

ITEM 5
MANAGER'S REPORT NO. 14
COUNCIL MEETING 86/02/24

RE: PROPOSED EXPANSION OF IGA FOOD STORE, 4469 KINGSWAY
PRELIMINARY PLAN APPROVAL APPLICATION NO. 8017

MUNICIPAL MANAGER'S RECOMMENDATION:

1. *THAT the recommendation of the Director Planning & Building Inspection be adopted.*

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TO: MUNICIPAL MANAGER 1986 FEBRUARY 19

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

RE: PROPOSED EXPANSION OF IGA FOOD STORE
4469 KINGSWAY
PRELIMINARY PLAN APPROVAL APPLICATION #8017

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

The Planning and Building Inspection Department has received an application from Mr. Harvey Hatch, Architect, on behalf of IGA Foods for a proposed addition and exterior upgrading to the existing supermarket located at 4469 Kingsway.

2.0 BACKGROUND INFORMATION

For Council's information, the subject site is located within Metrotown Sub Area 3, Secondary Core Area, and is zoned C3 General Commercial District.

The existing supermarket structure was constructed in 1956 as a one storey retail facility. Due to the age of the structure the owners find it necessary to upgrade both the building and the parking areas in order to remain competitive with newer retail complexes.

3.0 GENERAL INFORMATION

3.1 Site Area = 105,688.12 sq. ft.

The existing building retail area = 16,940 sq. ft.

Proposed retail area addition = 6,280 sq. ft.

TOTAL = 23,220 sq. ft.

119

The existing building storage area = 6,860 sq. ft.

Proposed storage addition = 1,715 sq. ft.

TOTAL = 8,575 sq. ft.

Parking spaces required = 153

Parking spaces provided = 160

Loading spaces required = 3

Loading spaces provided = 3

F.A.R. permitted = 5.0

F.A.R. proposed = 0.36

3.2 The new addition will be architecturally integrated with the existing building and will incorporate exterior materials such as brick and glazing as the main components. In addition, the architect is introducing a continuous canopy on the Kingsway elevation to act as a unifying element in the overall design.

The proposed upgrading will also involve upgrading and relining of the existing parking lot and will introduce a continuous landscape strip on the perimeters of the site.

4.0 CONCLUSION

The current use continues to be an appropriate interim commercial use within the context of the Metrotown Plan.

It would be expected that in the long term, the site would be redeveloped for higher intensity mixed use development with primarily commercial uses oriented to Kingsway and residential uses oriented to Grange Street.

This addition provides an appropriate upgrading of the existing facility and is not considered to frustrate the long term redevelopment of the site for higher intensity uses.

Staff in working with the applicant has arrived at a suitable plan of development and, unless otherwise directed by Council, will issue Preliminary Plan Approval for the proposed addition and upgrading to the supermarket facility.



A. L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION