

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #16-12 2016 MARCH 30

ITEM #14

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Cressey Development Group
200 – 555 West 8th Avenue
Vancouver, BC V5Z 1C6
(Attention: Jason Turcotte)
- 1.2 Subject:** Application for the rezoning of:
Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731
- From:** CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)
- To:** Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and Edmonds Town Centre Plan guidelines)
- 1.3 Address:** 7388 Kingsway
- 1.4 Location:** The subject site is located at the north east corner of Kingsway and Edmonds Street (Sketch #1 *attached*).
- 1.5 Size:** The site has an area of approximately 12,293.4 m² (132,328 sq.ft.)
- 1.6 Services:** No servicing is applicable to this application.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit commercial use and parking adjustments to the approved comprehensive development zoning.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is located within the Edmonds Town Centre (Sketch #2 *attached*). It is currently improved with two commercial buildings that are pending demolition, as well as a temporary real estate sales presentation centre located at the southeast corner of the site. To the northwest across Edmonds Street is the "Esprit" high-rise mixed-use development and single storey commercial buildings. To the northeast along Edmonds Street and to the south across Kingsway are single and

two storey commercial developments. Flanking the site to the east is an older low-rise apartment building.

3.0 BACKGROUND INFORMATION

On 2015 December 14, Council adopted Rezoning Reference #12-26 to permit the development of a comprehensive mixed-use development on the subject site, comprised of three high-rise apartment towers (28, 31, and 36 storeys), a six storey office building, a two storey commercial podium, and six levels of underground parking accessed off Edmonds Street and from an internal driveway flanking the east property line.

The applicant has since identified opportunities to improve the commercial component of the development through the reconfiguration and reallocation of retail and office space, along with some changes to the parking garage's configuration. These changes require an amendment to the approved comprehensive development zoning of the site.

4.0 GENERAL INFORMATION

4.1 The adopted CD Plans for the subject site specify a total commercial gross floor area of 20,012.8 m² (215,416 sq.ft.), comprised of:

- A six storey office building with a gross floor area of 6,091.8 m² (65,572 sq.ft.);
- Ten small, at-grade commercial retail units (CRU) spaces totalling 1,561.9 m² (16,812 sq.ft.); and,
- Five anchor tenant spaces totalling 12,359 m² (133,032 sq.ft.), including a 4,921.5 m² (52,975 sq.ft.) second storey grocery store.

Five hundred and thirty-one commercial parking spaces are provided in the P1, P2, and P3 parking levels of the development.

4.2 The applicant is proposing an amendment to the adopted CD Plans to:

- Increase the amount of small CRU space to about 2,322.6 m² (25,000 sq.ft.).
- Slightly increase the floor plate of the office building and add an additional level, increasing office floor space to approximately 7,896.8 m² (85,000 sq.ft.). As there has been some interest from post-secondary institutions in locating within the office building, the applicant is also proposing that the P6 Regional Institutional District be included in the CD zoning guidelines.
- Reduce the total amount of anchor tenant space to approximately 6,317.4 m² (68,000 sq.ft.), including reducing the size of the grocery store to about 2,322.6 m² (25,000 sq.ft.) and relocating it to the ground level to make it more accessible by relating it to the street.

With the proposed reduction in the amount of anchor tenant space, there is also the opportunity to provide some at-grade and above-grade parking for the commercial tenants, within the interior of the commercial podium. These parking areas would not be visible from the street frontages, as they would be screened by CRUs along Kingsway and Edmonds Street. Where envelope walls are directly adjacent to parking activity, they would be screened by spandrel glass or with metal louvres. To improve access and circulation within the development site, the applicant is proposing an additional underground parkade entry off the internal driveway flanking the north property line.

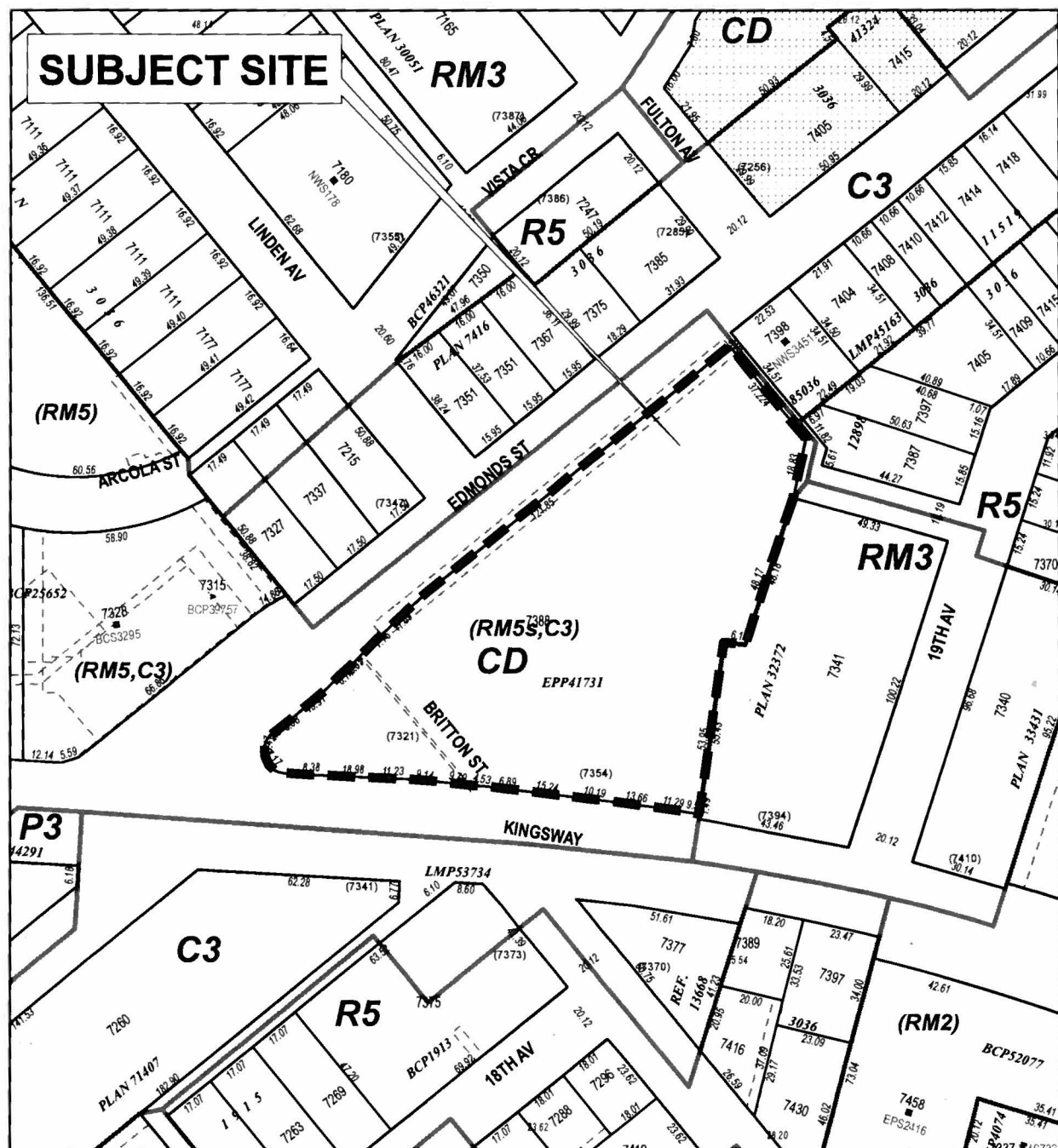
Overall, the proposal reduces the total amount of commercial gross floor area by approximately 3,437.4 m² (37,000 sq.ft.). The required number of commercial parking spaces would also be commensurately reduced. The previously approved elevations for the commercial podium are generally maintained. No changes to the residential component of the development are proposed, other than some adjustments in underground parking location and configuration.

