

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-10013 2018 JANUARY 24

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** AB Metro Properties Ltd.
#300 - 550 Burrard Street
Vancouver, BC V6C 2B5
Attention: Melissa Howey
- 1.2 Subject:** Application for the rezoning of:
See *attached* Schedule A
- From:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 Community Commercial District and Metrotown Development Plan guidelines)
- To:** Amended CD Comprehensive Development District (C3 Community Commercial District and Metrotown Downtown Plan guidelines)
- 1.3 Address:** 4630 and 4650 Kingsway, 4760 Assembly Way, and 6080 and 6200 McKay Avenue
- 1.4 Location:** The subject site is located east of McKay Avenue, between Kingsway and Central Boulevard (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is approximately 4.15 Hectares (10.25 Acres) in area.
- 1.6 Services:** No Servicing is applicable to this rezoning application.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to amend the Comprehensive Sign Plan for Station Square approved under Rezoning Reference #04-09.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The Station Square site is comprised of five lots located east of McKay Avenue, between Kingsway and Central Boulevard within the Metro Downtown neighbourhood of the Metrotown Downtown Plan. Across Kingsway to the north are predominantly older commercial developments, with multiple-family high-rise developments beyond. Directly to the east is the Metropolis at Metrotown shopping centre, and Sears Metrotown Site, which is currently undergoing rezoning (Rezoning Reference #13-07). To the south across Central Boulevard are

the Metrotown SkyTrain Station, Expo SkyTrain Guideway and BC Parkway, with high-density mixed-use development along Beresford Street beyond. Within the general boundaries of the site, but not part of this application, are the two Grand Corniche apartment buildings and the Holiday Inn hotel. To the west across McKay Avenue are the Crystal Mall Development, Metrotown Civic Square, and Bob Prittie Metrotown Library.

3.0 BACKGROUND INFORMATION

- 3.1 The Station Square site is comprised of five lots, 4630, 4650 Kingsway, 4670 Assembly Way, 6080 and 6200 McKay Avenue. A separate sixth lot at 4611 Kingsborough Street comprises a portion of Kingsborough Street, which would be dedicated to the City at a future date, at such time that the western portion of the Metropolis at Metrotown site redevelops. The site measures approximately 4.15 Hectares (10.25 Acres) in area.
- 3.2 The Station Square site underwent a Master Plan rezoning and detailed first phase of development (Rezoning Reference #04-09), which achieved Final Adoption in 2012 July 30. The first phase of development consisted of a renovated commercial retail component at 6200 McKay Avenue and a mixed-use high-rise residential and commercial building at 4650 Kingsway. As part of the Master Plan, a Comprehensive Sign Plan was adopted, which provided for signage opportunities as an architectural feature, beyond what was permitted in the Burnaby Sign Bylaw.
- 3.3 Subsequent to the adoption of Rezoning Reference #04-09, two other phases of development were approved under Rezoning Reference #12-42 and #12-43 for four additional high-rise mixed-use buildings in accordance with the adopted Master Plan. These phases proposed high-quality individually designed buildings, that are different from that originally conceived for subsequent phases in the Master Plan. The commercial sign components of these phases have generally adhered to sizes and types prescribed in the Comprehensive Sign Plan, but have been somewhat restricted in their locations due to the change in architecture.
- 3.4 Through the various rezoning applications on site, minor variances to the Master Comprehensive Sign Plan have been permitted where they meet the intent of the Master Comprehensive Sign Plan, including signs utilizing solid backing panels, where this constitutes a tenant's copyright logo. However, the Department has received a number of requested variances, which are a result of the specific architectural design for the individual phases approved through subsequent rezoning applications. As all the rezonings on site are now complete and the architectural designs for the buildings established, this is the appropriate time to consolidate the approved amendments and to establish a consistent sign standard for the site that matches the final approved architecture.

4.0 GENERAL INFORMATION

- 4.1 The applicant has requested an amendment CD Rezoning application to establish a new Master Comprehensive Sign Plan (CSP) for the Station Square Site for the approval of minor amendments to the proposed signage, recognize variances that have been accommodated, and to ensure that sign locations, types and sizes are consistent with the approved architecture under subsequent rezonings on site. If approved, any changes to permitted on-site signage would be pursued through Preliminary Plan Approval and Building Permit.
- 4.2 Any future proposed skysigns for the site will continue to require an amendment rezoning application.
- 4.3 The submission of a suitable plan of development will be required.
- 4.4 The proposed prerequisite conditions to the rezoning will be included in a future report.

