

TO: CITY MANAGER 2020 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #19-07
Renovation and expansion of existing commercial buildings
Metrotown Downtown Plan Area

ADDRESS: 4330 Kingsway and 5945 Kathleen Avenue (see *attached* Sketches #1 and #2)

LEGAL: Parcel A, District Lot 153, Group 1, NWD Plan BCP25051, and Lot 2, District Lot 153, Group 1, NWD Plan 68123

FROM: CD Comprehensive Development District (based on C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “4330 Kingsway and 5945 Kathleen” prepared by Dialog)

APPLICANT: Screo I Metrotown Inc.
#200 – 121 King Street
Toronto, ON M5H 3T9
Attn: Steven Dejonckheere

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

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 July 06 and to a Public Hearing on 2020 July 28 at 5:00 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 deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to, the granting of a Section 219 Covenant to assure the provision and continuing maintenance and monitoring of required Transportation Demand Management measures.
- f) The undergrounding of any wiring abutting the site.
- g) The review of a detailed Sediment Control System by the Director Engineering.
- h) The pursuance of Storm Water Management Best Practices, in line with established guidelines.
- i) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- j) The review of on-site commercial loading facilities by the Director Engineering.
- k) The submission of a detailed comprehensive sign plan.
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- m) The deposit of the applicable Regional Transportation Development Cost Charge.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the renovation and expansion of two existing commercial buildings.

2.0 POLICY FRAMEWORK

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

A Connected Community

- Social connection – Enhance social connections throughout Burnaby.

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

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.

3.0 BACKGROUND

- 3.1 The subject site, located within the block bound by Wilson Avenue, Kingsway, Kemp Street, and Kathleen Avenue (see *attached* Sketch #1) is comprised of two properties, each of which is improved with an office building with ground floor retail and underground parking. 4330 Kingsway (Phase 1 of the Metrotown Place development) was developed in 1983 under Rezoning Reference #163/81, and 5945 Kathleen Avenue (Phase 3 of Metrotown Place) was developed in 1987 under Rezoning Reference #86/83A. Vehicular access to the site is provided from Kemp Street and Kathleen Avenue.
- 3.2 Immediately adjacent the subject site, on the southwest corner of Kingsway and Kathleen Avenue at 4370 Kingsway (Phase 2 of Metrotown Place), is a two-storey commercial building which is not part of the subject rezoning application. To the north of the subject properties across Kingsway is the Old Orchard commercial shopping centre and a two-storey commercial development, to the east across Kathleen Avenue is a gas station, to the south across Kemp Street is multiple-family and single-family housing, and to the west across Wilson Avenue are mixed-use developments fronting Kingsway.
- 3.3 The subject site is located within the Metro Downtown neighbourhood of the Metrotown Downtown Plan area (see *attached* Sketch #2). The subject properties at 4330 Kingsway and 5945 Kathleen Avenue were rezoned in the 1980s to the CD Comprehensive Development District, using the C3 General Commercial District as a guideline. The existing office buildings were occupied by Metro Vancouver until 2017, when Metro Vancouver relocated to Metrotower 3 on Central Boulevard. The Council-adopted Metrotown Downtown Plan designates the subject site, as well as 4370 Kingsway, for high-

density mixed-used development, using the RM5s Multiple Family Residential District and C3 General Commercial District as guidelines.

- 3.4 On 2019 April 29, Council received the report of the Planning and Building Department regarding the subject rezoning and authorized the Department 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 further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The purpose of this rezoning application is to rezone the subject site to the amended CD Comprehensive Development District, using the C3 General Commercial District as a guideline, in order to permit the renovation of the existing commercial buildings on the site, including: re-cladding of the buildings, alterations to the site's public realm and landscaping, and an increase in floor area (approximately 3,644,46 m² [39,229 sq. ft.]) to improve the street presence of the building, accommodate a ground and second floor level connection between the two buildings, expand the second floor area to match the ground level, and provide additional floor area on the office tower floors. The proposed rezoning, which would create strata commercial and office units, is considered supportable as the retention of the existing office floor area and the jobs that it accommodates is an objective of the Metrotown Downtown Plan. It is also considered supportable given the proposed enhanced street presence, and the opportunity for the development to extend the site's Town Centre road standards. Vehicular access to the site is proposed to be maintained via Kemp Street and Kathleen Avenue.