- 4.3 The proposed amendments are considered to have merit and do not compromise the intent and architectural design of the original rezoning development proposal. From a social sustainability perspective, the re-designed commercial space is more supportive of smaller scale commercial activities, which may encourage independent, local businesses and entrepreneurs to locate in the area. Relocating the grocery store from the second storey to the ground level also brings more activity to the street. From an economic sustainability perspective, the additional office space could generate 200 additional office jobs. The adjustments to the overall parking scheme provides better wayfinding, a better customer experience, greater security, and improved traffic management. The proposed addition of the P6 District to permit the potential for post-secondary institutions to locate in the office building is also considered to have merit on the basis that, as a use, it is consistent with the intent of the continued development of the Edmonds Town Centre as a significant mixed-use town centre with a broad scope of uses. Overall, the proposal is considered supportable.
- 4.4 Site servicing has been provided through the previous Rezoning Reference #12-26 and Subdivision Reference #14-03. No additional site servicing is required.
- 4.5 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the 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.

LP.
KH:spf
Attachments
cc: Director Engineering
City Clerk
City Solicitor



PLANNING & BUILDING DEPARTMENT




DATE:
MAR 01 2016

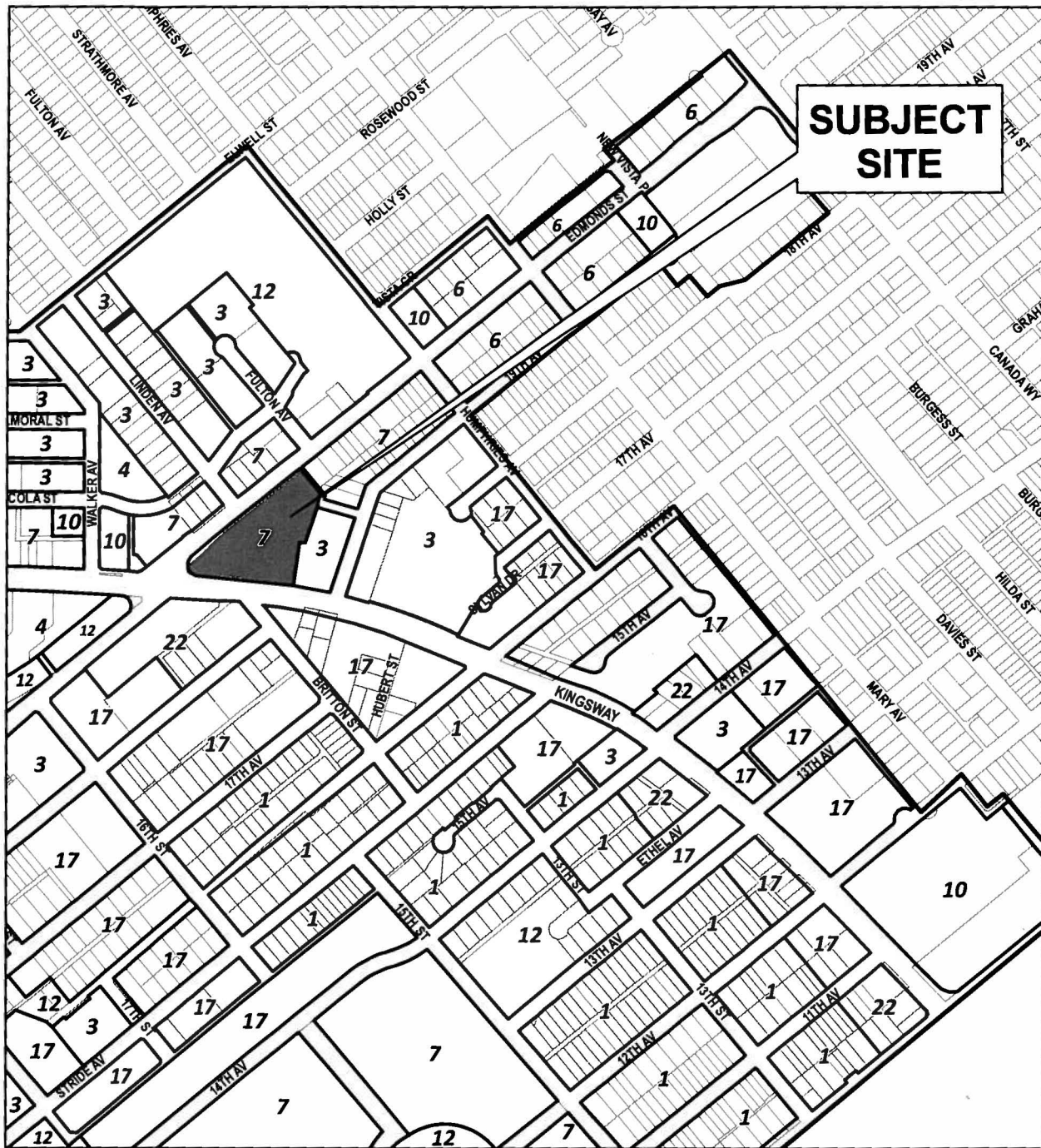
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REZONING REFERENCE #16-12
7388 KINGSWAY

