

ITEM	7
MANAGER'S REPORT NO.	11
COUNCIL MEETING	93/02/15

TO: CITY MANAGER

1993 FEBRUARY 09

FROM: ACTING DIRECTOR
PLANNING AND BUILDING

SUBJECT: 5137 KINGSWAY
PRELIMINARY PLAN APPROVAL #10690

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

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RECOMMENDATION:

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 addition to an existing building currently being used as a restaurant facility and the demolition of a building currently used as an amusement arcade at 5137 Kingsway (refer to attached Sketch #1). In accordance with Council direction, staff inform Council of applications for development proposals which comply with existing zoning designations but are not in conformance with adopted Community Plans.

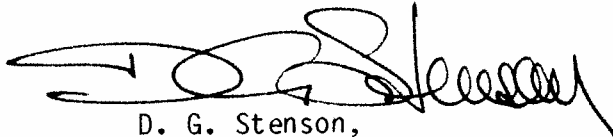
The subject site is presently zoned C4, Service Commercial District, and is located within the Secondary Mixed-Use Area 2 of the Metrotown Development Plan. The Development Plan proposes higher density commercial development on larger consolidated sites for this area.

The site presently accommodates two one-storey buildings, one of which is being used as a restaurant and the other as an amusement arcade and surface parking. The current proposal is a 200 sq. ft. addition to the existing restaurant facility as well as the demolition of the building housing the amusement arcade.

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The Planning and Building Department does not consider that this proposal would significantly hamper future redevelopment of this area in line with the Metrotown Development Plan but in fact considers the demolition of an existing building and the construction of the small addition to be an appropriate interim enhancement of the area. It is acknowledged that the proposal does conform to the existing zoning and unless otherwise directed by Council, staff propose to process and issue a Preliminary Plan Approval for the proposed addition, in compliance with all normal City requirements.

