



Item
Meeting 2019 February 25

COUNCIL REPORT

TO: CITY MANAGER 2019 February 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #18-39
Change of use to allow a College
(500 Students and 50 Staff Members)
Metrotown Downtown Plan

ADDRESS: 4803 Kingsway (see *attached* Sketches #1 and #2)

LEGAL: Lot 1, DL 32, Group 1, NWD Plan BCP 18154, Except: Part Subdivided by Air Space Plan BCP 21526 and BCP 35883

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

APPLICANT: Orr Development Corp.
310 – 1847 West Broadway
Vancouver, BC V6J 1Y6
Attn: Tim Orr

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 March 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 March 11 and to a Public Hearing on 2019 March 26 at 6:00 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.

- b) The granting of any necessary covenants including but not limited to a Section 219 Covenant permitting the specific P6 post-secondary college use subject to limitations outlined in Section 3.1 of this report.
- c) A granting of any necessary easements or statutory rights-of-way including but not limited to along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.
- d) The provision of facilities for cyclists in accordance with Section 3.3 of this report.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development.

2.0 BACKGROUND

- 2.1 The subject site is located within the Centrepoint Building, a mixed-use commercial/residential high-rise development with townhouses (Rezoning Reference #03-40) that is located at the northeast corner of Kingsway and McMurray Avenue. To the east, is a mixed-use development consisting of a high-rise residential building and a mid-rise commercial and office building. To the north, across Hazel Street, is a high-rise residential building. To the west, across McMurray Avenue, is a mixed-use development consisting of a two-storey commercial podium with office uses above and townhouses. To the south, across Kingsway, is the Sears development site (Rezoning Reference #13-07) which has received Second Reading.
- 2.2 The subject site is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan (see *attached* Sketch #2). The adopted Plan identifies 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 both during 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. Further, the

Metrotown Downtown Plan specifically notes that institutional uses, such as education facilities, would be considered on a site by site basis on any mixed-use site. The subject location on the second floor is considered an ideal adaptable re-use of existing vacant commercial space, as it adds vibrancy and does not detract from street oriented commercial uses.

- 2.3 On 2005 June 20, Council adopted Rezoning Reference #03-40 in order to permit the construction of a mixed-use commercial/high-rise residential development on the two parcels on either side of McMurray Avenue north of Kingsway (Sites A and B) to be linked by a privately-funded publicly-accessible pedestrian overpass of McMurray Avenue.
- 2.4 The subject site, which is located on the second floor of the commercial podium (Site B), was previously occupied by a large-format retail store (Best Buy). The commercial owner is seeking to expand the permitted uses within the subject site to include a college use, based on the P6 Regional Institutional District as a guideline. Rezoning is required for the proposed change of use, given the prevailing CD Comprehensive Development District zoning of the site.
- 2.5 Burnaby’s Economic Development, Social and Environmental Sustainability Strategies, in addition to the Town Centre Plan, encourage: improved neighbourhood livability, stability and accessibility; transit access and alternative forms of transportation; as well as green building policies. Finally, the City’s Corporate Strategic Plan provides a vision for a world class city committed to creating and sustaining the best quality of life for our citizens; and one which is supported by goals for a safe, connected, inclusive, healthy and dynamic community.
- 2.6 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The intent of the subject rezoning application is to permit the establishment of a college (Alexander College) within the second floor commercial retail unit of a mixed-use development. The proposed college use offers courses in first and second year post-secondary studies. A Section 219 Covenant will be provided to limit the proposed specific P6 post-secondary college uses to a maximum of 500 students and 50 staff within 2,967.97 m² (31,947 sq. ft.) of the commercial building. While there is no proposed change to the existing commercial and residential density approved under Rezoning Reference #03-40, rezoning to the P6 District is required to accommodate the college use. The subject rezoning is consistent with the adopted Metrotown Downtown Plan.

- 3.2 Sufficient on-site parking is available for the proposal. The subject site provides a total of 204 underground off-street parking spaces for the existing 6,010.27 m² (64,694 sq. ft.) of commercial space. For the College, the Zoning Bylaw requires one parking space for each staff member, plus one parking space for each 10 seats, requiring a total of 100 parking stalls. The remaining 104 stalls are available to accommodate the commercial space, which exceeds the 65 required parking stalls for the commercial use.
- 3.3 The subject site provides a total of 20 underground secure bicycle parking spaces for the existing commercial space and 15 exterior bicycle parking spaces. To accommodate additional cyclists associated with the College use, 19 underground secure bicycle parking spaces on P1 Parking Level and 16 exterior bicycle parking spaces at-grade are proposed to be added. End-of-trip facilities for the existing commercial and College uses are to remain.
- 3.4 The subject rezoning amendment is necessary in order to permit the proposed College use which includes classrooms, a library and office/administration uses. It is proposed to retain the existing C3 underlying zoning district which would permit the future adaptive reuse of the building for office and retail purposes. It should be noted that no other uses, except for College uses, associated with the underlying proposed P6 zoning district would be permitted within the subject site.
- 3.5 A Statutory Right-of-Way along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.

