

TO: CITY MANAGER 1999 May 12
FROM: DIRECTOR PLANNING AND BUILDING
SUBJECT: KINGSWAY AND EDMONDS STREET
PRELIMINARY PLAN APPROVAL #98-81 AND
PRELIMINARY PLAN APPROVAL #98-340
HOTEL AND MIXED USE DEVELOPMENT

PURPOSE: To inform Council on status of Preliminary Plan Approval

RECOMMENDATION:

1. **THAT** Council receive this report for information purposes.

REPORT

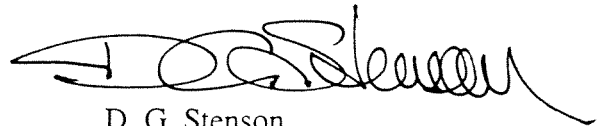
A previous report to Council on April 1998 noted that applications for Preliminary Plan Approval had been made for the development on the corner of Kingsway and Edmonds Street (see *attached* Sketch #1). The report noted that while the development proposal was not consistent with the adopted Edmonds Town Centre Development Plan, application was being made under the prevailing C3 Commercial zoning. This proposal includes a 12 storey hotel with 141 rooms as well as office, retail space, restaurants and a fitness club. Lot A contains a ten storey office/retail building. Both applications conform under current C3 zoning with the hotel receiving Board of Variance approval for the twelve storey height where the Zoning Bylaw allows for a maximum of 10 storeys.

The report of April 1998 recommended that Council reaffirm the previously approved design plans for the Kingsway/Edmonds intersection. Council adopted the report and staff have continued to work with the applicant towards approval of the PPA. A subdivision has been initiated to create the lot comprising the strip required for future road widening and to dedicate as road the portion of 7301 Kingsway that juts into the existing Kingsway right-of-way. Prior to issuance of any building permits for the development, the owner will transfer ownership of the road widening strip to Burnaby thus assuring compliance with the setback required under the approved road plan and enabling issuance of Preliminary Plan Approval for the development. Under the terms agreed upon, Burnaby will grant a subsurface easement for a three - level portion of the underground parking structure beneath the City-owned parcel, while reserving the right to construct services and the widened public road on the surface above. The applicant is working towards completion of any

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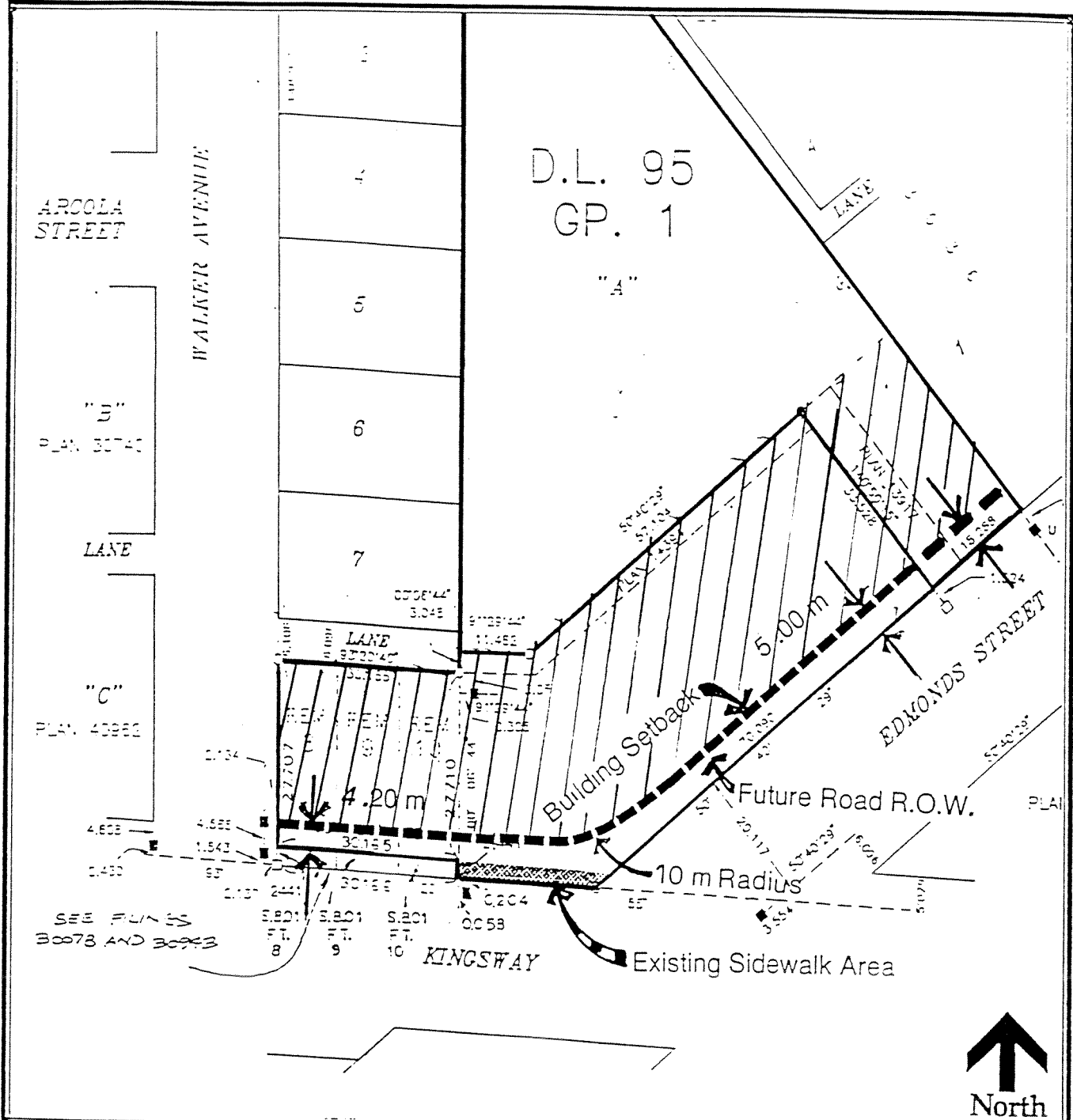
necessary documents and development cost charges associated with Preliminary Plan Approval. A complete set of approvable plans have now been submitted which are capable of receiving PPA approval, upon execution of the related documents.

This is for the information of Council.



. D. G. Stenson
. Director Planning and Building


PJA/ds
Attach.
cc: Manager, Transportation Planning
Director Engineering
City Solicitor



Date:
1999 May 12

Scale:
1: 1 000

Drawn By:
J.P.c.

 City of Burnaby
 LOCATION MAP - 7301 KINGSWAY
 7325 EDMONDS
 Planning & Building Dept.

Required Building Setbacks
Per Approved Road Plan

Sketch # 1