It is noted that 4370 Kingsway, improved with a two-storey commercial building on the southwest corner of Kingsway and Kathleen Avenue, is not included as part of the subject rezoning. However, legal arrangements regarding required parking, loading, and access for 4370 Kingsway would need to be maintained and revised as necessary. At such time that the subject site is advanced for complete redevelopment, consolidation with 4370 Kingsway would be required.

- 4.2 The proposed development requires the outright provision of 598 parking stalls on site in accordance with the Zoning Bylaw. Previous Rezoning and Preliminary Plan Approval applications on the site have provided less than the required amount of parking by permitting cash-in-lieu parking, in line with the Zoning Bylaw provision for parking within Town Centres. Furthermore, as a result of providing required bicycle storage and end-of-trip facilities, upgrading of the building's exit routes, and provision of solid waste/recycling areas in line with City guidelines, the existing parking area has experienced a loss of 33 additional parking stalls. In addition, as a result of the increased net floor area resulting from the improved connection between the two existing buildings, and improved

relationship with Kingsway an additional 17 parking stalls would be required that cannot be provided in the existing parkade. As such, there is a total deficit of 50 parking stalls.

Under the Zoning Bylaw's cash-in-lieu parking provision within Town Centres, the applicant could purchase the shortfall of the required 50 parking spaces at \$10,000 per stall equaling a total of \$500,000. However, it is proposed, that as a result of current City policy requirements that were not in place at the time of the parkade's construction, the required 17 net new parking stalls be provided as a cash-in-lieu payment, and the 33 parking spaces lost to required amendments to the parkade be offset through a Transportation Demand Management Strategy for the site. As an alternative to the cash-in-lieu option available, the equivalent funds would be put toward supporting active transportation through enhanced bicycle storage and end-of-trip facilities, provision of car share vehicles, and the provision of Transportation Demand Management (TDM) coordinator for two years. A Section 219 Covenant to secure the provision of the TDM measures, and bonding for those measures, will be required prior to Final Adoption.

- 4.3 To the approval of the Director Engineering, the applicant will provide for all services necessary to serve this site including, but not necessarily limited to the following:
- cash-in-lieu towards the construction of Kingsway, Wilson Avenue, and Kathleen Avenue to their final Town Centre standard;
 - replacement of a bus shelter on Kingsway;
 - sanitary sewer upgrade; and,
 - installation of telecommunication conduits.
- 4.4 Any necessary easements and covenants and statutory rights-of-way for the site are to be provided, including but not necessarily limited to Section 219 Covenants to ensure the provision of required TDM measures and ensure that loading operations are managed by the Strata Council.
- 4.5 The pursuance of Storm Water Best Management Practices, in line with established guidelines, is required.
- 4.6 In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20.3 cm (8 in.) in diameter.
- 4.7 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.8 The undergrounding of any wiring abutting the development site is required, including at the southwest corner of the subject block.
- 4.9 Applicable Development Cost Charges include:

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- GVS & DD Sewerage Charge; and,
- Regional Transportation Development Charge.

