



TO: CITY MANAGER 2019 December 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-61**
Change of Use on CD Plan
Station Square

ADDRESS: 4630 and 4650 Kingsway, 6080 McKay Avenue (see *attached* Sketches #1 and #2)

LEGAL: Lots 1, 3 and 4, District Lot 153 Group 1 New Westminster District Plan BCP51090
Except Air Space Parcel 1 Air Space Plan EPP49942

FROM: CD Comprehensive Development District (based on C3 Community Commercial District and RM5s Multiple Family Residential District)

TO: Amended CD Comprehensive Development District (based on C3 Community Commercial District, RM5s Multiple Family Residential District and Metrotown Downtown Plan guidelines, and in accordance with the development plan entitled "Station Square Change of Use Rezoning" prepared by Chris Dikeakos Architects)

APPLICANT: AB Metro Properties Ltd.
#300-550 Burrard Street
Vancouver, BC V6C 2B5
Attention: Melissa Howey

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 January 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 December 16, and to a Public Hearing on 2020 January 28 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.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit an amendment to the Comprehensive Development Plans for Station Square Sites 4, 5 and 6 approved under Rezoning References #04-09 and #12-43.

2.0 POLICY FRAMEWORK

The subject rezoning proposal aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Connected Community

- Social connection - Enhance social connections throughout Burnaby.
- Partnership - Work collaboratively with businesses, educational institutions, associations, other communities, and governments.

A Dynamic Community

- Economic opportunity - Foster an environment that attracts new and supports existing jobs, businesses and industries.
- Community development - Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.

An Inclusive Community

- Celebrate diversity - Create more opportunities for the community to celebrate diversity.
- Create a sense of community - Provide opportunities that encourage and welcome all community members and create a sense of belonging.

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 is to be dedicated to the City at such time that the western portion of the Metropolis at Metrotown site redevelops. The Station Square site measures approximately 4.15 hectares (10.25 acres) in area.
- 3.2 Station Square is within the Metro Downtown neighbourhood of the Metrotown Downtown Plan. The adopted plan identifies the Metro Downtown neighbourhood as high density mixed-use neighbourhood, with highly animated street frontages, characterized by active shops, restaurants and cafes, supported by high-density office and residential uses. The Station Square site epitomizes the active street oriented commercial environment sought within Metrotown's downtown core.

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To the north, across Kingsway, are older commercial developments identified for future high-density high-rise mixed-use development. To the east is the Metropolis at Metrotown shopping centre (Rezoning Reference #18-27) with the Sears Metrotown redevelopment site beyond (Rezoning Reference #13-07). To the south, across Central Boulevard, is the Metrotown SkyTrain Station and Expo Line SkyTrain guideway, with high-rise mixed-use development along Beresford Street beyond. Directly to the east is the Grand Corniche development constructed in 1990, with the Crystal Mall and Metrotown Civic Square and Bob Prittie Metrotown Library across McKay Avenue.

- 3.3 The Station Square site underwent a Master Plan rezoning and a detailed first phase of development (Rezoning Reference #04-09), which achieved Final Adoption on 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.
- 3.4 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 subsequent phases proposed high-quality individually designed buildings, that were unique in their architecture and varied from the common commercial standard identified in the Master Plan concept.
- 3.5 In accordance with the uses permitted within the C3 General Commercial District, the applicant provided a statement of uses on the individual commercial floor plans, which identified uses such as *Retail, Office, Cafe and Restaurant*. While these uses are permitted, and will continue to be permitted, this specific statement of uses restricts any other uses that may be permitted under the C3 General Commercial District including Banks, Fitness Facilities or Child Care. As such, the applicant is requesting a minor amendment to the CD Plans for Sites 4, 5 and 6 of Station Square to redesignate the ground floor uses, from *Retail* to *CRU*, to allow for greater flexibility by permitting all uses under the C3 General Commercial District. The proposed rezoning is limited to use only. As such, there are no changes proposed to the architecture or permitted density of the subject developments.
- 3.6 The applicant has submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The applicant is proposing to amend the Comprehensive Development (CD) Plans for Station Square Sites 4, 5 and 6 approved under Rezoning References #04-09 and #12-43 to allow for greater flexibility by permitting all uses under the C3 General Commercial District.

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The proposed rezoning bylaw amendment is related to the ground floor uses on specific sites fronting McKay Avenue, Kingsway, Kingsborough Street and Silver Drive. Identified restaurant uses along Silver Drive, as well as office uses above the ground level, will not be affected by this proposed amendment. As noted, the statement of uses identified on the CD Plans will be amended to reflect *CRU* rather than *Retail*, where appropriate. There are no changes to the residential component of the sites, and there is no additional development being sought in connection to this rezoning application.

