

ITEM SUPPLEMENTARY 8
MANAGER'S REPORT NO. 9
COUNCIL MEETING 87/02/09

RE: REZONING REFERENCE NO. 2/87
4759/63 KINGSWAY AND 6128/50/70 MCKERCHER AVENUE
METROTOWN - AREA ONE (ATTACHED SKETCHES)

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1987 FEBRUARY 05
FROM: DIRECTOR PLANNING & BUILDING INSPECTION
SUBJECT: REZONING REFERENCE #2/87
4759/63 KINGSWAY AND 6128/50/70 MCKERCHER AVENUE
METROTOWN - AREA ONE (ATTACHED SKETCHES)

RECOMMENDATION:

1. THAT staff be authorized to work with the developer to prepare a suitable plan of development on the understanding that the rezoning will be brought back for consideration after a report is submitted to Council on the review of the Metrotown Development Plan related to the determination of appropriate uses and development guidelines, authorized by Council on 1987 January 19.

R E P O R T

1.0 SUMMARY

A rezoning application has been received for a development which includes a large high-rise apartment tower for this subject site which lies within the Kingsway commercial corridor of the Metrotown core. The approved Metrotown Development Plan concept does not indicate such an apartment use for the subject site. Preliminary studies indicate that high-rise apartment development on the subject site would detract from the creation of a desirable, strong, long-term, high-density, business-oriented precinct and create a precedent for similar apartment development applications on a number of other key commercially-designated sites along this Kingsway corridor within the core. The approved Development Plan provides many alternative opportunities for the development of appropriate apartment developments both within and directly adjacent the Metrotown core.

The review of the Metrotown Development Plan authorized by Council would permit staff to examine this issue at greater length. As is the usual case for rezoning applications within Development Plan areas which are under review, it would be appropriate for this application to be held in abeyance until after the review report is submitted to Council for its consideration.

The rezoning application had been received after the 1986 December 31 deadline for new rezonings, but has been advanced ahead of the next rezoning series since the proposal had been the subject of previous correspondence to Council on 1987 January 05.

ITEM	SUPPL.	8
MANAGER'S REPORT NO.		9
COUNCIL MEETING	87/02/09	

2.0 GENERAL INFORMATION

2.1 APPLICANT:

Canoak Development Corporation
1655 Duranleau Street
Granville Island
Vancouver, B.C. V6H 3S3

2.2 SUBJECT:

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.

The applicant has requested rezoning of the subject site

From: R5 Residential District and
CD Comprehensive Development District

To: Amended CD Comprehensive Development
District (based on RM5 & C3 District
guidelines).

2.3 ADDRESS:

4759, 4763 Kingsway and 6128, 6150, 6170
McKercher Avenue

2.4 LOCATION:

The site is at the northeast corner of Kingsway
and McKercher Avenue and is bounded by Hazel
Street on the north and an unbuil lane along the
east side of the site.

2.5 SIZE:

The gross site is approximately 3,277 m² (35,280
sq.ft.).

2.6 SERVICES:

The Engineer will assess the adequacy of services
to the site.

2.7 REZONING INTENTION:

Rezoning is requested in order to construct a
low-rise retail/office development combined with
a high-rise apartment with underground parking.

3.0 DEVELOPMENT COMMENTS

3.1 PREVIOUS REZONING APPLICATION - R.Z. #72/81

A previous rezoning application on the subject site for a high-rise office tower over a two-storey commercial podium with underground parking had been submitted to a Public Hearing and granted Second Reading of the rezoning bylaw on 1982 March 22. The application was not pursued further and has been held in abeyance since that time.

3.2 LANE CLOSING AND SALE OF MUNICIPAL PROPERTY

The creation of the proposed development site will require the closure of an east-west lane allowance as well as the acquisition by the developer of a municipally-owned lot within the site (Lot 10, 6128 McKercher Avenue). The acquisition details would be addressed in a further report.

