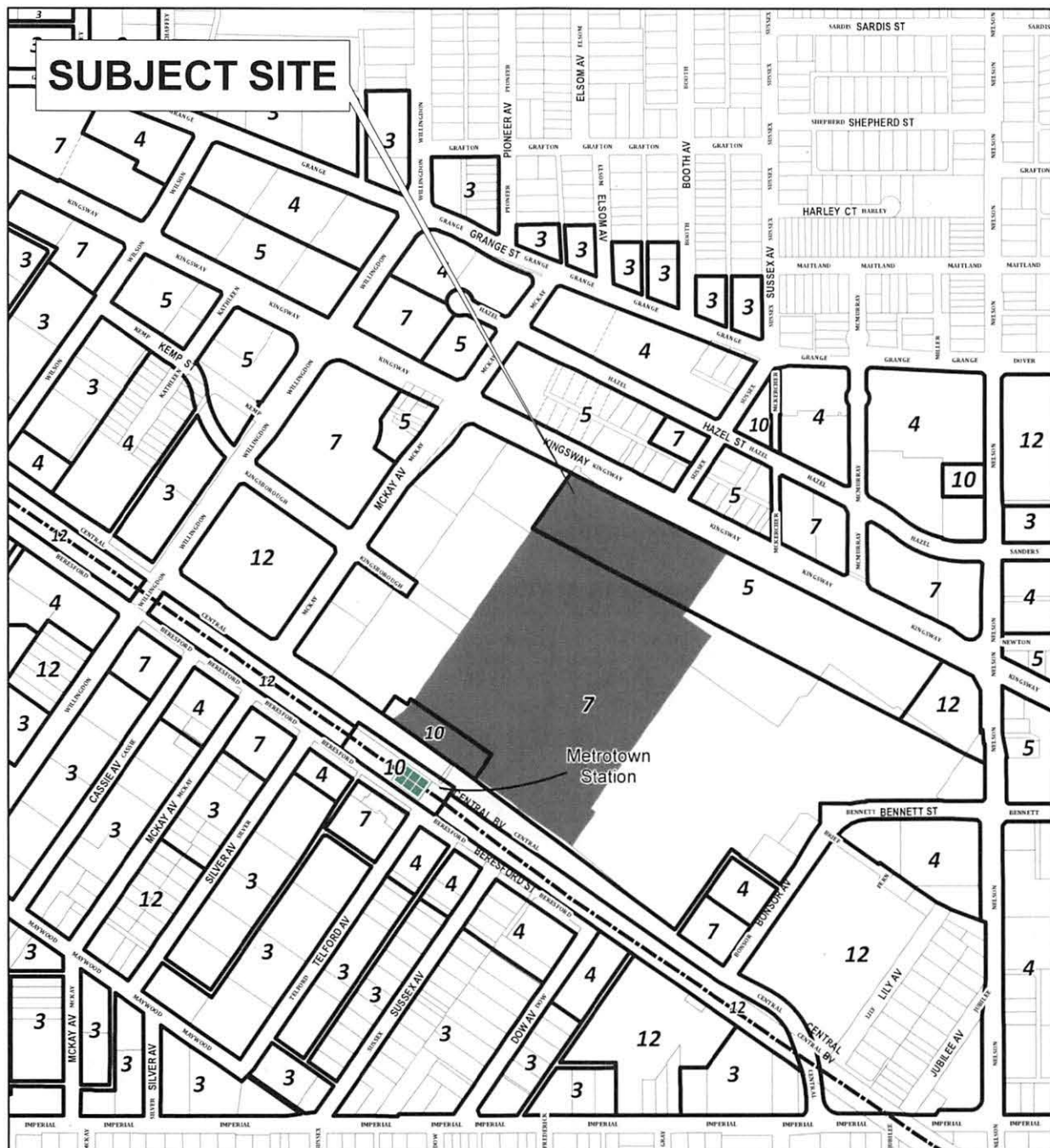
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REZONING REFERENCE #14-40
1240 - 4700 KINGSWAY



Subject Site

Sketch #1



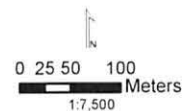
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|--|--------------------------------------|
| 2 Low Density Multiple Family Residential | 7 High Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 10 Institutional |
| 4 High Density Multiple Family Residential | 12 Park and Public Use/Public School |
| 5 Commercial | |
| 6 Medium Density Mixed Use | |



Planning and Building Dept

Printed on November 18, 2014

Metrotown Plan



Sketch #2