5.0 DEVELOPMENT PROPOSAL

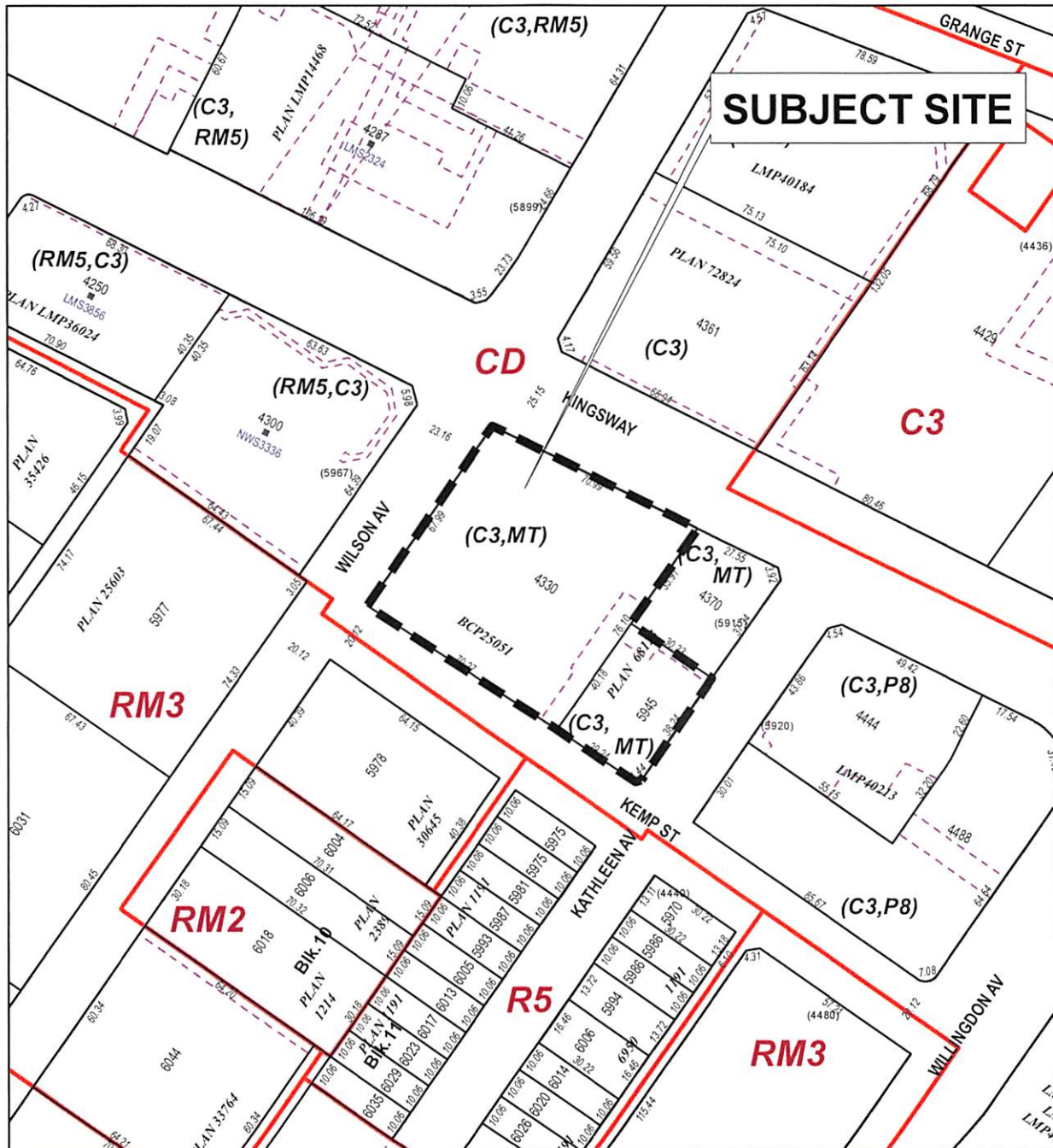
5.1	<u>Site Area</u>	-	6,260.6 m ² (67,388 sq. ft.)
5.2	<u>Site Coverage</u>	-	44%
5.3	<u>Gross Floor Area</u>	-	27,487.3 m ² (295,871 sq. ft.)
5.4	<u>Floor Area Ratio</u>	-	4.4 F.A.R.
5.5	<u>Height</u>	-	19 and 10 storeys
5.6	<u>Vehicle Parking</u>		
	Outright Required	-	598 spaces
	Required and Provided	-	421 spaces
5.7	<u>Bicycle Parking</u>		
	Required and Provided	-	137 spaces
5.8	<u>Loading</u>		
	Required and Provided	-	10 spaces


