

RE: CONCEPT PLAN/MUNICIPAL LAND ASSEMBLY AREA  
METROTOWN SUB-AREA 14

ITEM	28
MANAGER'S REPORT NO.	13
COUNCIL MEETING	1981 07 13

Following is a report from the Director of Planning on Metrotown Sub-Area 14.

RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1981 JUL 03

FROM: DIRECTOR OF PLANNING

SUBJECT: CONCEPT PLAN/MUNICIPAL LAND ASSEMBLY AREA  
- METROTOWN SUB-AREA 14

RECOMMENDATIONS:

1. THAT Council approve in principle the concept plan for Metrotown Sub-Area 14 as outlined in this report and summarized in the attached Figure 2.
2. THAT Council approve the gradual acquisition of those properties within the proposed Municipal Land Assembly Area as shown on the attached Figure 3, as they become available, for the purposes outlined in this report.

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SUMMARY:

In accordance with Council's directive, this report recommends a concept plan for Metrotown Sub-Area 14 based on a previous general designation of this area for office/park development and the inclusion of a Municipal land assembly and corresponding civic development area. A concept plan is presented in summary form for approval as is a recommended Municipal Land Assembly Area.

REPORT

A. BACKGROUND

The Municipal Council at its meeting of 1978 November 27 approved the preparation of a Community Plan for Metrotown Sub-Area 14 (see attached Figure 1). This plan, covering the area bounded by Kingsway, Millingdon Avenue, Beresford Street and Silver Avenue, was to incorporate the following items as approved in principle by Council:

- 1) The general designation of this area for office/park development.
- 2) The inclusion of two priority Municipal sites of approximately two to three acres each for future civic related purposes and the pre-assembly of a development site for senior governmental/institutional requirements.
- 3) The possible Municipal acquisition on an individual basis of other properties within Sub-Area 14 but outside of the designated assembly areas which are considered attractive in terms of price and strategic location.

The earlier completion of a recommended concept plan for this area has not been possible given the uncertainty surrounding the nature and location of the proposed Light Rapid Transit facilities in this area and the extent and manner they would involve the properties within Sub-Area 14. The recent decision to proceed with the Automated Light Rapid Transit (A.L.R.T.) system has led to a revised transit station location and configuration proposal that no longer directly involves the subject lands.

B. THE CONCEPT PLAN

The proposed Concept Plan for Area 14 is outlined on the attached Figure 2 and reflects an analysis of several considerations including the proposed role of this area, use relationships, general development and design criteria, traffic flows and pedestrian movements. Collectively, this area provides the basis for a high quality office/park development together with a centrally located civic development area which compliment and are compatible with the adjacent proposed civic area and transit centre. The gradual acquisition of the scaled down 2.9 acre civic assembly site is considered adequate to meet future Municipal needs in the area. Key development characteristics associated with the four outlined areas on Figure 2 can be summarized as follows:

- i) Area I
  - net site area + 5.0 acres (2.02ha)
  - proposed use - business/professional offices with retail/service promenade uses along Kingsway and Silver Avenue
  - vehicular access - restricted to road 'B' (see Figure 2)
  - zoning - Comprehensive Development (CD)
  - maximum Floor Area Ratio (F.A.R.) - 2.5

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- ii) Area II
  - net site area + 2.1 acres (.85ha)
  - proposed use - business/professional offices
  - vehicular access - restricted to road 'C'
  - zoning - Comprehensive Development (CD)
  - maximum F.A.R. - 1.5
- iii) Area III
  - net site area + 4.9 acres (1.98ha)
  - proposed use - business/professional offices with minor ancillary service/retail uses
  - vehicular access - restricted to roads 'C', 'D' and 'E'
  - proposed zoning - Comprehensive Development (CD)
  - maximum F.A.R. - 2.0
- iv) Area IV
  - net site area + 2.9 acres (1.17ha)
  - proposed use - civic development area with potential library (+ 25,000 sq. ft.), metropark and major public square facilities
  - vehicular access - from roads 'B' and 'D'
  - zoning - Park and Public Use (P3)
  - existing ownership - the proposed civic development area is composed of the following:

