

ITEM 8
MANAGER'S REPORT NO. 64
COUNCIL MEETING Oct. 10/72

8. Re: Rezoning Reference #16/70
Lot 110, D.L. 153, Plan 38340
Kingsway Comprehensive Development

Following is a report from the Director of Planning dated October 5, 1972, regarding a comprehensive development on Kingsway (see attached sketch)

RECOMMENDATION:

THAT the recommendation contained in this report be adopted.

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PLANNING DEPARTMENT
OCTOBER 5, 1972
OUR FILE: RZ #16/70

MR. MELVIN J. SHELLEY
MUNICIPAL MANGER

DEAR SIR:

RE: REZONING REFERENCE #16/70
LOT 110, D.L. 153, PLAN 38340
KINGSWAY COMPREHENSIVE DEVELOPMENT

Background

On November 23, 1970, the Council gave final reading to a Comprehensive Development rezoning bylaw for the subject property together with Lot 111 to the north, fronting on Grange Street. The CD scheme consists of a 28 storey apartment tower on the northerly site, integrated with a commercial plaza development and 7 storey office building on the southerly property.

The apartment tower has been completed and occupied, but construction of the commercial portion of the project did not proceed. In recent months, the developer responsible for the commercial development has been in contact with the Planning Department, and has expressed a desire to make certain modifications to this part of the project.

Briefly, the development plan which forms a part of the present zoning bylaw for this site calls for three individual restaurants upon a pedestrian plaza adjacent to the Kingsway frontage. This plaza forms the roof for a single level of covered parking accessed from Kingsway near the centre of the property, and the pedestrian area is linked to the amenity level of the apartment development by a suspended walkway/lobby link beneath the proposed office building, which occupies the north-westerly portion of the commercial site.

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Proposed Plan Amendment:

Essentially, the developer wishes to amend the current plan by substituting general office and retail rental space for two of the proposed restaurants and by relocating the Kingsway vehicular access from the centre of the property to the westerly side of the site. One of the original restaurants, seating 150, is to remain, and a total of approximately 14,500 square feet of retail and office area in low-rise plaza development is proposed. The seven storey office tower is virtually unchanged from the original approved scheme, and the facility linking the pedestrian plaza with the apartment's amenity deck remains. The pedestrian plaza itself is retained, surmounting an underground parking facility for 115 cars, although the shape and extent of public open spaces is of course altered. An additional parking deck is to be added to the interior portion of the commercial project upon construction of the office tower, increasing the total commercial parking to 147 cars.


The Planning Department recognizes that the replacement of two restaurants with shopping and commercial facilities of a variety of types will increase the range of services and shopping opportunities available, and broaden the attractiveness of the development to the public in general; to this extent, it would appear that the change in use improves the scheme. A slight increase in commercial F.A.R. is involved, from 0.513 to 0.557; this increase is acceptable in terms of overall density.

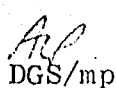
Additionally, modifications to the vehicular access and paths of pedestrian movement provide for improved integration with a future redevelopment of the property to the west or with a pedestrian overpass in the event that Chaffey is relocated to the west property line of the CD site.

Recommendation:

As the proposed changes would require an amendment to the CD bylaw for this property, the Planning Department would ask that the Council advance this amendment proposal to the Public Hearing scheduled for October 24, 1972.

Respectfully submitted,

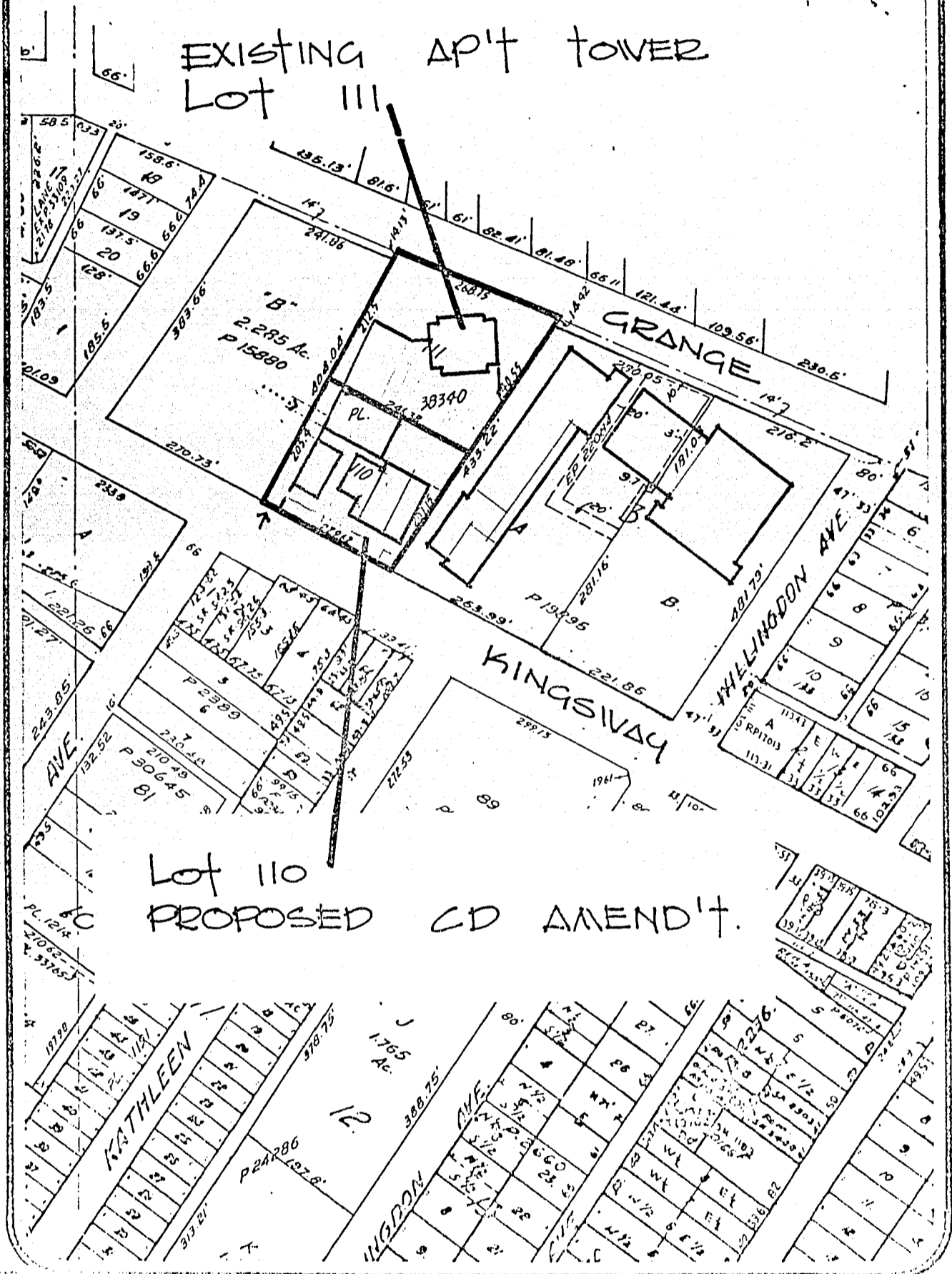

A. L. Parr,
DIRECTOR OF PLANNING


DGS/mp

c.c. Municipal Clerk
Municipal Solicitor

Attachment

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SCALE 1" = 200'
 DRAWN RGS
 DATE 5/21/72

RZ REF # 16/70
 PROPOSED AMENDMENT
 TO COMMERCIAL PORTION
 OF CD PLAN

BURNABY PLANNING DEPARTMENT