

ITEM 20

MANAGER'S REPORT NO. 3

COUNCIL MEETING Jan. 20/75

Re: Rezoning Reference #17/74  
Proposed Commercial Development  
Edmonds/Kingsway/Britton

Following is a report from the Director of Planning regarding a proposal to develop an office/retail development at the subject location.

RECOMMENDATION:

1. THAT the Director of Planning's recommendations be adopted.

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PLANNING DEPARTMENT  
JANUARY 17, 1975

TO: MUNICIPAL MANAGER

FROM: PLANNING DIRECTOR

SUBJECT: REZONING REFERENCE #17/74  
PROPOSED COMMERCIAL DEVELOPMENT  
EDMONDS/KINGSWAY/BRITTON  
(See attached sketch #1)

Applicant: Joseph A. Handja  
1399 Commercial Drive  
Vancouver, B.C.

1.0 Short Description of the Project

The proposal consists of a two storey office/retail development with full underground parking on a 0.48 acre net site.

2.0 Background.

On May 21, 1973 an initial rezoning report was submitted to Council. Council granted approval in principle to the use proposed by the applicant subject to the resolution of a number of concerns outlined in the rezoning report. The Planning Department was authorized to work with the applicant towards the resolution of any difficulties and the evolution of a suitable plan of development on the understanding that a further and more detailed report would be submitted at a later date.

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The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

### 3.0 General Comments

- 3.1 The subject site is centrally located in the commercial core of Area "O" of the 1969 Apartment Study and is designated as appropriate for town centre commercial development of a relatively intense nature. The applicant's general proposal is in conformity with the concepts and designations of the Apartment Study.
- 3.2 The applicant is responsible for providing all necessary services to the site. The cost of intersection upgrading along the Kingsway and Edmonds frontage of the property would be the responsibility of the applicant. The applicant has agreed to relocate existing services within the present Britton Street right-of-way within a new 15-foot wide easement along the east lot line.
- 3.3 The closure of the portion of Britten Street between Kingsway and Edmonds and the inclusion of this closed portion of road within the site has overcome concerns with regard to the smallness of the site after the required street widening dedications had been deducted. The placement of all parking underground has relieved concern as to the feasibility of providing adequate on-site vehicular circulation.
- 3.4 The proposed site is to be rezoned to the Comprehensive Development District utilizing the General Commercial District (C3) regulations as a guideline.
- 3.5 All proposed project accesses off Kingsway will require the approval of the Department of Highways.

### 4.0 Road Exchange Bylaw and Intersection Rationalization

- 4.1 It is proposed that the existing complex Edmonds-Kingsway intersection be improved and simplified. This intersection restructuring would consist essentially of the closing of Britton Street (one-way north, at present) between Edmonds and Kingsway, the straightening of the Edmonds Street pavement alignment as it crosses Kingsway, which is at present rather devious, and the provision of appropriate left-turning lanes within the intersection design itself.

In close consultation with the Planning Department, the Engineering Department has worked out an improved intersection design. The specific engineering design drawing is on file and available for perusal. This intersection design was referred to the Department of Highways for their staff consideration and comments. In a letter of November 12, 1974, the Department of Highways replied that they agreed in principle with the design and specifically had no objection to the closure of Britton Street. For information, it is noted that Kingsway is a designated Provincial Highway requiring the approval of the Department

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of Highways for any road alignment adjustments. The Planning Department is pursuing the delineation of an appropriate cost sharing formula for the provision of the restructured intersection among the Department of Highways, the Municipality, and the subject rezoning applicant.

The restructured intersection would require minimal right-of-way dedications from two private properties on the south-west corner of Kingsway and Edmonds. Road rights-of-way dedications are also required off the B.C. Hydro right-of-way property at the north-west corner of Kingsway and Edmonds. The restructured intersection will, in our opinion, also provide for improved turning movements for public transit vehicles into the Edmonds Loop Terminal. All the affected property owners have been contacted and discussions are continuing with reference to the dedication of the necessary rights-of-way. (See Sketch #1).

