

TO: CITY MANAGER 2018 May 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-05**
Two High Rise Apartment Towers with Low Rise Commercial Podium

ADDRESS: 4670 Assembly Way (see *attached* Sketches #1 and #2)

LEGAL: Lot 2, DL153, Group 1, NWD Plan BCP51090

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan Guidelines)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District and C3 General Commercial District and Metrotown Downtown Plan Guidelines, and in accordance with the development plan entitled “Cactus Club Café @ Station Square” prepared by Assembledge+)

APPLICANT: Randall Olafson Consultants Ltd.
Suite 200 – 1157 Bridgeport Road
Richmond, British Columbia V6X 1T5
Attn: Randall Olafson

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 June 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 June 11, and to a Public Hearing on 2018 June 26 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.

R E P O R T**1.0 REZONING PURPOSE**

The purpose of this rezoning 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 BACKGROUND

2.1 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.

2.2 On 2014 May 26, Council granted Final Adoption to Rezoning Reference #12-43 for Phases 2 and 3 of the Station Square Development. Phases 2 and 3, 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 2 and 3. 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 minor changes to the east and south elevation at the ground floor commercial level.

2.3 On 2018 April 16, Council received the report of the Planning and Building Department regarding the rezoning of the subject site to permit the construction 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 m² (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 m² (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. Based on the above noted preliminary concept, Council 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.

- 2.4 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 above noted vestibule and patio enclosure improvements would result in an additional 122 m² (1,315 sq. ft.) of commercial gross floor area to the site, which translates to an overall commercial density of 0.80 FAR and an overall commercial gross floor area of 9,165 m² (98,651 sq. ft.). It is noted that the commercial density approved for the overall development under Rezoning Reference #12-42 is 0.79 FAR, which translates to a commercial gross floor area of 9,043.0 m² (97,343 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. The minor change in commercial gross floor area is in line with the density allocation covenant over the overall Station Square development site.

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

3.0 GENERAL COMMENTS

- 3.1 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 m² (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 m² (1,090 sq. ft.) in area.
- 3.2 All requisite services to serve the development site were obtained through Rezoning Reference #12-42 and Subdivision Reference #13-32.
- 3.3 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).
- 3.4 The necessary easements and covenants and statutory rights-of-way for the site have been obtained through Rezoning Reference #12-42 and Subdivision Reference #13-32.
- 3.5 As the residential components of the development remain unchanged, a revised acoustical study is not required.
- 3.6 An engineered Sediment Control System has been approved by the Engineering Department Environmental Services Division.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #18-05
 2018 May 23..... Page 4

3.7 A comprehensive on-site Stormwater Management System has been approved by the Engineering Department Environmental Services Division..

- 3.8 a) GVS&DD Sewerage Charge of \$0.93 per sq. ft. of commercial floor area
 b) Metrotown Public Open Space Charge of \$0.50 per sq.ft. of commercial floor area
 c) Metrotown Grade Separated Pedestrian Linkage Charge of \$0.306 per sq.ft. of commercial floor area

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (no change) - 11,500.00 m² (123,785 sq.ft.)

4.2 Density Permitted and Provided

Residential Floor Area Ratio F.A.R. (no change) - 5.34 F.A.R. (inclusive of 1.77 F.A.R. amenity bonus)

Commercial Floor Area Ratio (F.A.R.) - 0.80 F.A.R.

Residential Gross Floor Area (G.F.A.) (no change) - 61,377.14 m² (660,658 sq.ft.) (inclusive of 219,099 sq.ft. amenity bonus)

Residential Amenity Space (no change) - (6,000 sq.ft. of residential amenity space exempted from F.A.R. calculations)

Commercial Gross Floor Area (G.F.A.)
 122 m² (1,315 sq. ft.), - 9,165 m² (98,651 sq. ft.)

