

ITEM	11
MANAGER'S REPORT NO.	4
COUNCIL MEETING	94/01/24

**TO: CITY MANAGER** **1994 JANUARY 18**  
**FROM: DIRECTOR PLANNING & BUILDING**  
**SUBJECT: 4653 KINGSWAY**  
**PRELIMINARY PLAN APPROVAL #11072**

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

---

**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 already constructed addition to an existing building, currently being used as a restaurant facility at 4653 Kingsway.

The subject site is presently zoned C3, General Commercial District, and is located within the Metrotown core - Sub Area I of the Metrotown Development Plan. The development plan proposes higher density commercial development on larger consolidated sites for this area.

The site is flanked on both sides by older, single and two-storey commercial buildings. Across the lane to the north are several older, single-family dwellings. Eaton Centre and Station Square Shopping Centres are located directly across Kingsway to the south.


The site presently accommodates a single-storey building, which is currently being used as a restaurant. The subject of this application is an 850.0 sq.ft. addition to the existing restaurant facility which encloses a previously existing patio located at the front of the building.

**CITY MANAGER  
4653 KINGSWAY - P.P.A. #11072  
1994 JANUARY 18 . . . . PAGE 2**

ITEM	11
MANAGER'S REPORT NO.	4
COUNCIL MEETING	94/01/24

The Planning and Building Department does not consider that this addition proposal would significantly hamper future redevelopment of this area in line with the Metrotown Development Plan. The proposal would be required to conform to the existing zoning. Unless otherwise directed by Council, staff propose to process and issue a Preliminary Plan Approval for the addition, in compliance with all City requirements.

This is for the information of Council.



D. G. Stenson,  
Director Planning & Building

HD/ds