

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #18-05  
2018 April 11

### ITEM #03

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Randall Olafson Consultants Ltd  
Suite 200 – 1157 Bridgeport Road  
Richmond, British Columbia V6X 1T5  
Attn: Randall Olafson
- 1.2 Subject:** Application for the rezoning of:  
Lot B, District Lot 153, Plan EPP40748, Group 1; Lot 2, District Lot 153, Group 1, New Westminster Plan BCP51090
- From:** Amended CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, C3 General Commercial District)
- To:** Amended CD Commercial District (based on the RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan as guidelines)
- 1.3 Address:** 4670 Assembly Way
- 1.4 Location:** The subject site is located within the Station Square Development at the northeast corner of Kingsborough Street and Silver Drive (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of approximately 81.15m (266 ft.), a depth of approximately 143.47m (470 ft.) and an area of approximately 1.15 hectares (2.84 acres).
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza – City Room” at the corner of Silver Drive and Kingsborough Street.

## **2.0 NEIGHBOURHOOD CHARACTERISTICS**

- 2.1 To the north, across Assembly Way, is a high-rise apartment tower over a commercial low-rise podium (Lot 1 – Phase I of the Station Square development). Further north, beyond the Station Square development, across Kingsway, are a number of office and retail developments. To the east, across Station Street, is the Metropolis at Metrotown shopping complex. To the west and northwest, across Silver Drive, are Phase 3 and Phase 4 of the Station Square development (Rezoning Reference #12-43 - 6080 McKay Avenue and 4630 Kingsway), which are currently under construction for two high-rise apartment buildings with a retail and office podium. Further west, across McKay Avenue, is the Crystal shopping complex and the Hilton Metrotown Hotel. To the south, across Kingsborough Street, is an existing commercial development, which has undergone renovation as part of the first phase of development for Station Square.
- 2.2 The subject site is within Lot 2 - Phase II of the Station Square Development. (see *attached* Sketch #1), which is currently developed with two high-rise apartment towers above a low-rise office and retail podium. Residential vehicular access is taken from Station Street (private road). Commercial vehicular access to the site is currently taken from Assembly Way (private road).

## **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan Area (see *attached* Sketch #2). The adopted Plan identifies the Metro Downtown as the primary centre for business, commercial and employment within the City. It is also intended to be a place of urban activity and excitement – a destination for leisure, employment, retail and entertainment uses that provide high levels of activity during both the day and night. The downtown is also supported by a fully integrated transportation system and a high-quality public realm that will add to the functionality, desirability and enjoyment of the downtown core. The desired built-form within the downtown core area includes signature high-rise residential apartment and office buildings supported by attractive and engaging commercial podiums that frame the public realm.
- 3.2 On 2012 July 30, Council granted Final Adoption to Rezoning Reference #04-09 for the Master Plan and detailed Phase I development plan for the Station Square development site. The Master Plan concept established development guidelines for the redevelopment of the Station Square site to include 5 high-rise residential apartment towers over low-rise and street level office, retail, and restaurant uses.
- 3.3 On 2014 May 26, Council granted Final Adoption to Rezoning Reference #12-43 for Phases 2 and 3 of the Station Square Development. Phases II and III, both of which are currently under construction, encompass two high-rise apartment towers above a low-rise

office and retail podium oriented towards Silver Drive, Kingsborough Street and Assembly Way. Key features of the approved development plan include a continuation of the “High Street” concept along Silver Drive, with uniform paving across the roadway (no curbs), providing a continuous urban space; smaller boutique style commercial units at the ground level; ambient lighting including “catenary” or suspending lighting; and, intimate corner plazas or “city rooms” to encourage public gatherings and celebrations. Of particular note is the realization of the “City Plaza – City Room” at the corner of Silver Drive and Kingsborough Street as part of Phases II and III. This area is one of the most visible public open space plazas within the Station Square development, complete with specialized landscaping, outdoor seating, restaurant patios and a signature fountain.

The applicant has advised that the future tenant of the corner retail unit at Silver Drive and Kingsborough Street is a restaurant (Cactus Club Café), for which the applicant is seeking minor changes to the unit, as part of the restaurant’s overall branding. Specifically, the applicant is seeking to construct an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza-City Room”. Rezoning is required given the minor addition in commercial gross floor area to the overall development, as well as the minor changes to the east and south elevation at the ground floor commercial level.