Site Coverage: - 55%

- 4.3 Height (all above grade) (no change) - 3 storey retail and office podium fronting Silver Drive, Kingsborough Street and Assembly Way
- 38 storey high-rise apartment tower fronting Silver Drive and Assembly Way
- 48 storey high-rise apartment tower fronting Silver Drive and Kingsborough Street.

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #18-05
 2018 May 23..... Page 5

4.4 Residential Unit Mix (no change)

<u>Unit Type</u>	<u>Unit Size</u>
Tower A (Site 2)	
33 Studio	520 sq.ft.
132 One Bedroom	603 – 606 sq.ft.
31 1 Bedroom + Den	703 sq.ft.
103 2 Bedroom	845 – 918 sq.ft.
33 2 Bedroom + Den	1,037 – 1,258 sq.ft.
2 3 Bedroom + Den	1,565 sq.ft.

TOTAL: 334 High Rise Apartment Units

Tower B (Site 3)

43 Studio	520 sq.ft.
172 One Bedroom	603 – 605 sq.ft.
41 1 Bedroom + Den	681 sq.ft.
135 2 Bedroom	837 – 1,159 sq.ft.
41 2 Bedroom + Den	1,043 sq.ft.
2 3 Bedroom	1,498 sq.ft.

TOTAL: 434 High Rise Apartment Units

TOTAL UNITS: 768 UNITS (no change)

4.5 Parking

Vehicle Parking	<u>Required</u>	<u>Provided Spaces</u>
Residential Parking (no change) 768 Units @ 1.1 spaces/unit	- 845	854 (inclusive of 77 visitor spaces, 38 handicapped parking stalls and 85 EV plug-in stations)
Car Wash Stalls (no change)	- 8	8
Electric Vehicles (no change)	- 8	8
Residential Loading (no change)	- 2	2

To: City Manager
 From: Director Planning and Building
 Re: Rezoning Reference #18-05
 2018 May 23..... Page 6

	<u>Required</u>	<u>Provided Spaces</u>
Commercial Parking 98,651 sq. ft. @ 1 space / 750 sq.ft.	- 132	204
Commercial Loading (no change)	- 4	4

Bicycle Parking (no change)	<u>Required</u>	<u>Provided Spaces</u>
Resident - 2/unit @ 768 units	- 1,536 lockers	1,536 lockers
Visitor - 0.2/unit @ 768 units	- 154 spaces	154 spaces
Commercial – 10% of required parking	- 15	20