3.3 METROTOWN DEVELOPMENT PLAN

The subject site is located within the designated Metrotown Core - Subarea 1 (within the context of the Metrotown Development Plan concept approved by Council on 1978 February 20). The concept called for the development of a strong commercial corridor with high-quality, pedestrian-oriented frontages along the Kingsway corridor within the core. Apartment developments either on their own or within mixed-use schemes were to be promoted in areas adjacent the core north of Hazel Street or within the core in the vicinity of Central Boulevard and Bonsor Park.

The applicant's proposal to introduce apartment development within the core area south of Hazel Street within the Kingsway commercial corridor is not in accordance with the approved concept.

3.4 REVIEW OF METROTOWN DEVELOPMENT PLAN

Whether the Metrotown Development Plan should be amended to allow major apartment development within the Kingsway commercial corridor of the Metrotown core area is a major consideration which requires careful further investigation. The following preliminary comments on apartment and office development are outlined as relevant to the discussion.

- a) With 7,850 existing residential units as of 1976, an additional 2,177 units completed since 1976 to 1987, and 870 units currently under construction or in process, Metrotown has a well-established high-density residential base closely supportive of a central commercial core area, a relationship which is considered superior to that achieved by any other regional town centre or even downtown Vancouver.
- b) According to a 1985 GVRD survey, the primary office centres within the GVRD are:
- | | |
|----------------------------|-------------------|
| - Vancouver Core | 15,959,269 sq.ft. |
| - Central Broadway | 6,793,100 sq.ft. |
| - Metrotown | 1,122,497 sq.ft. |
| - Richmond Centre | 1,049,266 sq.ft. |
| - Whalley/Guildford | 768,487 sq.ft. |
| - New Westminster Downtown | 738,762 sq.ft. |

If Metrotown is to achieve its full potential not only as a retail/residential centre but as a business centre, a preliminary conclusion is that Metrotown should become clearly preeminent among the regional town centres as the focus of the largest amount of office space and should attempt to rival Central Broadway as the most attractive and largest office centre outside of the Vancouver core. This approach is also in line with the Municipality's continuing major efforts to provide a comprehensive transportation infrastructure and cultural facilities base in Metrotown.

The Municipality has achieved the development of Metrotown to date through a patient, long-term process. The apartment growth of Metrotown under approved guidelines is a steady and attractive one. However, it is important that the current interest from a market viewpoint of apartment developers in Metrotown not detract from the overall balancing of Metrotown uses and a long-term planning approach which is at the heart of the downtown vision for Metrotown.

Council, on 1987 January 19, authorized staff to pursue a review of the Metrotown Development Plan including the determination of appropriate uses and development guidelines necessary to accommodate Phase II developments with a report on the review to be brought forward in ninety days. This Development Plan review is an ideal vehicle to examine the determination of appropriate primary uses along the Kingsway corridor within the core. Staff are prepared to pursue the matter of the appropriate location of apartment developments related to the core within the context of this authorized review.



A. L. Parr
Director Planning &
Building Inspection

Metrotown

The Corporation of the
District of Burnaby

Composite Sketch of
Development Guidelines

Completed or Rezoned
in accordance with
Development Guidelines

- 1-CD (RM1)
- 2-CD (RM2)
- 3-CD (RM3)
- 4-CD (RM4)
- 5-CD (RM5)
- 6-CD (RM5/C3)
- 7-CD (C3 use guideline) ●
- 8-CD (RM3/C1) ●
- 9-CD (RM4/C2) ●
- 10-UNDER STUDY
- 12-CD (RM3/Inst.) ●
- 13-RM2
- 14-RM3
- 15-RM4
- 16-R6
- P3-CD (RM5) -
- P1-Succession Precinct

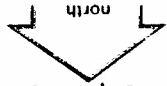
● Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these designated guidelines.
②-Projects identified by a square are rezoned but as yet unconstructed.

