

TO: CITY MANAGER 2020 December 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-25**
Amendments to Concord Metrotown Phase 1
Metrotown Downtown Plan

ADDRESS: 4754 Kingsway

LEGAL: Lot 1 District Lots 32, 152 and 153, Group 1, New Westminster District Plan EPP76863

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

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "MT Sears Phase 01" prepared by IBI Architects (Canada) Inc.)

APPLICANT: Concord Kingsway Projects GP Ltd.
Suite 900 – 1095 West Pender Street
Vancouver, BC V6E 2M6
Attn: Matt Meehan

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2021 January 26.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 December 14 and to a Public Hearing on 2021 January 26 at 5:00pm.
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 additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional services. All services are to be designed to City standards and constructed in accordance with the Engineering Design.

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One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- c. The granting of any necessary statutory rights-of-way, easements, and/or covenants.
- d. The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- e. The review of revised on-site residential and commercial loading facilities by the Director Engineering.
- f. The deposit of the applicable School Site Acquisition Charge
- g. The deposit of the applicable Regional Transportation Development Cost Charge.
- h. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to revise the previously approved development concept to permit a reduction in commercial floor area, an amendment to the proposed on-site amenity, and an adjustment to the size and number of residential units.

2.0 POLICY FRAMEWORK

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. The proposed 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
 - Community Development – Manage change by balancing economic development with
- **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

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- **An Inclusive Community**

- Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 BACKGROUND

- 3.1 The subject site is located within the Metro-Downtown neighbourhood of the Council-adopted Metrotown Downtown Plan area, at the southwest corner of Nelson Avenue and Kingsway (see Sketches #1 and #2 *attached*). The subject site along with the adjacent remainder property at 4750 Kingsway comprise the Concord Metrotown (Sears) Master Plan. The Master Plan is made up of four phases, of which the subject site is Phase 1. On 2019 December 16, the Conceptual Master Plan and a Detailed first phase of development were granted Final Adoption under Rezoning Reference #13-07. The Master Plan is for six high-rise multiple family apartment buildings, within three phases, along Kingsway, atop a commercial and amenity podium with underground parking. The fourth phase is to be coordinated with the Metropolis at Metrotown redevelopment, and will accommodate a high rise commercial building atop a retail podium. Under the Metrotown Downtown Plan designation, the site was rezoned to the CD Comprehensive Development District utilizing the RM5s Multiple-Family Residential District and C3 General Commercial District as guidelines.
- 3.2 On 2020 September 30, Council received the report of the Planning and Building Department regarding an amendment rezoning of the subject development site, and authorized the Department 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.
- 3.3 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

4.0 GENERAL COMMENTS

- 4.1 The proposal for the subject site includes amendments to an existing development plan involving:
- the conversion of the second floor office within the podium to amenity and bicycle storage resulting in a decrease in commercial floor area from 8,834.15 m² (95,090 sq.ft.) to 2,814.31 m² (30,293 sq.ft.);
 - a reduction in the the overall enclosed amenity space from 4,380 m² (47,146 sq.ft.) to 2,414.83 m² (25,993 sq.ft.); and
 - an increase in the total number of units from 1,309 to 1,384.

No changes to the permitted residential density, or number of residential floors is proposed, and remains unchanged.

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- 4.2 Overall, the amendment rezoning is considered supportable as it helps advance the economic sustainability objectives of the City by delivering significant employment opportunities, greater outdoor amenity space for residents, and a more achievable unit mix suitable for the Town Centre setting. The proposal's siting, massing, materiality, and architectural expression remain virtually unchanged, and continue to meet the high standard for development for the Metrotown Downtown.

5.0 REZONING REQUIREMENTS

- 5.1 The approved development of the subject site under Rezoning Reference #13-07 predated the Rental Use Zoning Policy, as such inclusionary rental was not required as part of Phase I of the Sears Master Plan. As the proposed amendment does not contemplate any changes to the building's siting, massing or residential density, and given the proposed amendment rezoning is to permit relatively minor revisions to the previously approved concept, inclusionary rental requirements are not intended to apply to this rezoning amendment. It is noted, however, that rental use zoning provisions would apply to future phases of the Sears Master Plan site.
- 5.2 Site servicing for the subject lot was previously captured under Rezoning Reference #13-07 as well as Subdivision Reference #18-05. Notwithstanding, the Director Engineering will be requested to prepare a revised estimate for any additional services necessary to serve this site.
- 5.3 The granting of any necessary easements, covenants and statutory rights-of-way, including replacement of any currently registered agreements on title.
- 5.4 The submission of an updated detailed residential and commercial loading management plan to the approval of the Director Engineering is required.
- 5.5 The submission of an updated Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 5.6 Development Cost Charges applicable to this amendment rezoning for the additional commercial floor area include:
- the School Site Acquisition Charge; and,
 - the Regional Transportation Development Cost Charge.