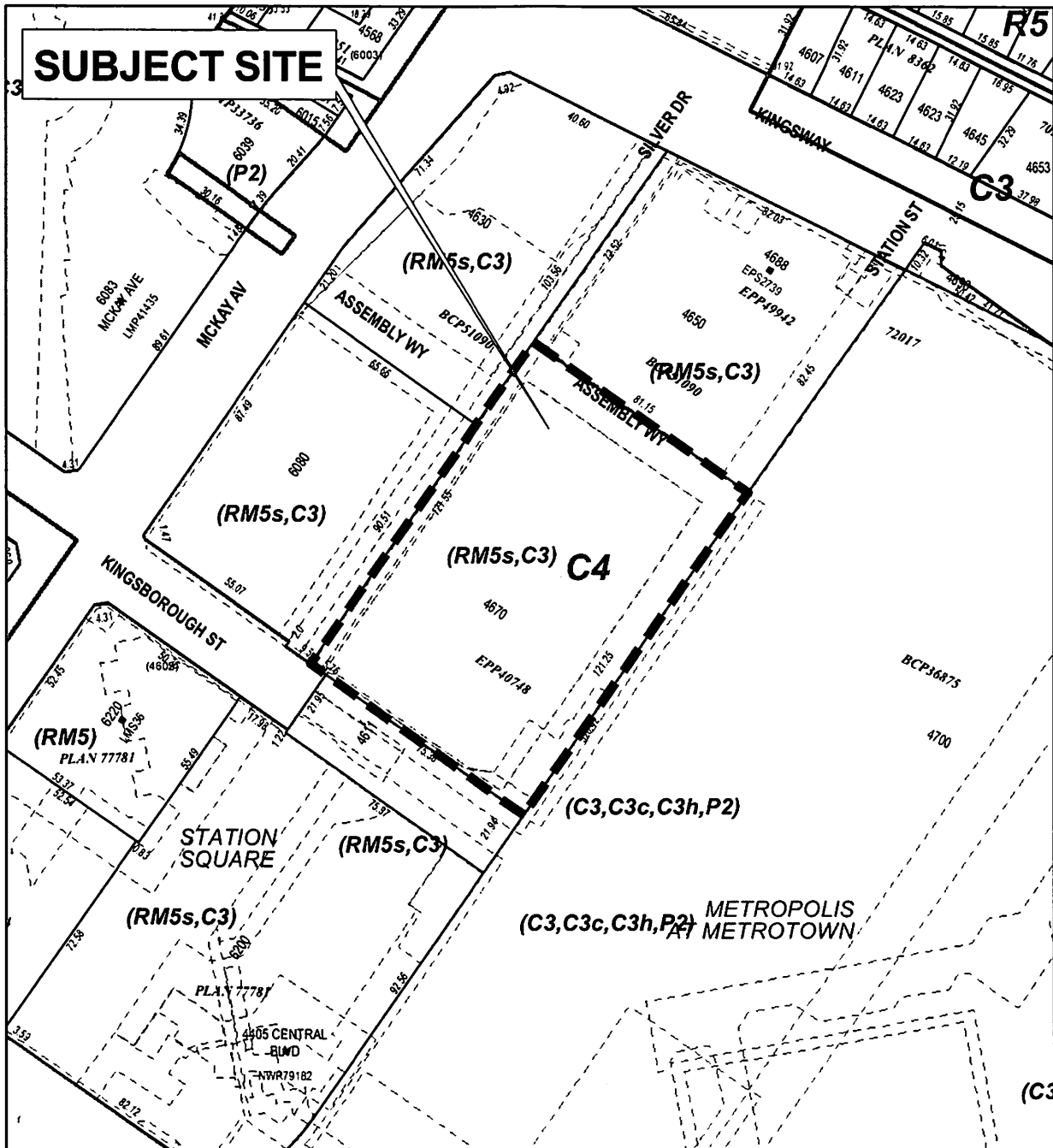
4.6 Communal Facilities (no change)
 (Excluded from F.A.R. Calculations)

Communal facilities for residential tenants are located on the roof deck of the commercial podium and within Level 4 and on Level 38 and Level 48 of the residential towers. Amenities include fitness rooms, multi-purpose meeting/media rooms, guest suites, games room, yoga studio, tai chi pavilion, children's play area, garden plots, lounge decks, and penthouse level view and seating areas. The total internal amenity area measures 607.03 m² (6,534 sq.ft.). The permissible amenity area exemption of 278.71 m² (3,000 sq.ft.) per building, as permitted within the zoning bylaw has been applied in this application. The access to the rooftop amenity is exempted from F.A.R. as part of the mechanical penthouse area exemption permitted within the zoning bylaw. Commercial amenities focus around the engaging urban design and treatment along Silver Drive enhanced with restaurants, retail uses, public seating, extensive landscaping and ambient lighting. The Silver Drive and Kingsborough Street frontages are intended to become a restaurant row punctuated by an extensive outdoor patio/City Room at the corner of Silver Drive and Kingsborough Street. The applicant is also commissioning a substantial public art installation as part of this phase of development with a value of \$500,000.