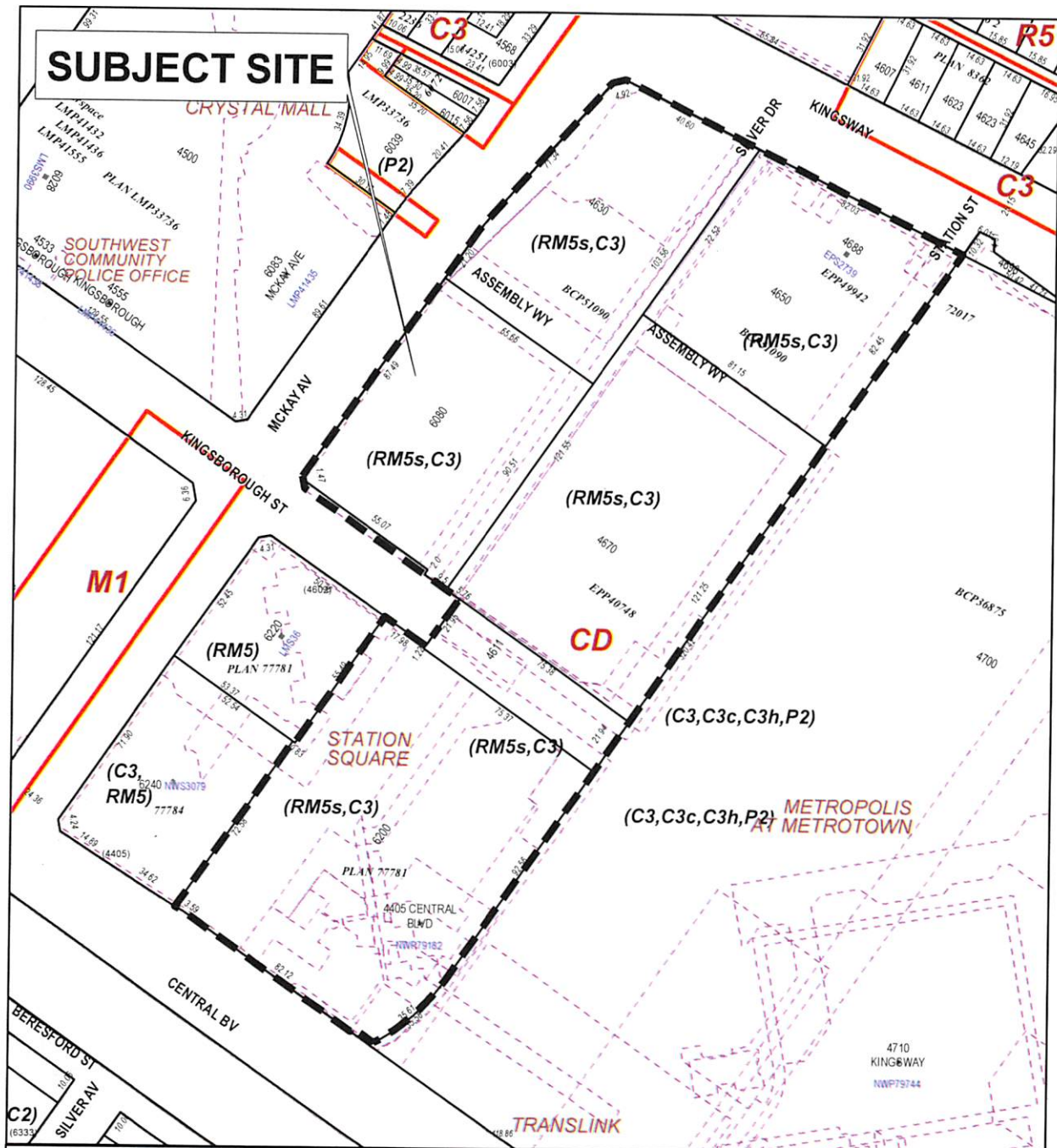
5.0 RECOMMENDATION

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.

L.P.

JBS:eb
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

JAN 22 2018

SCALE:

1:2,300

DRAWN BY:

