

ITEM 12  
MANAGER'S REPORT NO. 7  
COUNCIL MEETING 88/01/25

RE: REZONING REFERENCE NO. 83/87  
4575 & 4601 KINGSWAY, 4606 HAZEL STREET

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1988 JANUARY 18

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #83/87  
LOT 2, D.L. 153, GROUP 1, NWD, PLAN 74451;  
LOT 21, BLOCK 5, PLAN 8362, D.L. 153;  
LOT 15, PLAN 8362, D.L. 153  
4575 & 4601 KINGSWAY, 4606 HAZEL STREET (SEE ATTACHED SKETCH)

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RECOMMENDATION:

1. THAT a rezoning bylaw be prepared and advanced to First Reading on 1988 February 01, and to a Public Hearing on 1988 February 23 at 19:30 h, and that the following be established as prerequisites to the completion of the zoning:
  - 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) Consolidation of the net project site into one legal parcel.
  - e) Completion of the requisite Highway Exchange Bylaw.
  - f) The granting of any necessary easements.
  - g) The dedication of any rights-of-way deemed requisite.

- 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 Metrotown.
  - j) The undergrounding of existing overhead wiring abutting the site.
- 130

SUMMARY:

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

REPORT

1.0 APPLICANT: Kanbro Development Corporation (Paul Grieve)  
#706 - 550 Beatty Street  
Vancouver, B. C.  
V6B 2L8

2.0 REZONING PURPOSE:

The purpose of the proposed rezoning bylaw amendment is to accommodate development of a retail/office commercial development.

3.0 BACKGROUND:

3.1 The subject site is located within the Kingsway commercial corridor of the Metrotown Core area (see attached Sketch #2). The proposed rezoning application is generally in keeping with the Metrotown Development Plan as adopted on 1978 February 20 and amended 1987 September 21.

3.2 Council on 1987 July 13, 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: C3 General Commercial District and R5 Residential District  
To: CD Comprehensive Development District (based on C3 General Commercial District guidelines).

4.2 The net project site will be consolidated into one legal parcel. Council on 1987 December 14, adopted the recommendations of Manager's Report No. 77, Item 17 authorizing sale of municipally owned Lots 15 and 21 and the introduction of a Highway Exchange Bylaw as required in this regard.

4.3 Existing overhead telephone and hydro utilities in the lane closure area and abutting the site on Kingsway will be removed and replaced with an underground system in an alternate location.

4.4 An estimate of required servicing costs has been obtained from the Director Engineering.

4.4 The Metrotown Public Open Space and Metrotown Grade-Separated Pedestrian Linkage Charges are applicable to this development.

5.0 DEVELOPMENT PROPOSAL:

The proposed development consists of a five storey commercial retail/office building with underground and structured parking. The deck parking is located at the rear of the development and is screened by the main building, by trellises, landscaping and solid upstands.

Net Site Area: 0.4451 ha (1.10 acres)

Site Coverage: 75 percent

Floor Area: Restaurants (460 Seats) 1335 m<sup>2</sup> (14,368 sq. ft.)  
Retail/Commercial 3464 m<sup>2</sup> (37,291 sq. ft.)  
Office 3356 m<sup>2</sup> (36,130 sq. ft.)

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Total: 8855 m<sup>2</sup> (87,789 sq. ft.)

