

ITEM	17
MANAGER'S REPORT NO.	56
COUNCIL MEETING	91/10/07

**TO: MUNICIPAL MANAGER** 1991 September 23

**FROM: DIRECTOR PLANNING AND BUILDING**

**SUBJECT: PROPOSED UNDERGROUND PARKADE AT 6450 NELSON AVENUE  
PRELIMINARY PLAN APPROVAL APPLICATION #10155  
METROTOWN AREA 2  
X REF. RZ #87/89**

**PURPOSE:** To advise Council of a Preliminary Plan Approval application which is not in accordance with the adopted Metrotown Development Plan.

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**RECOMMENDATIONS:**

1. THAT this report be received for information purposes.

**R E P O R T**

This Department has received an application for Preliminary Plan Approval to permit the construction of an underground parking structure, consisting of two levels of underground parking and one level of surface parking at grade at 6450 Nelson (refer to attached Sketch #1). The subject site is presently used as a surface parking lot.

The proposed development is consistent with the prevailing P8 Parking District zoning but does not reflect the consolidated lot assembly shown in the adopted Metrotown Area Plan.

In accordance with the Metrotown Development Plan, the subject property would be desirably consolidated with the two properties directly north (6446 Nelson Avenue and 4900 Kingsway) for development of a higher density commercial development and rezoned to the Comprehensive Development District (CD) utilizing the General Commercial District (C3) as a guideline (refer to attached Sketch #2). This designation provides incentive for redevelopment of these properties which are currently under-utilized, due in part to the small size of each property.

The subject property was rezoned to P8 Parking District in July 1990 (RZ #87/89) to be used as a surface parking lot, which was considered an interim measure, until this site could be consolidated with the neighbouring properties and redeveloped in accordance with the Metrotown Development Plan.

The P.P.A. applicant indicates that the present proposal for underground parking can be considered part of a phased development and contends that it does not preclude the future plans for redevelopment. The parking structure is being designed to structurally support future two-storey commercial building development above. The applicant's engineer has submitted a letter to the Planning and Building Department verifying the future potential of this structure. The area cannot be fully redeveloped at present, as the owner of this site owns all of the properties on this block except the lot directly to the north, Lot 12 at 6446 Nelson Avenue.

However, at present parking is at a premium in this area. In response to increasing demands for parking, the owner has decided that it would be a logical intermediate solution to extend the existing underground parking garage of Plaza 5000 to the subject site. The proposed underground parking structure is pre-engineered to accommodate future parking garage extensions further north as well as a two-storey building above. The only access to the proposed underground parking is from the existing parkade to the south on the adjacent property, Plaza 5000 at 4940 Kingsway, which necessitates an access easement for the proposed development in conjunction with this P.P.A. application.

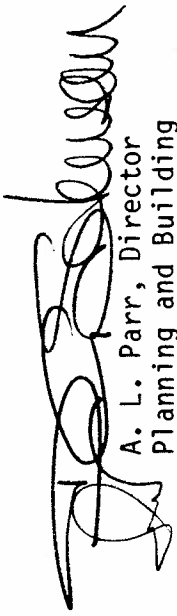
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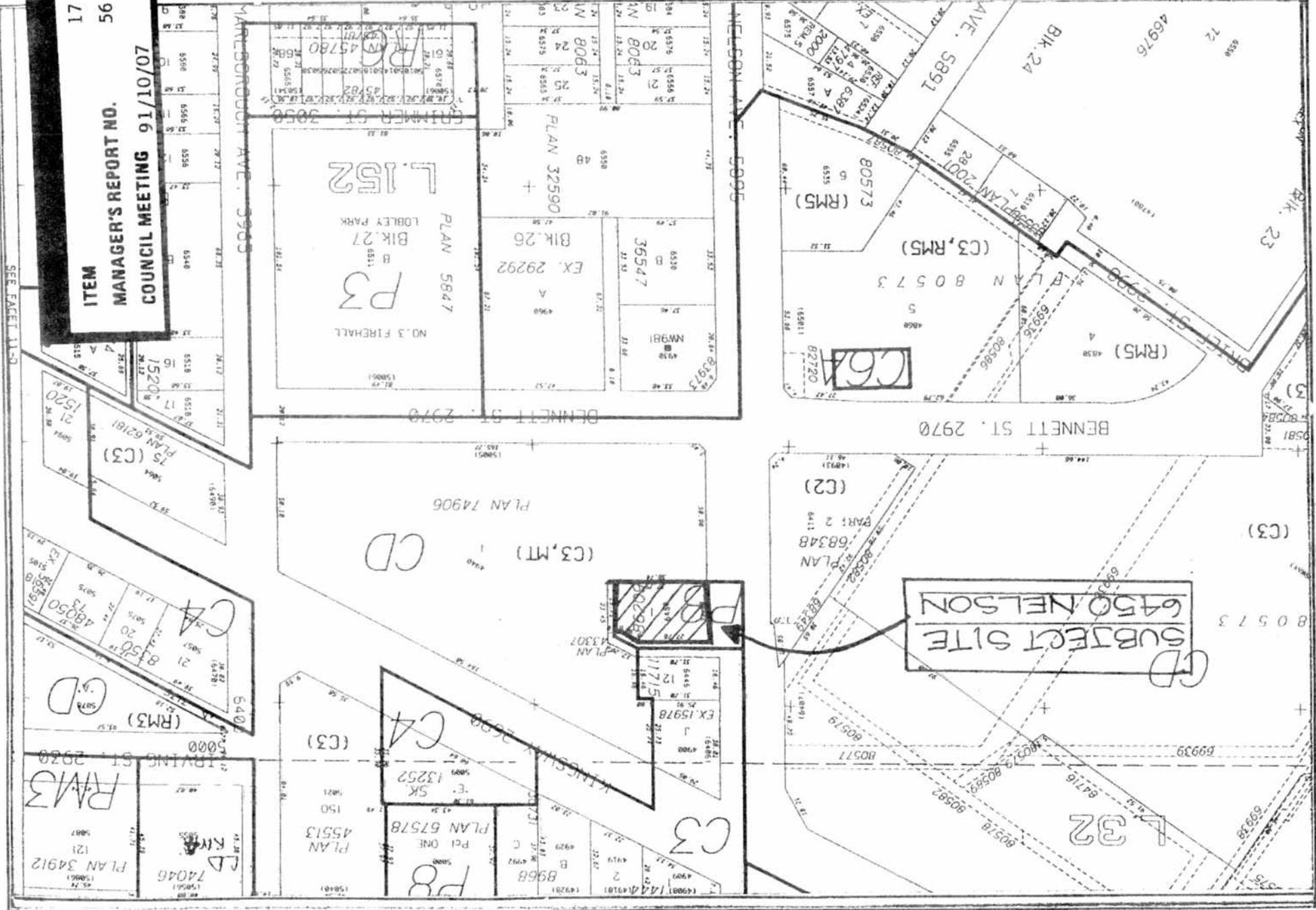
The surface of the site will be utilized as a parking area essentially unchanged from its current appearance although the applicant has indicated that increased landscaping will be provided along the Nelson Avenue frontage.

In light of the flexible underground parking design submitted by the applicant which provides for future expansion, this Department does not believe that this proposal will preclude or hinder the future comprehensive redevelopment of the immediate area. It is also acknowledged that the development proposal does conform to existing zoning and unless otherwise directed by Council, staff propose to process and issue a Preliminary Plan Approval for the proposed development.

*AKP*  
KER/ds

Attachments

  
A. L. Parr, Director  
Planning and Building



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**CITY OF BURNABY**  
 Planning &  
 Building Inspection  
 Department

Date:  
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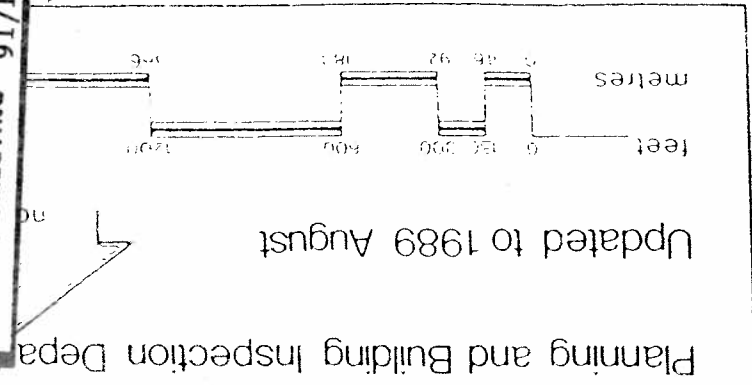
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SKETCH # 1

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Planning and Building Inspection Depa

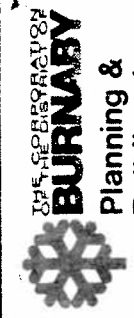
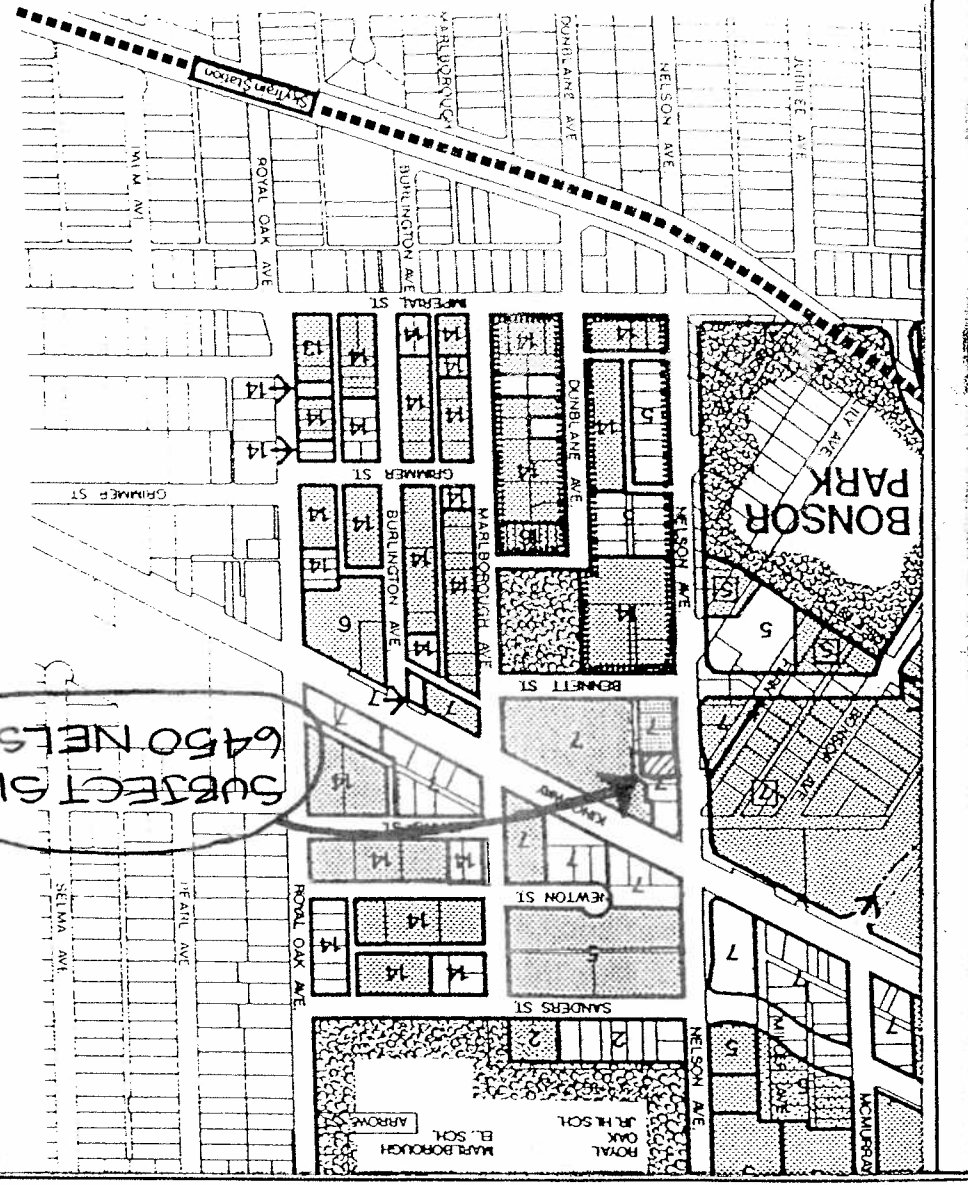
are rezoned but as yet  
 [6]-Projects identified by a "square  
 designated guidelines.  
 inquiries utilizing these  
 any serious development  
 with Current Planners for  
 guidelines is required

\*\*Particular clarification of  
 (C3 use guideline)\*

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-Civic Facilities \*
- 11-Public Assembly \*
- 12-CD (RM3/Inst)
- 13-RM 2
- 14-RM 3
- 15-RM 4
- 16-R6
- P3- [Pattern]
- CD (RM5) - [Pattern]
- P1- [Pattern]
- Succession
- Precinct

SUBJECT SITE  
 6450 NELSON



Planning &  
 Building Inspection  
 Department

Date:

Scale:

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SKETCH #2