- 4.2 The applicant is to dedicate a portion of the property 20' in width along the Edmonds Street frontage and a portion of the property 16.5' in width along the Kingsway frontage for road widening purposes. Right-of-way dedication would be required to accommodate the right turn curve off Kingsway going north onto Edmonds. The total required dedications amount to approximately 9,700 sq. ft. or 0.22 acres.
- 4.3 The portion of Britton Street between Kingsway and Edmonds will be closed and included within the applicant's net site. Britton Street is at present a north one-way connector. The area of Britton Street to be closed is approximately 9,000 sq. ft. or 0.21 acres.

A letter is on file addressed from the owner of the adjacent property to the east (IGA supermarket) to the developer of the project agreeing, in principle, to the closure of Britton Street.

The closure of Britton Street would necessitate the relocation of some existing services into a new easement 15 feet wide to be established along the east lot line. A public walkway would also be provided within this easement between Edmonds and Kingsway.

#### 4.4 Road Exchange Bylaw

The terms of the Road Exchange Bylaw are:

- a) The dedication by the applicant of approximately 9,700 sq. ft. for road widening purposes.
- b) The closure of approximately 9,000 sq. ft. of Britton Street and the inclusion of the closed portion of road into the applicant's site.
- c) The relocation of existing services in the Britton Street right-of-way within a new 15 foot wide easement along the east lot line.

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- d) The granting of the necessary 15 foot wide easement for public utility and walkway purposes along the east lot line.
- e) The provision of a concrete public walkway to the municipal standard within the designated walkway easement.
- f) The appropriate restructuring of the Kingsway/Edmonds intersection to allow for the closure of the portion of Britton Street between Kingsway and Edmonds.

#### 5.0 Development Proposal

- 5.1 Net Site Area = 21,130 sq. ft. or 0.48 acres.  
(including closed portion of Britton Street).

Site Coverage = 7,500 sq. ft. = 35.5%.

- 5.2 Provided Floor Area  
 Commercial Retail = 7,500 sq. ft.  
 Office = 7,500 sq. ft.

TOTAL FLOOR AREA = 15,000 sq. ft.

F.A.R = 0.71

- 5.3 Parking Requirements.

Retail/Office @ 1 space per 500 sq. ft. = 30 spaces  
 Provided = 30 spaces.

100% underground parking.  
 2 Loading spaces required and provided.

- 5.4 Exterior Materials.

Cedar Siding Fascias,  
 Concrete Stucco Wall Finish  
 Solar Bronze Glazing in aluminum frames.

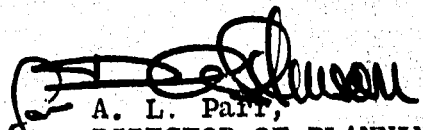
#### 6.0 Recommendation

It is recommended that:

- 6.1 Council authorize the introduction of a Road Exchange Bylaw according to the terms outlined in Section 4.4 of this report, contingent upon the granting by Council of First and Second Reading of the subject Rezoning Bylaw.
- 6.2 Council approve in principle the restructuring of the Kingsway/Edmonds intersection as outlined in Section 4.0 of this report and authorize the Planning Department to continue to pursue the completion of the improved intersection design.