#### **4.0 GENERAL INFORMATION**

- 4.1 This rezoning application is for the construction of an entry vestibule, as well as retractable weather protection for the outdoor restaurant patio within the “City Plaza-City Room”. The proposed vestibule entry, which would be oriented towards Silver Drive, is approximately 20.9 m<sup>2</sup> (225 sq. ft.) in area. The proposed patio enclosure would extend along the entire length of the “City Plaza-City Room”, measuring approximately 101.2 m<sup>2</sup> (1,090 sq. ft.) in area. The preliminary development concept for the patio enclosure is a series of glazed retractable panels so as to continue to animate the plaza and provide for a high degree of visibility between the patio and remainder of the plaza.
- 4.2 The residential component of the site is unchanged from that approved under Rezoning Reference #12-42, with the maximum residential density of 5.34 FAR on the overall development, inclusive of the available 1.77 FAR amenity density bonus, and in line with the density allocation covenant over the overall Station Square development site. The maximum commercial density approved for the overall development is 0.79 FAR, which translates to a commercial gross floor area of 9,085.0 m<sup>2</sup> (97,790 sq. ft.). As such, an amendment to the overall permitted commercial density and commercial gross floor area is needed to permit the proposed entry vestibule and outdoor patio enclosure.
- 4.3 All requisite services to serve the development site were obtained through Rezoning Reference #12-42 and Subdivision #13-32. Notwithstanding, the Director Engineering will be requested to provide an estimate for any additional servicing necessary to serve this site.

- 4.4 The required dedications have been obtained as part of the Master Plan rezoning and subdivision for Station Square (Rezoning Reference #04-09 and Subdivision Reference #11-59). Any further necessary road requirements for Kingsborough Street will be determined prior to advancement to a Public Hearing.
- 4.5 Any necessary easements and covenants for the site are to be provided.
- 4.6 As the residential components of the development remain unchanged, a revised acoustical study is not required.
- 4.7 An engineered Sediment Control System has been approved by the Engineering Department Environmental Services Division.
- 4.8 A comprehensive on-site Stormwater Management System has been approved by the Engineering Department Environmental Services Division.
- 4.9 GVS & DD Sewerage Cost Charges are applicable to this application.
- 4.10 The proposed prerequisite conditions to the rezoning will be included in a future report.

## 5.0 RECOMMENDATION

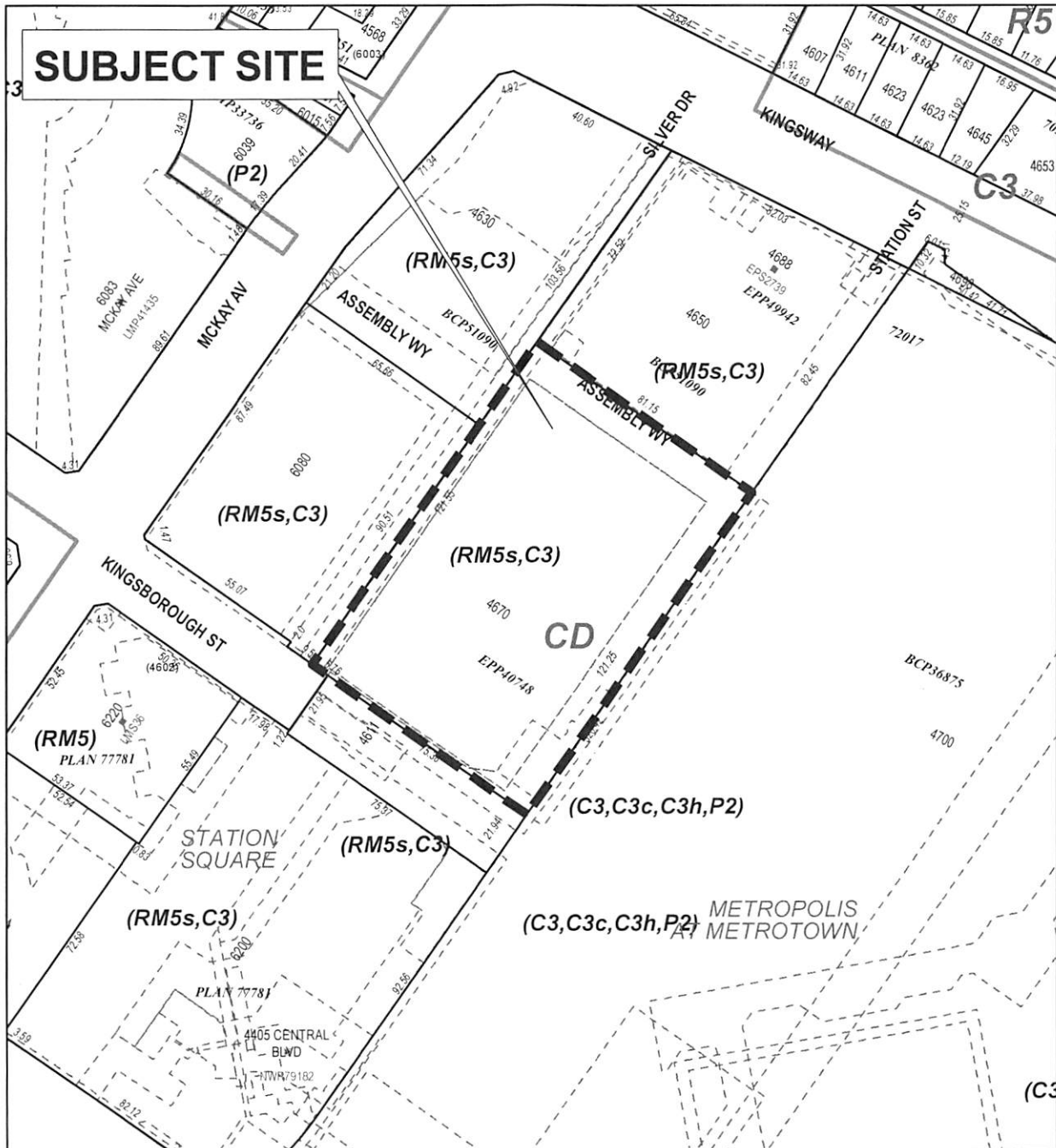
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