6.0 DEVELOPMENT PROPOSAL

6.1 Site Area

Phase I	-	12,275.93 m ² (132,137 sq.ft.) (unchanged)
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6.2 Density

Permitted and Provided

Residential Floor Area Ratio (FAR)	-	9.18 FAR (unchanged)
<u>Commercial Floor Area Ratio (FAR)</u>	-	<u>0.23 FAR</u>

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COMBINED FAR	-	9.41 FAR
Residential Gross Floor Area (GFA)	-	112,692.4 m ² (1,213,011 sq.ft.) (inclusive of 388,586 sq.ft. amenity bonus) (unchanged)
Residential Amenity Space	-	2,414.83 m ² (25,993 sq.ft.) (exempted from FAR calculations)
Adaptable Unit Exemption (20 sq.ft./unit)	-	644.7 m ² (6,940 sq.ft.)
Commercial Gross Floor Area	-	2,814.31 m ² (30,293 sq.ft.)
Site Coverage:	-	55.1%

6.3 Height (all above grade)

Podium	-	2 storeys
Tower 1	-	65 storeys (unchanged)
Tower 2	-	45 storeys (unchanged)
Tower 3	-	33 storeys (unchanged)

6.4 Residential Unit Mix
Unit Type

Unit Size

Tower 1		
71	Studio	510 sq.ft.
35	1 Bedroom	602 sq.ft.
107	1 Bedroom (P11e)	582 – 601 sq.ft.
72	1 Bedroom (Adaptable)	602 – 684 sq.ft.
36	1 Bedroom + den	610 – 684 sq.ft.
154	2 Bedroom	772 – 857 sq.ft.
75	2 Bedroom + Den	840 – 1,032 sq.ft.
40	3 Bedroom (Adaptable)	1,078 – 1,181 sq.ft.
40	3 Bedroom	1,078 – 1,181 sq.ft.
32	3 Bedroom + Den	1,136 – 3,106 sq.ft.

TOTAL: 662 High Rise Apartment Units

Tower 2

115	Studio	466 – 525 sq.ft.
66	1 Bedroom (P11e)	538 – 603 sq.ft.
82	1 Bedroom (P11e (Adaptable)	538 – 603 sq.ft.
132	2 Bedroom	809 – 829 sq.ft.

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8	2 Bedroom + Den	964 sq.ft.
16	3 Bedroom	1,075 – 1,183 sq.ft.
8	3 Bedroom (Adaptable)	1,075 – 1,183 sq.ft.
2	3 Bedroom + Den	1,900 sq.ft.

TOTAL: 429 High Rise Apartment Units

Tower 3

66	Studio	475 – 525 sq.ft.
44	1 Bedroom (P11e) (Adaptable)	539 – 556 sq.ft.
44	1 Bedroom (P11e)	539 – 556 sq.ft.
44	2 Bedroom	815 – 929 sq.ft.
14	2 Bedroom (Adaptable)	815 – 929 sq.ft.
29	2 Bedroom + Den	967 sq.ft.
22	2 Bedroom + Den (adaptable)	967 sq.ft.
28	3 Bedroom	1,088 – 1,107 sq.ft.
2	3 Bedroom + Den	904 – 1,166 sq.ft.

TOTAL: 293 High Rise Apartment Units

TOTAL UNITS: 1,384 UNITS

6.5 Parking

Vehicle Parking

Residential Parking

1384 Units @ 1.1 spaces/unit

<u>Required</u>	<u>Provided Spaces</u>
- 1,522 (inclusive of 138 visitor spaces, 42 accessible parking stalls)	1584

Car Wash Stalls

- 15	15
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Car Share Vehicles

- 2	2
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Residential Loading

- 7	7
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Commercial Parking

30,293 sq.ft. retail/office
 @ 1 space / 495.16 sq.ft.

<u>Required</u>	<u>Provided Spaces</u>
- 62	62
- 3	3

Commercial Loading

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Bicycle Parking	<u>Required</u>	<u>Provided Spaces</u>
Resident – 2.0/unit @ 1309 units	- 2768 lockers	2768 lockers
Visitor - 0.1/unit @1309 units	- 138 spaces	138 spaces
Commercial – 10% of required parking	- 7 spaces	10 spaces