<u>Type</u>	<u>Area</u> acres	<u>Area</u> hectares
private parcels	2.4	.97
Municipal property	.1	.04
existing road r/w	<u>.4</u>	<u>.16</u>
Total	2.9	1.17

C. PROPOSED MUNICIPAL LAND ASSEMBLY

Figure 3 outlines the proposed Municipal Land Assembly Area, as well as those properties under existing Municipal ownership. The Municipal Land Assembly area boundary has delineated on the basis of the proposed Civic Development Area, as well as those properties required for major road rights-of-way. The proposed 5.6 acre Municipal Land Assembly area is composed of the following:

<u>Type</u>	<u>Area</u> acres	<u>Area</u> hectares
private parcels	4.4	1.78
Municipal property	.6	.24
existing road r/w	<u>.6</u>	<u>.24</u>
Total	5.6	2.26

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In terms of its designated future use, the property within the proposed Municipal Land Assembly Area is composed of the following:

<u>Designated Use</u>	<u>Area</u> acres	<u>Area</u> hectares
Civic Development Area	2.9	1.17
Road rights-of-way	2.5	1.01
Remnants for consolidation with private development areas	.2	.08
Total	5.6	2.26

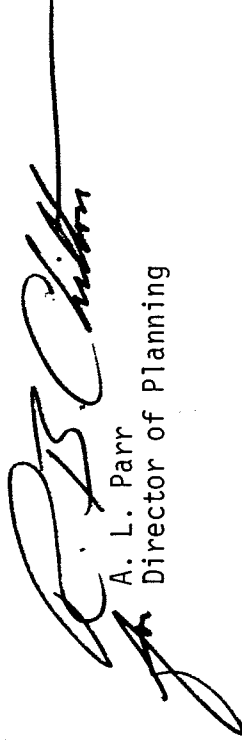
With respect to the possible Municipal acquisition of other private properties within Sub-Area 14, it is proposed that this only be considered when acquisition would be justified on the basis of a particularly attractive price or when Council deemed it necessary to help achieve development guidelines for the area.

A further Municipal initiative that is presently being reviewed is a possible exchange of land involving industrially designated Municipal lands in the Stride Avenue area. Such an exchange to be effective would see the Municipality obtain ownership of a site within the Metrotown core area and as well as provide a means for future relocation for one of the existing major users in the core area. This is seen as an additional, rather than alternative, objective to the gradual acquisition of the proposed Municipal Land Assembly Area in Sub-Area 14. A report reviewing this possibility will be prepared in the context of the pending land use review of the Stride Avenue Area currently in the departmental work program.