4.0 DEVELOPMENT PROPOSAL

4.1	Site Area:	-	6,040 m ² (65,015 sq. ft.)	(unchanged)
4.2	Site Coverage:	-	72 % (including landscaped roof deck)	(unchanged)
4.3	Floor Area (existing building):			
	Ground floor - Commercial	-	2,730.7 m ² (29,393 sq. ft.)	(unchanged)
	Second Floor - Institutional	-	3,347.39 m ² (36,031 sq. ft.)	(unchanged)
	Total	-	6,010.2 m ² (64,694 sq. ft.)	(unchanged)
4.4	Height:	-	2 storey retail/office podium (unchanged)	
4.5	Off-street Parking:			
	Parking required - College (<i>proposed use</i>)	-	100 spaces	
	Parking required - Office (<i>existing retail</i>)	-	67 spaces	
	Total parking required	-	167 spaces	
	Total parking provided	-	204 spaces	

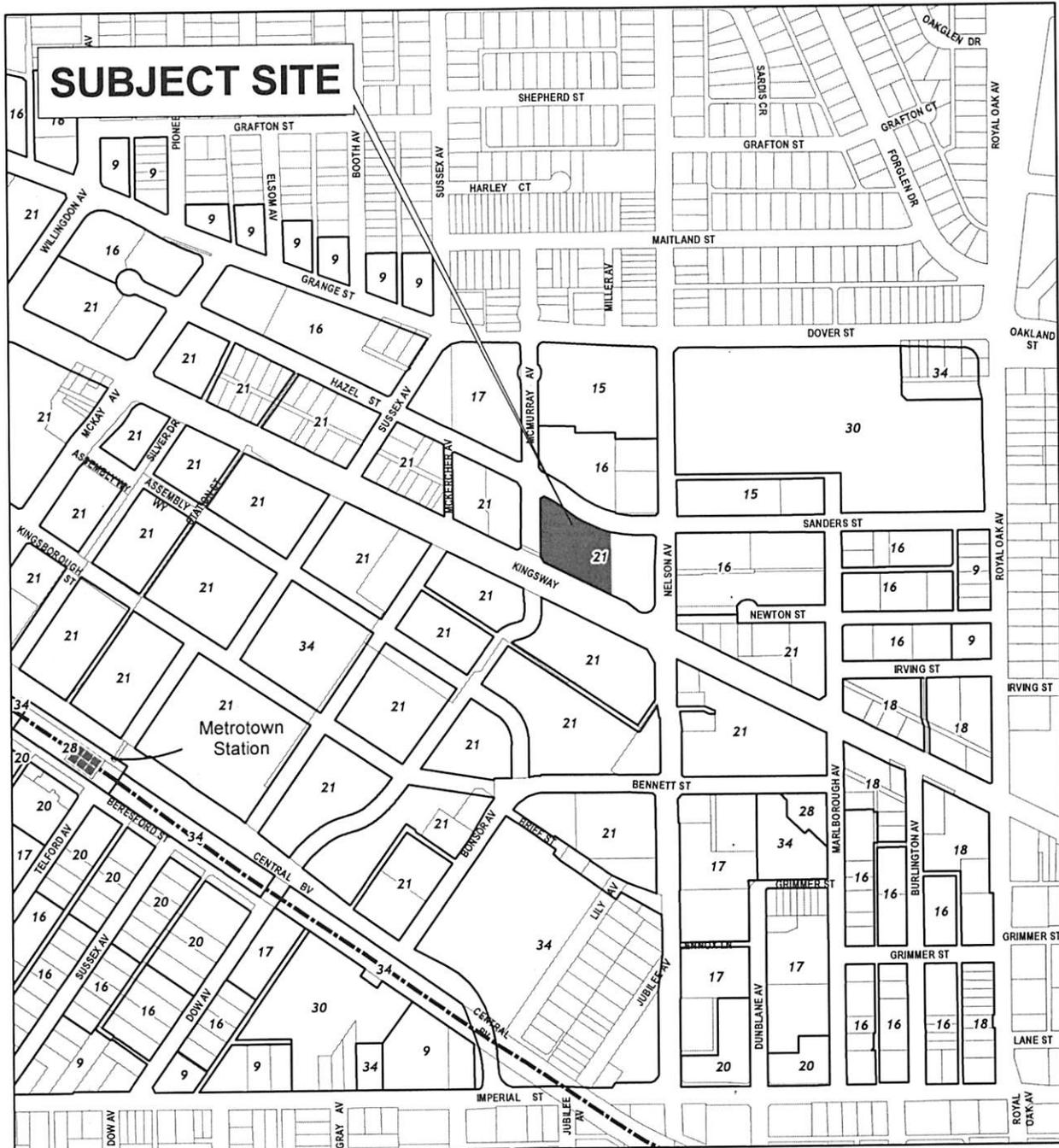
- 4.6 Off-street Bicycle Parking Provided:
- | | | |
|-------------------------|---|-----------|
| Class A bicycle parking | - | 39 spaces |
| Class B bicycle parking | - | 31 spaces |



Lou Pelletier, Director
PLANNING AND BUILDING

KL:rh
Attachments

cc: City Solicitor
City Clerk



SUBJECT SITE

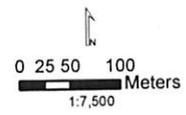
- 9 Medium Density Residential (RM3s)
- 15 High Density Residential (RM5)
- 16 High Density Residential (RM4s)
- 17 High Density Residential (RM5s)
- 18 High Density Mixed Use (RM4s/C2)
- 19 High Density Mixed Use (RM4s/C3)

- 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)



City of Burnaby
Planning and Building Dept

Metrotown Plan



Printed on August 28, 2018

Sketch #2