CD (RM5) -

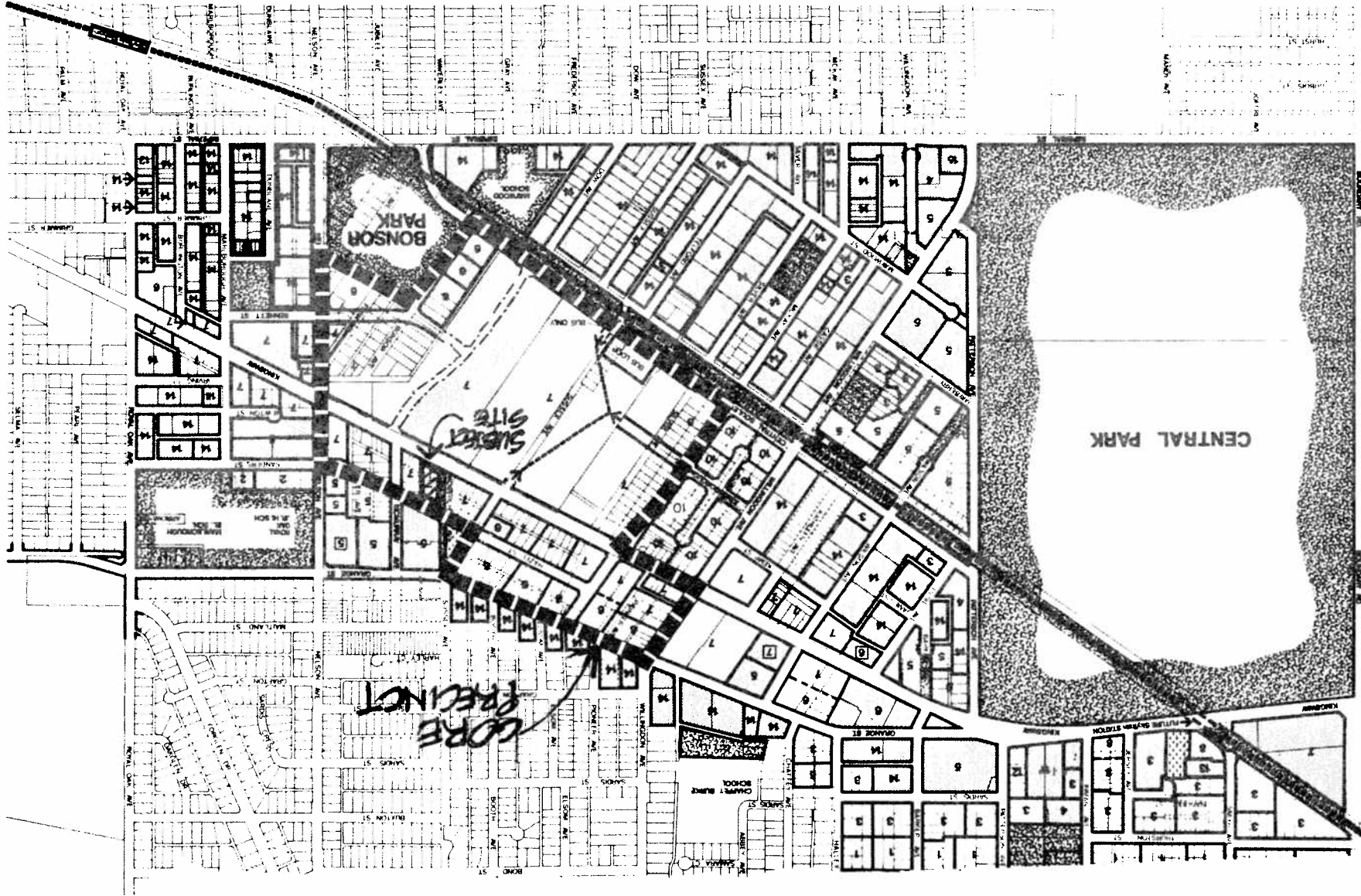
Succession Precinct

Planning and Building Inspection Department

Updated to 1986 Sept. 16



ITEM SUPPL. 8
MANAGER'S REPORT NO. 9
COUNCIL MEETING 87/02/09



SKETCH #2