E. W. Kozak, Director
PLANNING AND BUILDING

LS:tn

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT




Date:
May 29 2020

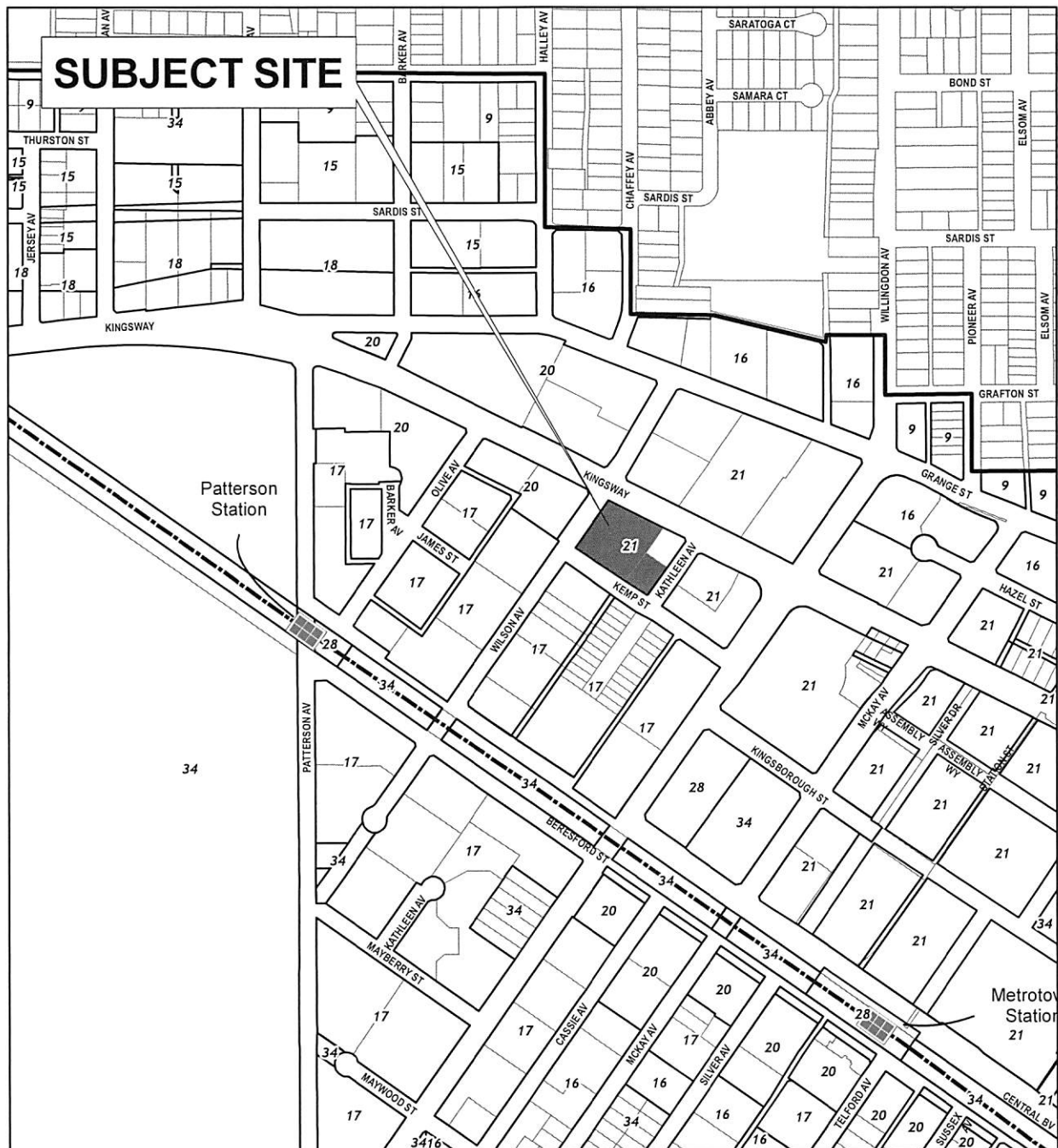
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JS

REZONING REFERENCE #19-07
4330 KINGSWAY AND 5945 KATHLEEN AVENUE

 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)

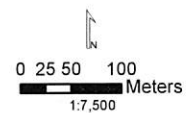
- 20 High Density Mixed Use (RM5s/C2)
- 21 High Density Mixed Use (RM5s/C3)
- 28 Institutional
- 30 Public School (P3)
- 34 Park and Public Use (P3)



Planning and Building Dept

Printed on May 29, 2020

Metrotown Plan



Sketch #2