*h.p.*

ZT:eb

*Attachments*

cc: City Solicitor  
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAR 06 2018

SCALE:

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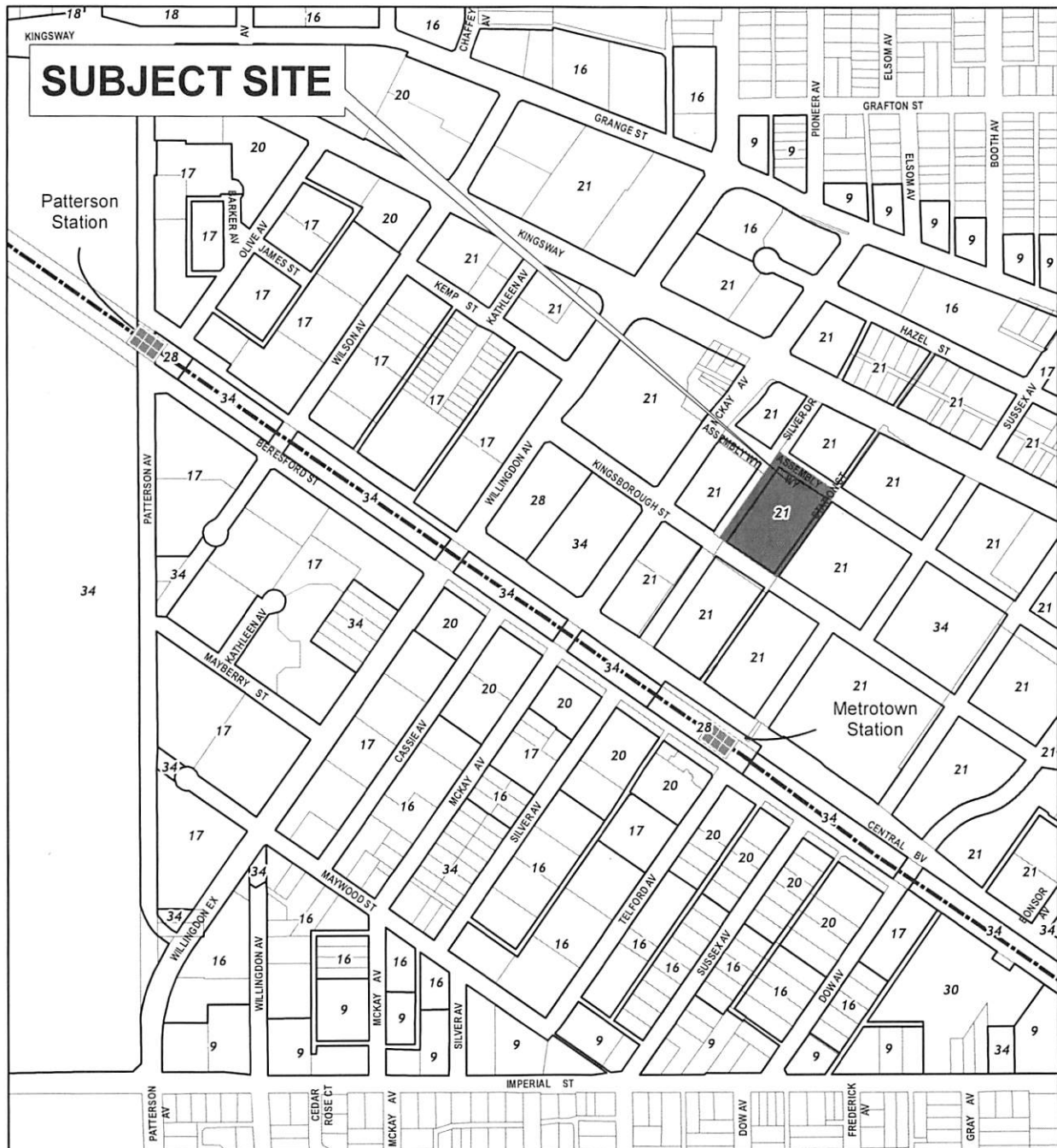
REZONING REFERENCE #18-05  
4670 ASSEMBLY WAY



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)

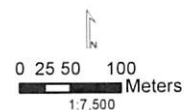
- 20** High Density Mixed Use (RM5s/C2)
- 21** High Density Mixed Use (RM5s/C3)
- 28** Institutional
- 30** Public School (P3)
- 34** Park and Public Use (P3)



Planning and Building Dept

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## Metrotown Plan



Sketch #2



## **Randall Olafson Consultants Ltd**

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Canada, V6X 1T5*

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February 14, 2018

Lou Pelletier  
Director Planning and Building  
City of Burnaby  
4949 Canada Way  
Burnaby, BC V5G 1M2 April 14 20134

Re: Re-zoning Amendment, Cactus Club Café, 4670 Assembly Way , Burnaby, B.C.

Mr. Pelletier,

Please find attached, drawings in aid of providing two minor alterations to the Kingsborough elevation and to the Silver Drive elevation of this new restaurant facility. The primary purpose of this application is to continue our unique design and construction techniques to permit our patrons a similar experience at all of our locations. Therefore this application is to continue our conformity of our model at this location by providing a vestibule and retractable weather protection on our patio.

The proposed modifications to the patio area are indicated and best described on the attached drawings SK048.05 through to SK 048.08. Primarily the patio sliding glazed wall system float above the ground and do not run on tracks and are fairly unique in the marketplace and exterior environment.

We have used these successfully in British Columbia, Alberta and Ontario. With temperature variances from rain, wind, snow and sleet etc. commonplace in these provinces, this wall system is unique. As compared to standard roll-down vinyl curtains this retractable glazing system provides a dramatic transparency unattainable with vinyl options and consequently the customers and pedestrians enjoy more of a sense of a connection.

This wall system has provided us a great alternative at our other locations and we now design them to be retracted and completely enclosed in fixed pockets/closets when not in use. Having this ability greatly improves the aesthetic enhancements and wow effect that are patios are well-known. I'm sure staff can appreciate the level of detail that is superior in every way in our restaurants and these panels add to the level of the décor that I believe will be well received by all individuals that will be circulating through the pedestrian through affairs in and around the development.

This panel system is very effective at sealing out both wind and rain and this provides animation in the area where there would certainly be none without adequate weather protection for our patrons. At this point I believe it's important to note that our latest addition to our location in Toronto went through a similar process (the approved drawings on that installation was submitted to Burnaby staff prior) in that case the planning authority decision was that the panels did not constitute an exterior wall. Therefore there was no additional floor area attributed to the development.

One of the observations made by staff was the substantial amount of time that the panels were actually open and the patio functioned in a similar fashion to a sidewalk café. Furthermore it is noted that these patio weather protection systems also provided a high level of security for the computers, furniture and fixtures located on the patio.

In regard to the vestibule this is also an integral part of our business plan as it provides a limited amount of waiting-area off of the sidewalk. This also allows for a more harmonized experience for our patrons as they submit their name for a table or have a look at menu out of the weather. This also reduces the amount of milling around or congestion that can be found at the immediate entry to our restaurants.

From a design perspective care to make sure the materials used in the design of the vestibule was in keeping with the immediate architecture of the building. As you can see by the design; from the vestibule around the corner and down beyond the patio there is a complete design rhythm that provides an elegant streetscape that starts with our vestibule.

I firmly believe that this application has been made based on good information from the architects, the landlord, and staff of the city of Burnaby. As such, I consider that the supplied reasoning for the Slide Clear weather barrier and the vestibule meets the intent of the zoning for the area and this very large scale commercial mixed use development.

Yours truly,



Randall Olafson

**RANDALL OLAFSON CONSULTANTS, LTD.**

Cc: Mr. David Thompson, Assembledge, Project Architect  
Mr. Robert Maylan, Director of Facilities, Cactus Club Café  
Mr. Darcy Kube, Senior Manager, Design, Development and Facilities, Cactus Club Café