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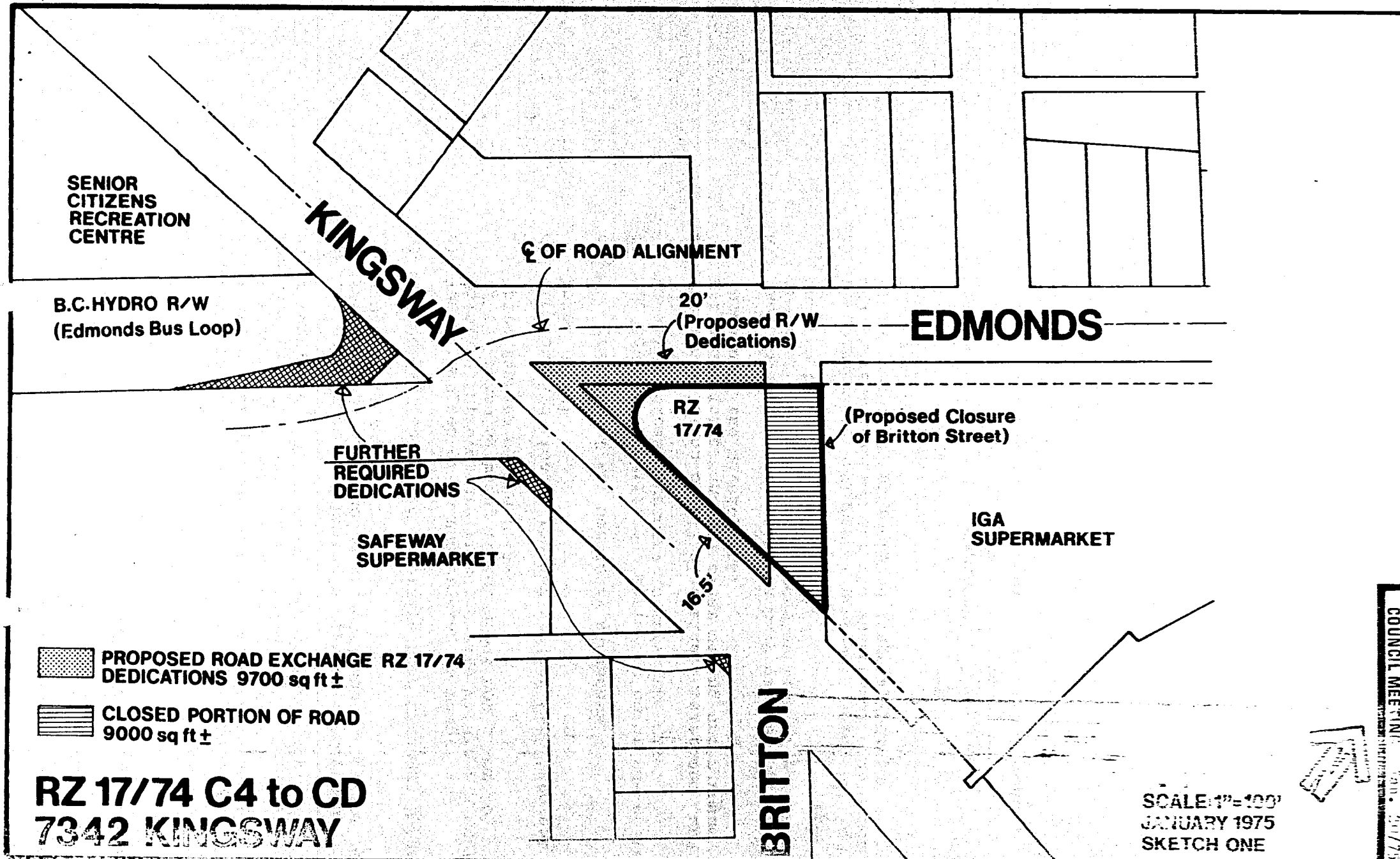
- 6.3 Council receive the report of the Planning Department and request that a rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on February 18, 1974 and that the following be established as prerequisites to the completion of the rezoning:
- a) The submission of a suitable plan of development in accordance with the points outlined in Section d) 4.0 of this report.
  - b) The completion of the requisite Road Exchange Bylaw.
  - c) The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw.
  - d) The consolidation of the net project site into one legal parcel.
  - e) The granting of any necessary easements.
  - f) The deposit of sufficient monies to cover the costs of all services necessary to serve the site.
  - g) The installation of all electrical, telephone, and cable servicing, and all other wiring underground throughout the development.
  - h) The provision of a public walkway easement along the east lot line and the construction of a concrete walk to the municipal standard.
  - i) An appropriate operational procedure agreeable to all parties involved for the successful completion of the proposed restructured Kingsway/Edmonds intersection.

  
A. L. Parr,  
DIRECTOR OF PLANNING

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Attached Sketch

cc: Municipal Clerk  
Land Agent  
Engineer



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