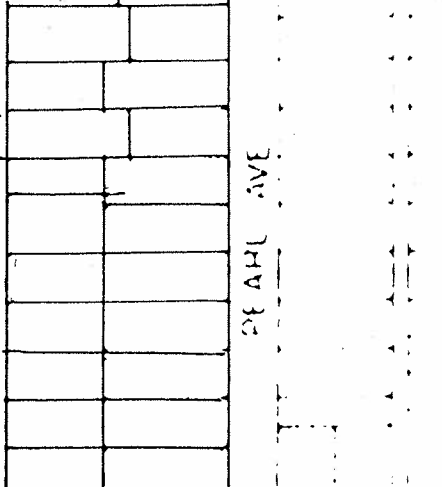
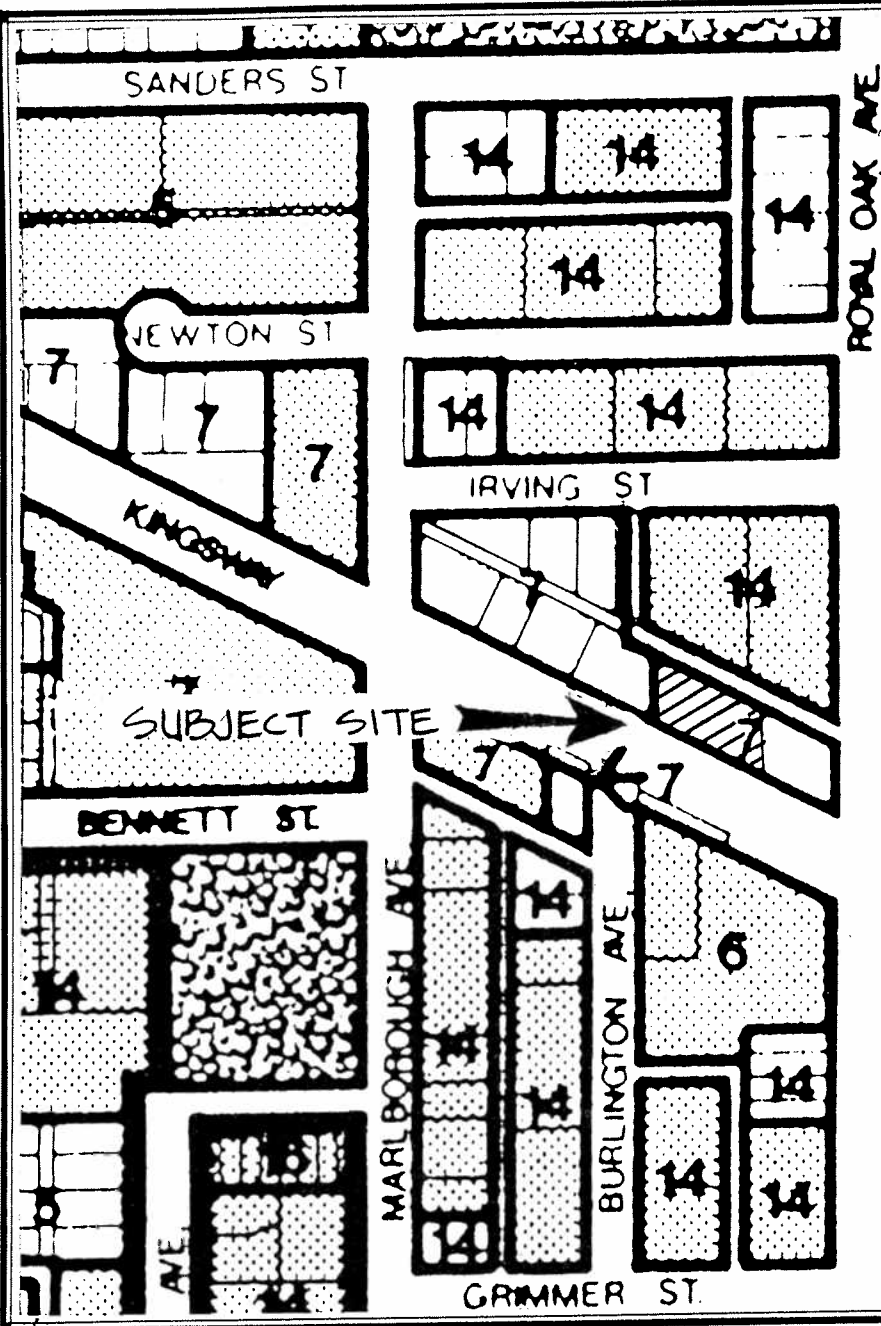


D. G. Stenson,
Acting Director
Planning and Building

HD/ds

Attachment

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Metrotown

The Corporation of the District of Burnaby

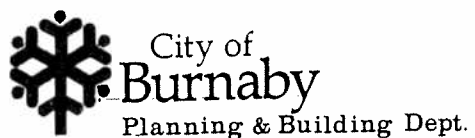
Composite Sketch of Development Guidelines

- Legend:
- 1 - CD (RM 1)
 - 2 - CD (RM 2)
 - 3 - CD (RM 3)
 - 4 - CD (RM 4)*
 - 5 - CD (RM 5)*
 - 6 - CD (RM 5/C3)*
 - 7 - CD (C3 use guideline)*
 - 8 - CD (RM 3/C1)*
 - 9 - CD (RM 4 /C2)*
 - 10 - Civic Facilities *
 - 11 - Public Assembly *
 - 12 - CD (RM 3 /Inst.)
 - 13 - RM 2
 - 14 - RM 3
 - 15 - RM 4
 - 16 - R6
 - P3 - CD (RMS) - Succession Precinct
 - P1 - Succession Precinct
- Completed or Rezoned in accordance with Development Guidelines
- **Particular clarification of guidelines is required with Current Planners for any serious development inquiries utilizing these designated guidelines.
- ⊕ - Projects identified by a 'square' are rezoned but as yet unconstructed
- Planning and Building Inspection Department
- Updated to 1989 May

Date:
1993 FEB. 09

Scale:
N. T. S.

Drawn By:



METRO TOWN DEVELOPMENT PLAN.

SKETCH # 1