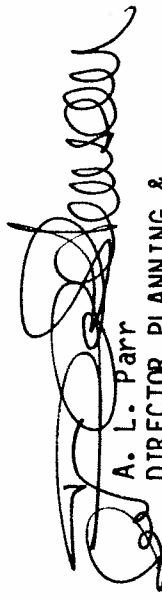
Floor Area Ratio: 1.83

Parking: 241 spaces required  
252 spaces provided

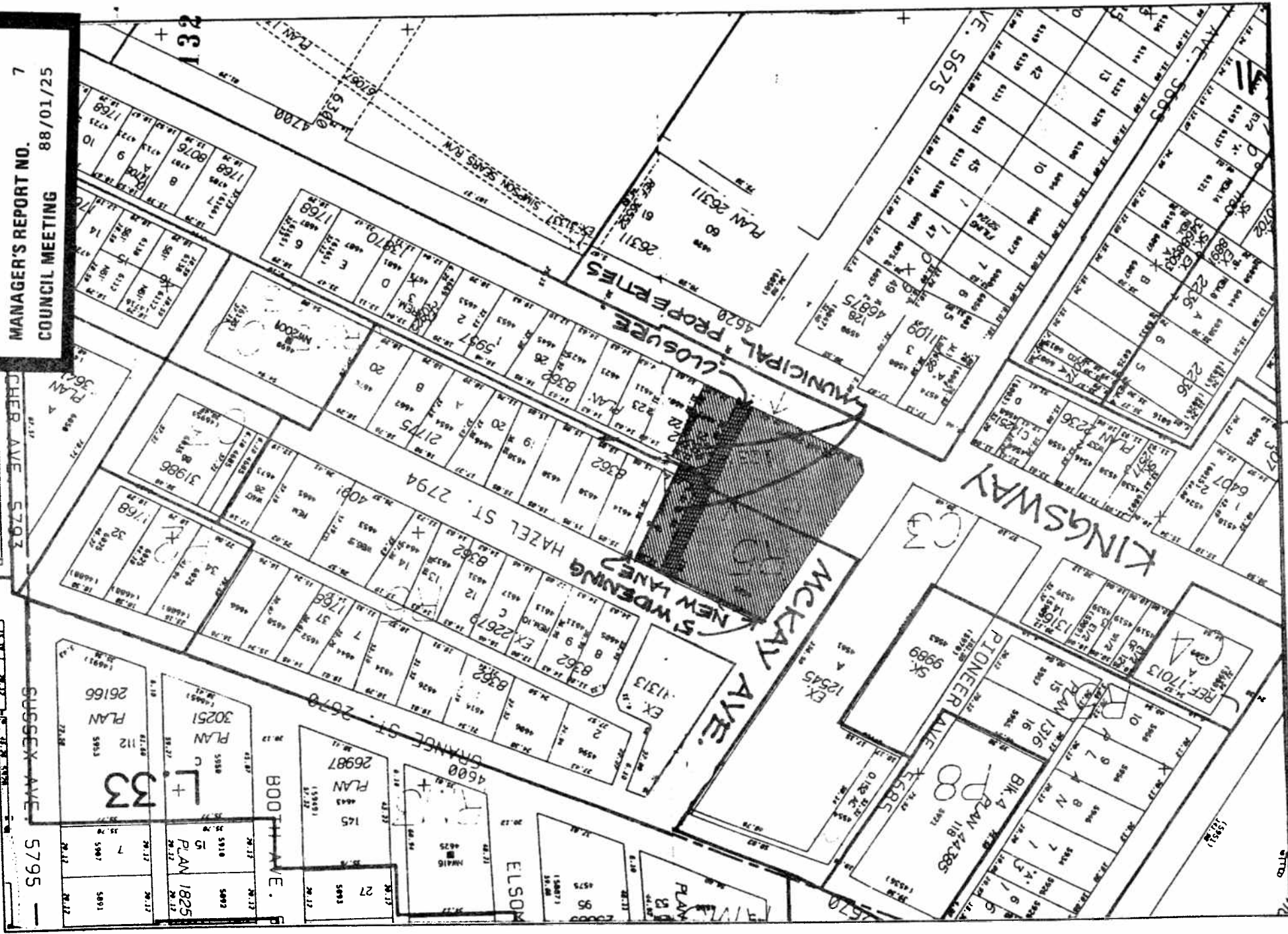
Loading: 2 spaces provided

Exterior Materials: Curtainwall glazing, stucco, glass  
canopy, metal roofing

*RR*  
RR:ds

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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Planning &  
 Building Inspection  
 Department

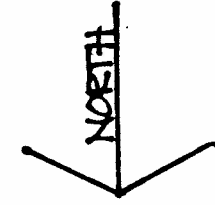
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17 JULY 1987

Scale:

1:2000

Drawn By:

