

ITEM 12  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 87/01/26

RE: LETTER FROM MR. HUGH TANGYE, BASTION DEVELOPMENT CORPORATION, WHICH  
APPEARED ON THE AGENDA FOR THE JANUARY 19 MEETING OF COUNCIL (ITEM 3 E)  
REZONING PROPERTY AT 4300 KINGSWAY AT WILSON AVENUE - METROTOWN AREA 3

MUNICIPAL MANAGER'S RECOMMENDATION:

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

\* \* \* \* \*

TO: MUNICIPAL MANAGER 1987 JANUARY 22  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 15.312.1  
SUBJECT: DEVELOPMENT ENQUIRY - REQUIRING REZONING  
PROPERTY AT 4300 KINGSWAY AT WILSON AVENUE  
METROTOWN - AREA 3

=====  
RECOMMENDATION:

1. THAT a copy of this report be sent to Mr. H. Tangye,  
Bastion Development Corporation, Suite 400, 1530 West 8th  
Avenue, Vancouver, B.C., V6J 4R8.

**R E P O R T**

This department has been requested to respond to a development enquiry from Mr. H. Tangye of Bastion Development Corporation on the property at 4300 Kingsway. This property currently accommodates a one-storey vacant building (former Firestone facility), and the existing zoning is Light Industrial District M1. Bastion indicates a desire to develop a retail centre on the property requiring extensive renovations and additions to the existing building with surface parking both in front of and behind the buildings.

The indicated redevelopment of the site would require rezoning including standard dedications for the widening of Kingsway.

The subject site is also located within the Metrotown Secondary Core Area 3 designated for comprehensive development, higher density, commercial and mixed-use proposals in conformance with the adopted Metrotown Development Plan. While the potential of the site is for high-rise development, the key development objective for rezoning proposals within the Metrotown is to achieve a high level of urbanity and pedestrian orientation. This could be achieved by a development proposal as low in scale as 2 to 3 storeys, but with underground parking and covered pedestrian arcades and plazas between the buildings and Kingsway.

ITEM 12  
MANAGER'S REPORT NO. 6  
COUNCIL MEETING 87/01/26

A phased development could also be achieved similar to those recently pursued on properties just across Kingsway (R.Z. #18/86) or just to the east (R.Z. #86/83 - Metrotown Place Phase 2). Permitting redevelopment of the property as desired by Bastion would create an undesirable precedent affecting other Metrotown sites along Kingsway, hamper the redevelopment of Metrotown in accordance with the adopted Development Plan, and represent a retrograde reinforcement of auto-oriented strip commercial development not in keeping with the concepts for this Metrotown secondary-core area.

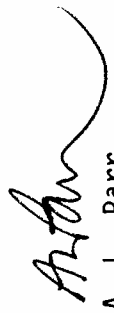
The property can continue to be utilized for uses permitted under the prevailing M1 zoning which include a number of commercial and service uses.

This department would, in the review of the Metrotown Development Plan as authorized by Council on 1987 January 19, intend to include a review not only of the primary core areas but also of the core-related areas both to the east and west along the Kingsway corridor.

Bastion Development Corporation is at liberty to make application, in accordance with Municipal regulations, to rezone the subject property to accommodate its proposed project. Staff would process such a rezoning application according to standard rezoning procedures and would submit a detailed report to Council for its consideration at the appropriate reporting period.

This is for the information of Council.

KI:lf

  
A. L. Parr  
Director Planning &  
Building Inspection