 Lou Pelletier, Director
 PLANNING AND BUILDING

ZT:eb
Attachments

cc: City Solicitor
 City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:

MAY 16 2018

SCALE:

1:2,000

DRAWN BY:

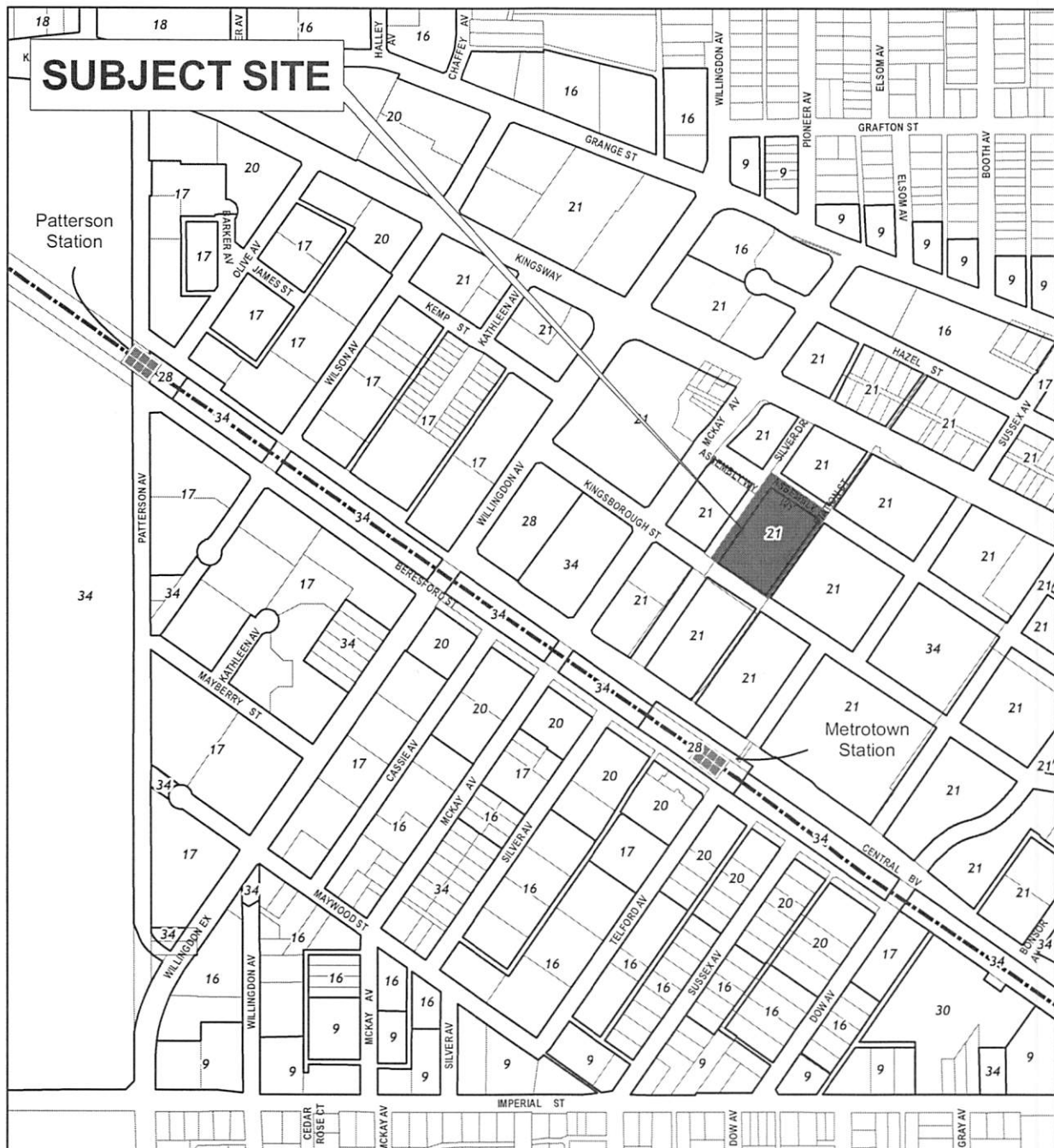
AY

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)

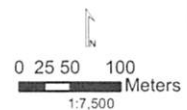
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on May 16, 2018

Metrotown Plan



Sketch #2