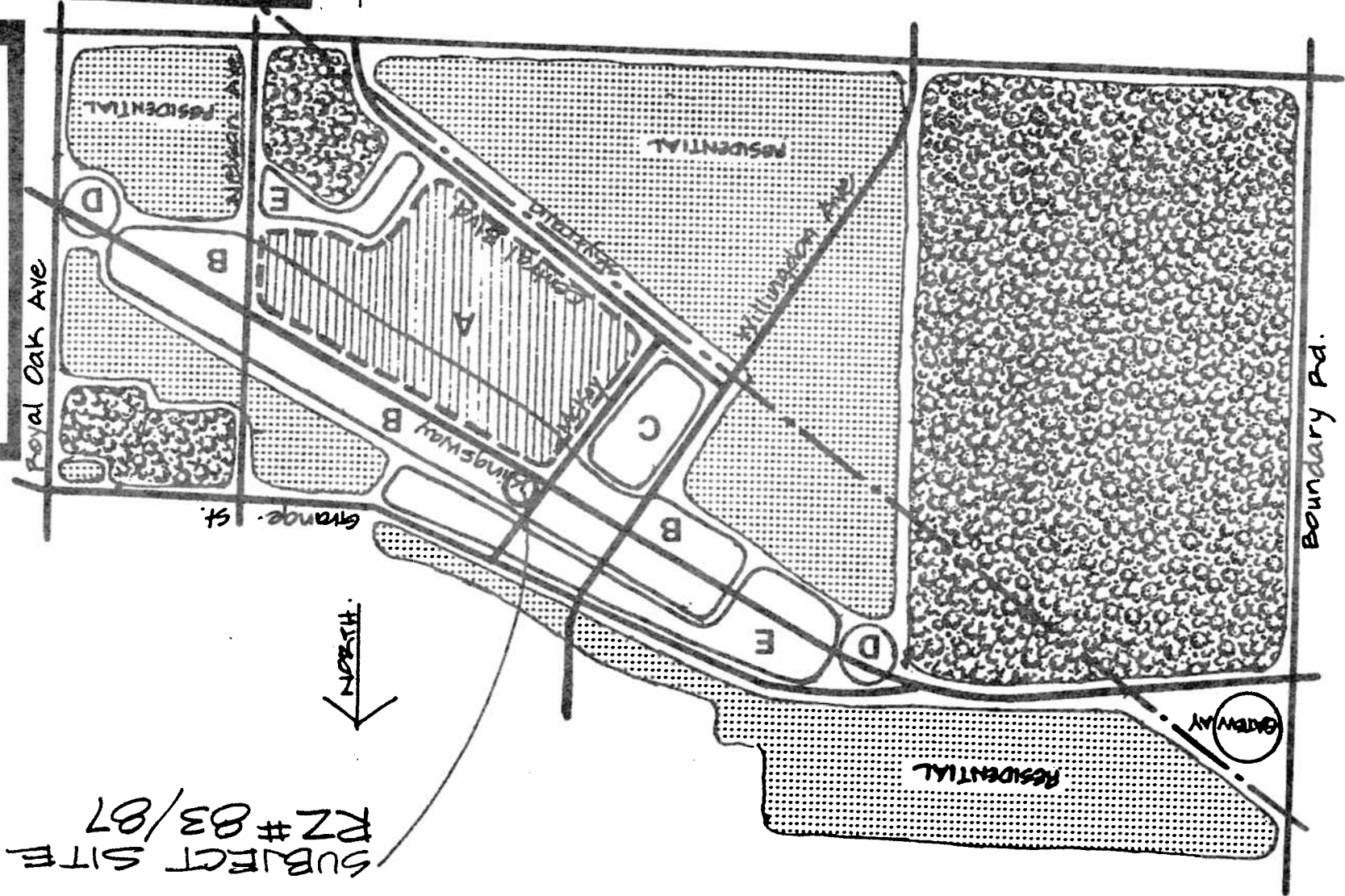


RZ # 83/87

SKETCH 1

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ITEM  
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SUBJECT SITE  
 RZ # 83/87



Date:

MAY / 87.

Scale:

NTS.

Drawn By:



SKETCH 2  
 METROTOWN  
 DIAGRAMMATIC  
 CONCEPT SKETCH

- A: Primary Gore - Commercial/Mixed Use
- B: Kingsway commercial corridor
- C: Public assembly and development area
- D: Gateway features
- E: Residentially oriented

