

ITEM 7
MANAGER'S REPORT NO. 73
COUNCIL MEETING Oct. 24/77

Re: PRELIMINARY PLAN APPROVAL APPLICATIONS FOR THE
METROTOWN AREA

Following is a report from the Director of Planning regarding the Metrotown area.

RECOMMENDATION:

1. THAT all applications for Preliminary Plan Approval relating to property within the Metrotown area be referred to Council together with a staff report.

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Planning Department
October 19, 1977

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
RE: PRELIMINARY PLAN APPROVAL APPLICATIONS
METROTOWN AREA

Within the report Metrotown, A Development Plan, submitted to Council on August 29, 1977, reference is made to the fact that there are certain existing zoning anomalies within the Metrotown area that provide a potential for development considered contrary to the parameters outlined in the development concept. In recognition of this, it was recommended that an interim development control programme be prepared on a priority basis following Council's approval in principle of the development plan for the Metrotown area.

The subject report will undertake a comprehensive review of existing zoning as it relates to the proposed development plan for the purpose of recommending changes where appropriate to remove those zoning inconsistencies and as well provide criteria and procedures that would be used to assess proposed interim changes of use of existing structures prior to their redevelopment.

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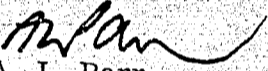
In the absence of the adopted interim development control program and Council's approval in principle of the development plan, staff would propose that applications for Preliminary Plan Approval (P.P.A.) within the Metrotown area be referred to Council with a staff report.

A similar referral procedure was initiated at the direction of Council following the adoption of the Big Bend Development Plan. It should be emphasized that the proposed referral procedure would only be utilized on an interim basis pending Council's approval of the Metrotown development plan and the interim development control program.

Should Council concur with this interim referral procedure, it is anticipated that a current application for P.P.A. relating to property in this area would be referred to Council's meeting of October 31, 1977.

RECOMMENDATION

THAT all applications for Preliminary Plan Approval relating to property within the Metrotown area be referred to Council together with a staff report.


A. L. Parr,
DIRECTOR OF PLANNING.

JSB/hf