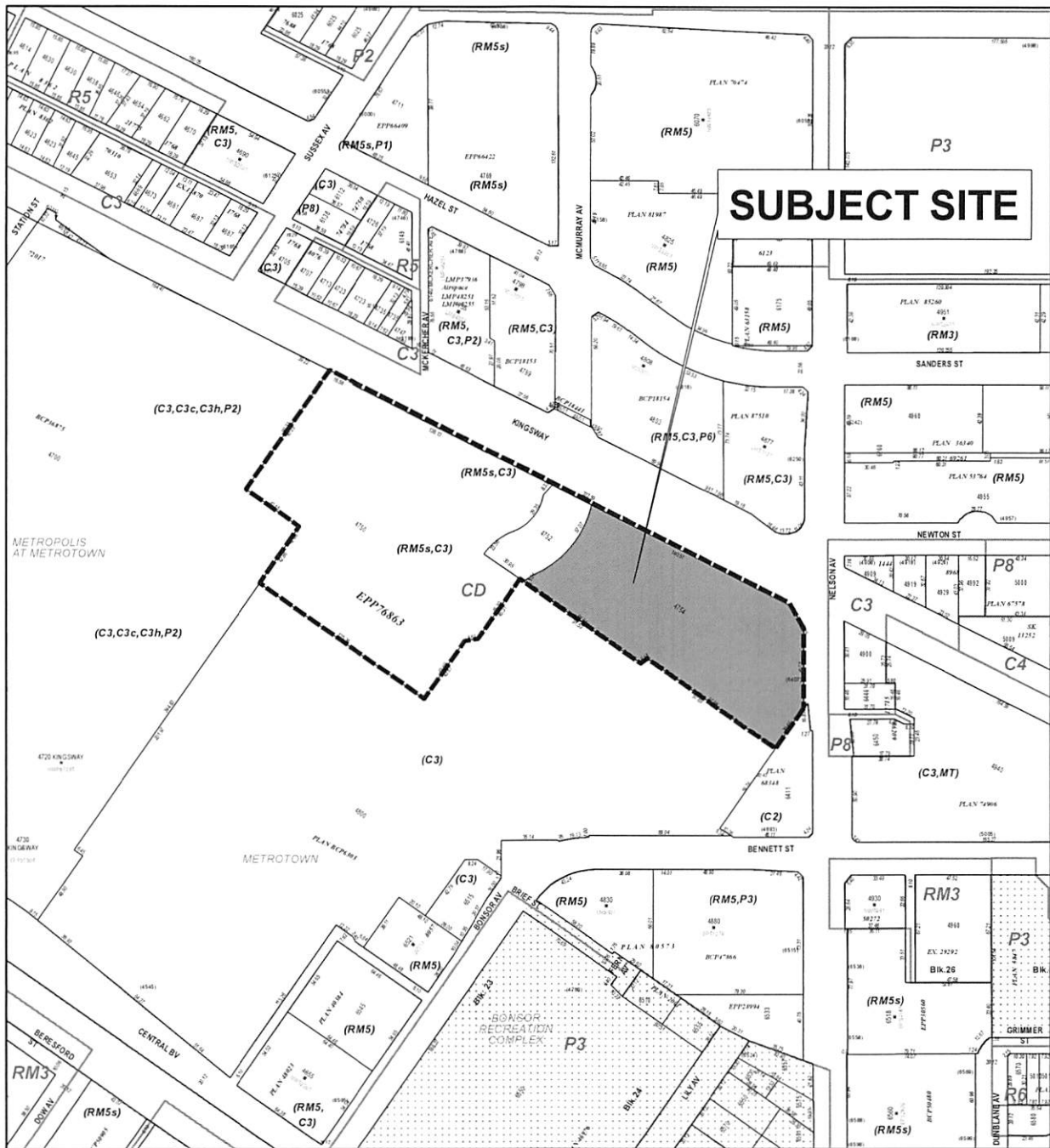
6.6 Communal Facilities
(Excluded from FAR Calculations)

Communal facilities are located within the ground floor lobbies; on the second floor bicycle storage and bike repair, guest suites; and internal amenities on the third floor below all three buildings, and on the amenity deck. Amenities include amenity lobbies with seating area and concierge; multi-purpose meeting/media/games rooms; fitness rooms; music room, study room/business centre, guest suites, tea house and terrarium. The total internal amenity area measures 2,414.83 m² (25,993 sq.ft.), which is less than the 5% or 5,634.62 m² (60,650.55 sq.ft.) permitted to be excluded from Gross Floor Area (GFA) by the Zoning Bylaw. External amenities include pool, running track, children's play area, dog park, outdoor dining and seating areas. The applicant will also pursue a substantial public art component as a requirement of the rezoning application.


E.W. Kozak, Director
PLANNING AND BUILDING

JBS/JDC
Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



Date:
SEPT 16 2020

scale:
1:4,000

Drawn By:
RW

REZONING REFERENCE #20-25 4754 KINGSWAY



4750 Kingsway



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

Metrotown Plan

