

ITEM	SUPPL.	19
MANAGER'S REPORT NO.		49
COUNCIL MEETING	87/08/10	

RE: REZONING REFERENCE NO. 2/87
4759, 4763 KINGSWAY AND 6128, 6150, 6170 MCKERCHER AVENUE

ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER
 FROM: DIRECTOR PLANNING & BUILDING INSPECTION
 SUBJECT: REZONING REFERENCE #2/87
 LOTS 10, 11, 12, D.L. 32, GROUP 1, PLAN 2250,
 N.W.D. & LOTS 13 & 14, D.L. 32, GROUP 1, PLAN 7662 N.W.D.
 4759, 4763 KINGSWAY AND 6128, 6150, 6170 MCKERCHER AVENUE
 (SEE ATTACHED SKETCH)

SUPPLEMENTARY
 1987 AUGUST 07

RECOMMENDATIONS

1. THAT Council authorize staff to bring forward a report for the abandonment of Bylaw No. 7895, Amendment Bylaw No. 19, 1982, Rezoning Reference #72/81, a predecessor of the current rezoning application after First and Second Readings have been granted for this new rezoning proposal.
2. THAT Council approve the sale of Municipal property for inclusion in the development site as outlined in Section 4.4 of this report.
3. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 4.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject rezoning bylaw.
4. THAT a rezoning bylaw be prepared and advanced to First Reading on 1987 August 24, and to a Public Hearing on 1987 September 15, at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:

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- a) The submission of a suitable plan of development.
- b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.
- g) The completion of the requisite Highway Exchange Bylaw.
- h) The deposit of the applicable charge of \$.50 per gross building square foot to go towards the acquisition of public open space in Metrotown.
- i) The deposit of the applicable charge of \$.306 per gross building square foot to go towards the cost of pedestrian overpasses of Kingsway in the Metrotown.
- j) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) Consent to the future closure of the lane to the east of the site.

SUMMARY

The applicant has now submitted a development plan for the subject site, which is suitable for submission to a Public Hearing.

R E P O R T

1.0 APPLICANT

CANOAK DEVELOPMENT CORPORATION
1655 DURANLEAU STREET, GRANVILLE ISLAND
VANCOUVER, B.C. V6H 3S3

2.0 REZONING PURPOSE

The purpose of the proposed bylaw is to accommodate a mixed-use commercial/residential development with underground parking.

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3.0 BACKGROUND

The subject site is located within the designated Metrotown Core - Sub Area 1 (within the context of the Metrotown Development Plan concept approved by Council on 1978 February 20).

Council, on 1987 February 09, received the report of the Planning & Building Inspection Department concerning the rezoning of the subject site and authorized the Department to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report will be submitted at a later date.

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

4.0 GENERAL COMMENTS

4.1 The subject site is being rezoned -

From: R5 Residential District and CD Comprehensive Development District
To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District guidelines).

4.2 A previous rezoning application on the subject site (RZ 72/81) had been submitted to a Public Hearing and granted Second Reading of the rezoning bylaw on 1982 March 22. This earlier application was not pursued further and should be abandoned once the current superseding Bylaw is given Second Reading.

4.3 The subject site will be consolidated into one legal parcel. A 3 x 3 m (10 x 10 ft.) corner truncation dedication is required at the McKercher Avenue/Kingsway intersection. The consolidation of the proposed development site will require the closure of an east-west lane allowance. A Highway Exchange Bylaw is recommended in this regard, with the Municipality to be compensated at market value for the excess of land acquired over that dedicated. Details will be the subject of a further report.

4.4 The proposed development site also includes the Municipally-owned Lot 10 at the corner of McKercher Avenue and Hazel Street. Sale of this lot at market value subject to consolidation with the proposed development site is recommended. Details will be the subject of a further report.

4.5 Vehicular access to the proposed development is to be provided from Hazel Street as well as from McKercher Avenue which is to be developed as a one-way north-bound street. No access will be provided from Kingsway.

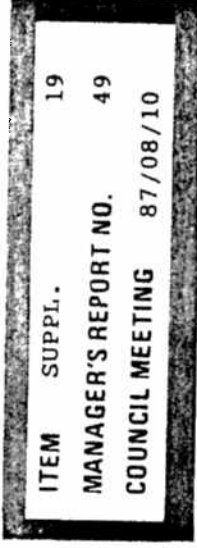
4.6 The Director Engineering will be requested to prepare an estimate of all services necessary to serve this site.

4.7 The Metrotown Public Open Space Charge of \$5.38 per m² (\$0.50 per sq.ft.) of gross building floor area is applicable to the commercial portion of this development.

4.8 The Metrotown Grade-Separated Pedestrian Linkage charge of \$3.29 per m² (or \$0.306 per sq.ft.) of gross building floor area is applicable to the commercial portion of this development.

4.9 The Neighbourhood Parkland Acquisition Charge, which is currently \$1,436.00 per unit is applicable to the residential component of this development.

4.10 In view of the site's location on Kingsway, a sound study should be conducted to ensure compliance with Council's adopted sound criteria for the development's residential component.



5.0 DEVELOPMENT PROPOSAL

5.1	NET SITE AREA:	3272 m ² (35,220 sq.ft.) (to be confirmed by survey)	
5.2	FLOOR AREA:	Commercial 2146 m ² (23,105 sq.ft.) Residential 6056 m ² (65,185 sq.ft.)	181
	TOTAL	8202 m ² (88,290 sq.ft.)	
5.3	FLOOR AREA RATIO:	Commercial 0.656 (10.9% of C3 potential of 6.0) Residential 1.851 (89.1% of RM5 potential of 2.078)	
	TOTAL	2.507 (100% of potential)	

As this is a mixed-use development, the sum of the percentages of potential commercial and potential residential Floor Area Ratio developed must be less than or equal to 100 per cent.

5.4 RESIDENTIAL UNIT MIX:

55	one bedroom plus den units
2	one bedroom units
57	units TOTAL

5.5 RESIDENTIAL COMMUNAL FACILITIES:

Sauna, gym and recreation rooms;
landscaped roof deck.

5.6	REQUIRED PARKING:	Commercial: 47 spaces Residential: 86 spaces (including 12 visitor's spaces)
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TOTAL 133 spaces

PROVIDED PARKING:	Commercial: 66 spaces Residential: 86 spaces
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TOTAL 152 SPACES

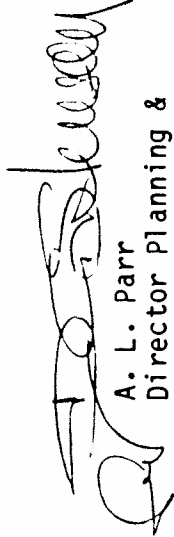
LOADING PROVIDED: 2 bays

5.7 EXTERIOR MATERIALS AND FINISH: Glass canopies, thermal stucco, brick.

5.8 The proposed development consists of a two-storey commercial podium oriented towards Kingsway and a 14 storey apartment tower oriented towards Hazel Street, with underground parking.

ANL
RR:1f

Attachment
cc: Municipal Solicitor
Director Engineering


A. L. Parr
Director Planning &
Building Inspection