5.0 CONCLUSION

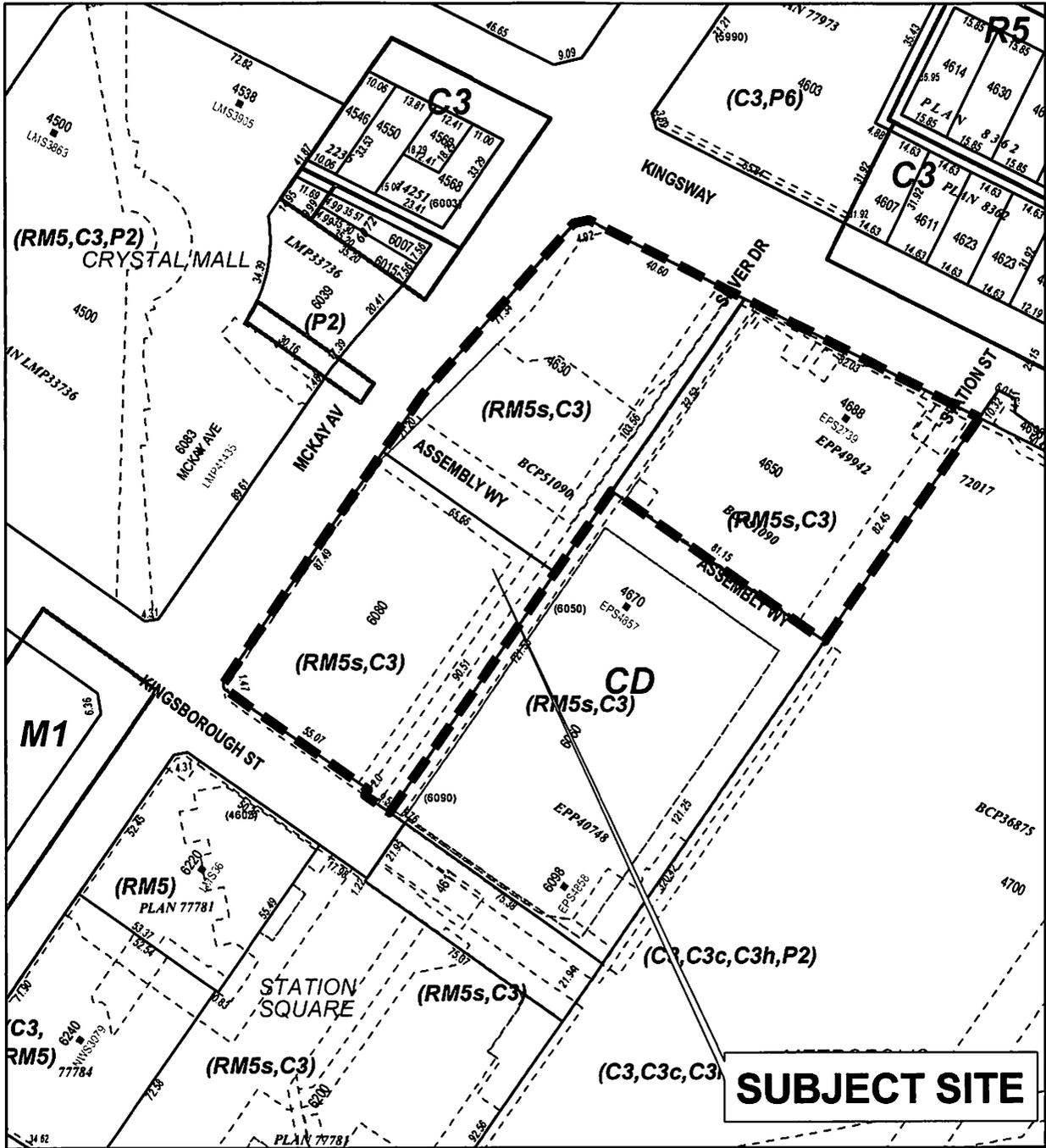
An amended Comprehensive Development (CD) Plan for Station Square Sites 4, 5 and 6 will provide for greater flexibility of use beyond retail, office, café and restaurant. The proposed amendment will not detract from the highly active and engaging retail and entertainment concept envisioned in the Station Square Master Plan; in fact, it will help to enhance this concept by being adaptable to the needs of tenants and patrons into the future. As noted, no specific development is provided for approval by the subject rezoning application.



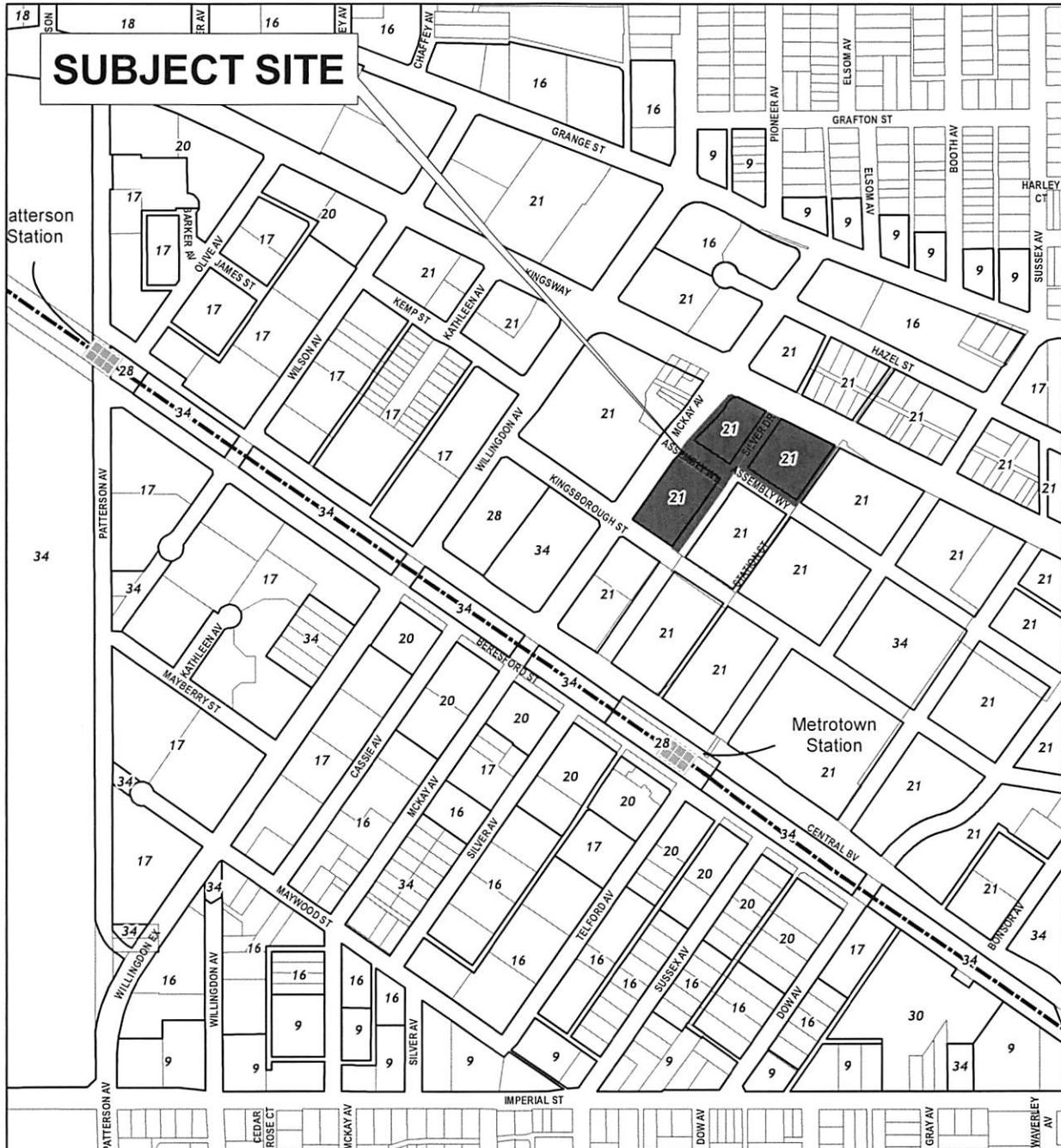
E.W. Kozak, Director
PLANNING AND BUILDING

JBS:tn
Attachments

cc: City Solicitor
City Clerk



	PLANNING & BUILDING DEPARTMENT 
DATE: <p style="text-align: center;">NOV 25 2019</p>	REZONING REFERENCE #19-61 6080 MCKAY AVENUE, 4630 AND 4650 KINGSWAY
SCALE: <p style="text-align: center;">1:2,000</p>	
DRAWN BY: <p style="text-align: center;">AY</p>	
 Subject Site	



- | | |
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| 9 Medium Density Residential (RM3s) | 20 High Density Mixed Use (RM5s/C2) |
| 15 High Density Residential (RM5) | 21 High Density Mixed Use (RM5s/C3) |
| 16 High Density Residential (RM4s) | 28 Institutional |
| 17 High Density Residential (RM5s) | 30 Public School (P3) |
| 18 High Density Mixed Use (RM4s/C2) | 34 Park and Public Use (P3) |
| 19 High Density Mixed Use (RM4s/C3) | |



Planning and Building Dept

Metrotown Plan