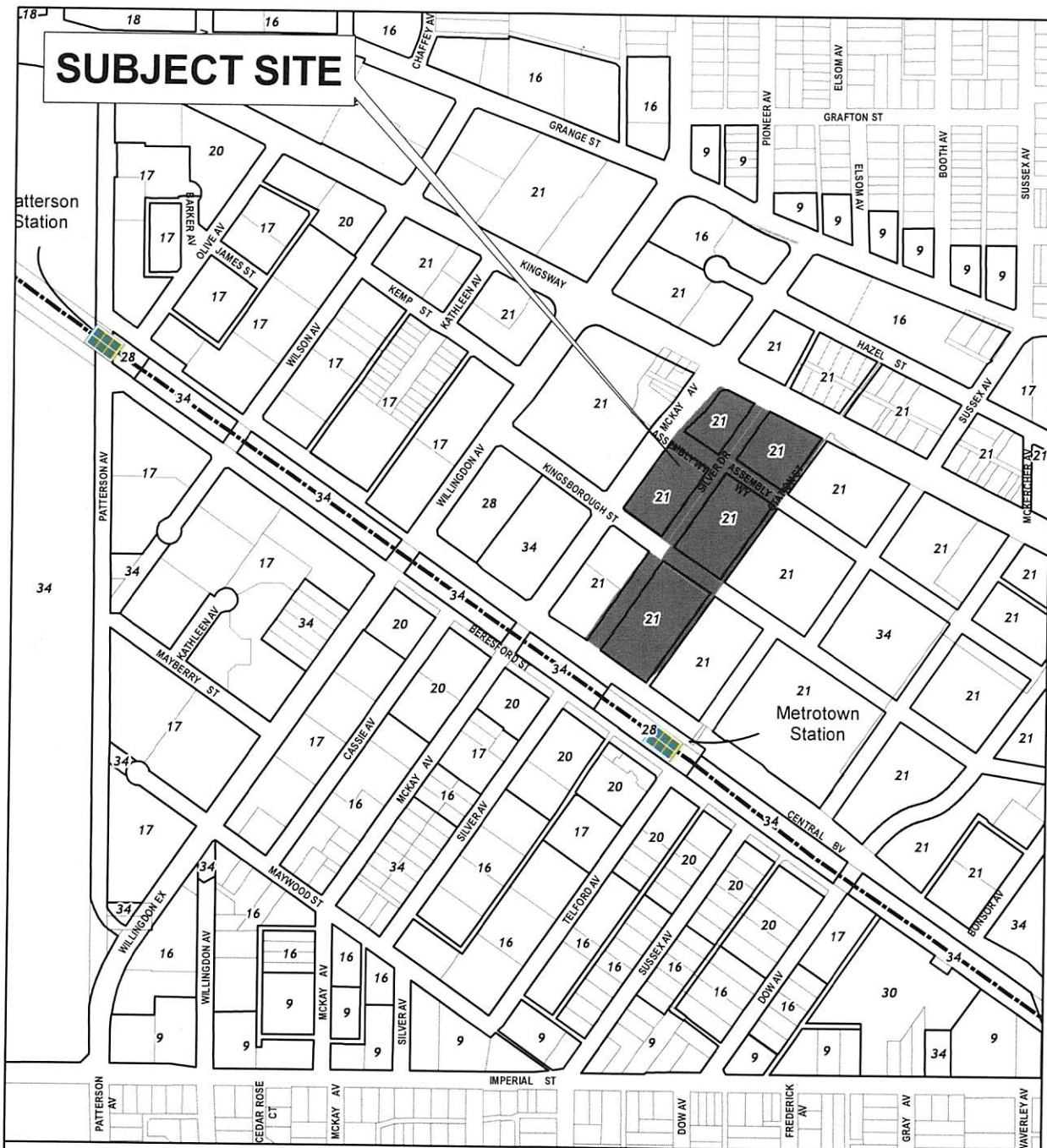
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REZONING REFERENCE #17-10013
4630 AND 4650 KINGSWAY
6000, 6080 AND 6200 MCKAY AVENUE
6098 STATION STREET, 4670 ASSEMBLY WAY
4611 KINGSBOROUGH STREET



Subject Site

Sketch #1



- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

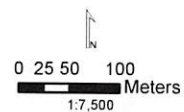
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on January 22, 2018

Metrotown Plan



Sketch #2

December 15, 2017

City of Burnaby
4949 Canada Way
Burnaby, BC V6B 2B5

Attention: Johannes Schumann

Re: **Rezoning Application Letter of Intent**
6098 Station Street, 4670 Assembly Way, 6000 McKay Avenue, 6080 McKay Avenue

Dear Johannes,

Enclosed please find our Application to amend the original Comprehensive Sign Plan (CSP), which was approved on July 20, 2012 for Station Square. The proposed amendment is in relation to 6098 Station Street, 4670 Assembly Way, 6000 McKay Avenue, 6080 McKay Avenue also referred to as Sites 2, 3, 5 and 6.

Signage is installed on Sites 1 and 4 based on the original CSP and through this process the design has been refined for Sites 2,3,5, and 6. Anthem has taken into consideration lessons learned, as well as new architectural elements and tenant requirements. The proposed package includes both the original location plans and elevations to outline the original intent of the signage program and provide context for the new CSP. All signage has been coordinated with the on-site construction team to ensure all locations are compatible with architectural features and electrical outlets.

The application package includes:

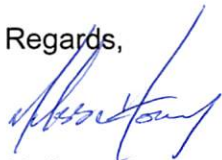
- Original locations plans and elevations for Sites 1 and 2
- Revised location plans and elevations for Sites 2,3,5 and 6
- Revised building, wayfinding, parking, tenant and loading sign types

It is our intention to obtain approval for this application no later than May 31, 2018.

We look forward to working with you and the City of Burnaby on this application

Please feel free to contact me directly at 604-235-3178 or at mhowey@anthemproperties.com.

Regards,

A handwritten signature in blue ink, appearing to read "Melissa Howey".

Melissa Howey
Development Manager