JSB/tgg

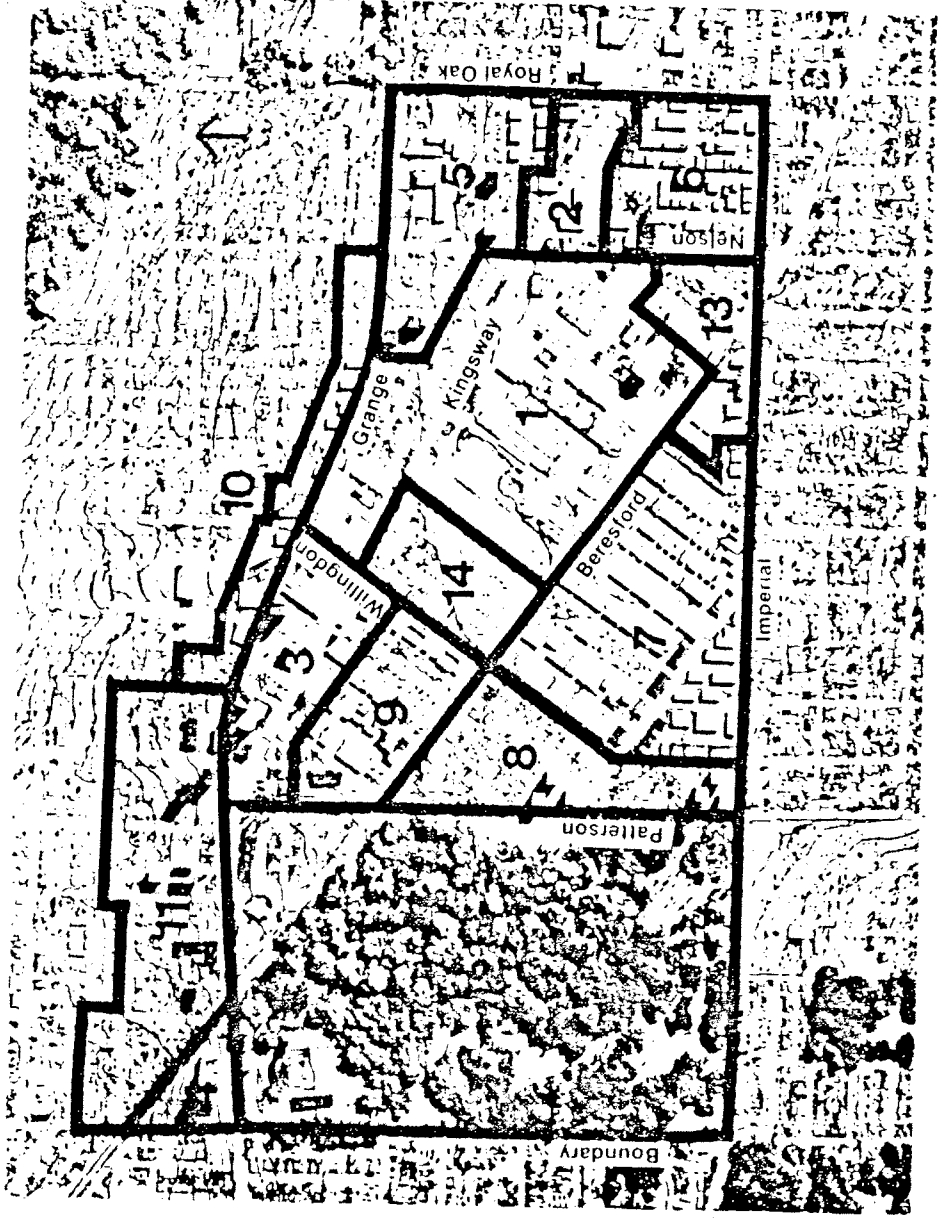
attachments

cc: Municipal Solicitor



A. L. Parr  
Director of Planning

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Metrotown Sub-areas	1	2	3	4	5	6	7	8	9	10	11	12	13	14
Core														
Secondary Mixed-Use														
Secondary Mixed-Use														
B.C. Telephone Office Development														
Residential/School Site														
Residential														
Residential														
Residential														
Residential														
Residential														
Residential/Mixed-Use														
Central Park														
Bonsor Park/School Site														
Public Assembly and Development														