 Subject Site

Sketch #1



**SUBJECT
SITE**

- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

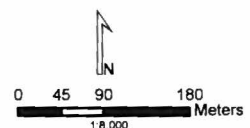
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change





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March 14, 2016

CITY OF BURNABY

Planning Department

4949 Canada Way

Burnaby, British Columbia V5G 1M2

Attention: Director of Planning

Dear Sir:

RE: Amended Letter of Intent with respect to the undersigned's application to amend Comprehensive Development Plan for 7350 Edmonds (Bylaw 13282)

Please accept our enclosed application for a zoning amendment as referenced above. There are three primary reasons for seeking the amendment to the zoning, which are as follows:

1. To increase the floor area of the proposed office component of the project, which will provide for greater employment generating space in the future;
2. Replace a portion of large format retail with an increased amount of smaller CRU spaces to provide for a greater variety of locally based businesses and services; we believe this will better serve the needs of the community while still providing ample employment opportunities.
3. Improve traffic management, way finding and retail/office customer experience and convenience through a re-configuration of the parking garage.

Increase Office Floor Area

The amendment proposes to increase the size of the typical floors of the current design slightly, with the addition of one full floor to the building. The design revisions continue to respect the original design character and will provide for a more efficient floor plate and an overall increase in office floor area of approximately 20,000 square feet. In addition to the physical amendments, we are also requesting the addition of the permitted uses listed in P6 Regional Institutional District to our CD zone as we have had some interest in this location from education institutions.

Increase in CRU spaces

The original design included several larger format retail space which were proving difficult to attract high quality retail tenants. The current revisions propose a greater number of smaller CRU spaces, which will provide the neighbourhood with a greater variety of shops and services and will also help to improve the vibrancy of the street scape, particularly along Kingsway. These CRU spaces are expected to attract more locally based businesses and provide the neighbourhood with great job and entrepreneurial opportunities.

Operational Improvements

The changes to the retail podium discussed above necessitated the need to reconfigure much of the parking garage. We believe the proposed amendments to the parking garage will have the following benefits:

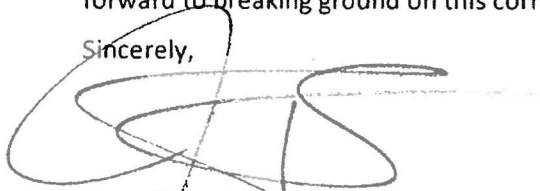
- a) improved customer experience thru more clear and efficient way-finding to customer parking;
- b) direct visual and physical connections to retail stores and office tower from both at-grade and above-grade parking,
- c) complete separation of customer and residential parking for greater security and clarity around cost sharing responsibilities (the limited amount of below grade office parking is proposed to be assigned office parking only); and
- d) separation of customer and resident access points for better traffic management and reduced vehicular conflict between residents, residential visitors and commercial customers

We believe that this new alternate podium design provides many benefits to both the future customers and residents of Kings Crossing as well as the broader community of Edmonds Town Centre. We have been careful to generally maintain the previously approved elevations on both Kingsway and Edmonds.

We are excited about these proposed changes that we strongly believe are in every stakeholder's best interest.

We thank you in advance for your consideration of our proposal and are optimistically looking forward to breaking ground on this cornerstone development.

Sincerely,

A large, stylized handwritten signature in dark ink, appearing to read 'J. Turcotte', is written over the word 'Sincerely,' and extends across the signature line.

Jason Turcotte
Vice President Development
Cressey (Kingsway) Development LLP
By its Managing Partner: Cressey Kingsway MP Ltd.