Figure 1

# Concept Plan for Metrotown SUB AREA 14

Site 1 - Proposed CD office use  
max. far 2.5

Site 2 - Proposed CD office use  
max. far 1.5

Site 3 - Proposed CD office use  
max. far 2.0

Site 4 - Civic development area  
..... Major pedestrian way

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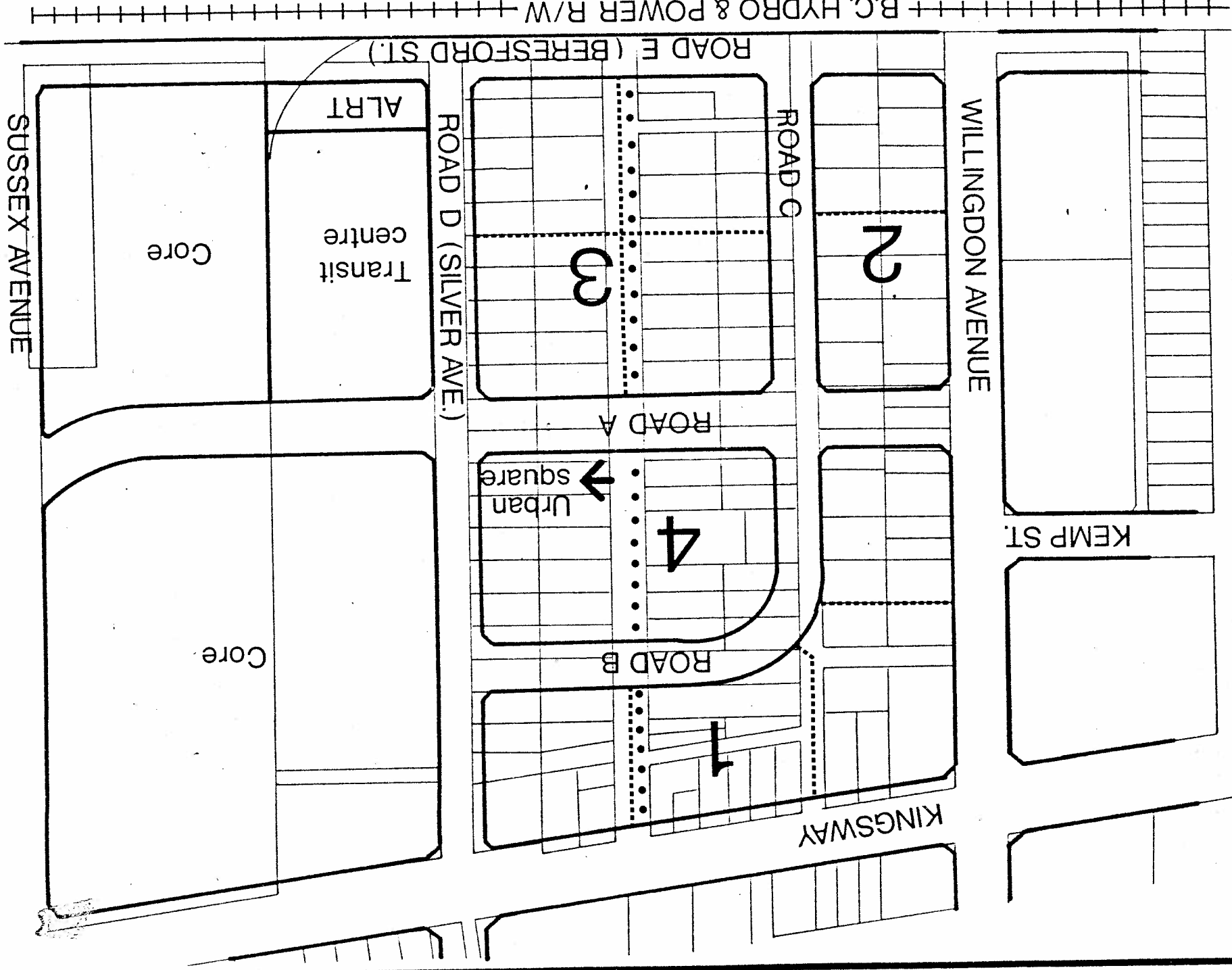
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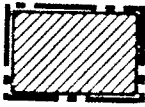
Figure 2

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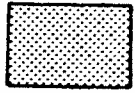


# Concept Plan for Metrotown SUB AREA 14

Proposed municipal  
land assembly area



Existing municipal  
property



NORTH

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Figure 3

