



Item
Meeting 2015 June 22

COUNCIL REPORT

TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #06-62
Shopping Mall Renovation
Apartment Study Area "C"

ADDRESS: 6500 and 6620 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Parcel 2, DL 206, Group 1, NWD Explanatory Plan 80168; Parcel A (J60789E), Lot 9 Except: Firstly: East 33 Feet Secondly: Part Subdivided By Plan 16571 Thirdly: Part On Plan 24586, Block 3, DL 206, Group 1, NWD Plan 1071

FROM: CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District)

TO: Amended CD Comprehensive Development District (based on C2, C2a, C2h Community Commercial District, Apartment Study Area C guidelines and in accordance with the development plan entitled, "Kensington Square Shopping Centre Renovation" prepared by Musson Cattell Mackey Partnership Inc.)

APPLICANT: Colliers International Realty Advisors Inc.
1910 – 200 Granville Street
Vancouver, B.C. V6C 2R6
(Attention: Gordon Easton)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.

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- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee 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 City 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 submission of a detailed comprehensive sign plan.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit exterior renovations to the existing Kensington Square Shopping Centre and reconfiguration of on-site parking.

2.0 BACKGROUND

- 2.1 The subject site is located at 6500 and 6620 Hastings Street. It is currently occupied by the Kensington Square Shopping Centre. The number of parking spaces currently provided on site exceeds the bylaw requirements by eleven (11) spaces. To the north, across Hastings Street, is a former golf driving range and a gasoline service station; to the west, across Kensington Avenue, is the Kensington Park; to south of the site are single- and two-family dwellings; and, to the east are single-family, multi-family and low rise commercial developments.
- 2.2 On 2006 November 30, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is to permit significant changes to the majority of the façades of the Kensington Square Shopping Centre. The parking layout is also proposed to be significantly changed to eliminate the current angled parking on site in favour of traditional 90 degree parking. The number of parking stalls to be provided exceeds the bylaw requirements by eleven (11) spaces. No additional floor area is proposed. The changes to the façade generally consist of the removal of existing steel peaked roofs and their replacement with flat roofs; the removal of the brick cladding and its replacement

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with laminated tiles, glass roofs and wood panels; and, the addition of a vertical architectural accent.

3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the following:

- the construction of new separated sidewalks and provision of new street trees on Kensington Avenue;
- the provision of new street trees in the existing front boulevard on Hastings Street and the upgrading of the sidewalk where necessary; and,
- the replacement of the street light heads with flat glass luminaires on all bounding street, fronting the development site.

3.3 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (unchanged): - 3.35 hectares (8.28 acres)

4.2 Gross Floor Area (unchanged):

Retail	8,257.0 m ²	(88,878 sq.ft.)
Office/Medical	1,609.5 m ²	(17,325 sq.ft.)
Restaurant (less than 50 seats)	590.2 m ²	(6,353 sq.ft.)
Restaurant (greater than 50 seats)	541.9 m ²	(5,833 sq.ft.)
Gasoline Service Station	55.7 m ²	(600 sq.ft.)
Total	11,054.3 m ²	(116,989 sq.ft.)

4.3 Floor Area Ratio (unchanged): - 0.33 FAR

4.4 Site Coverage (unchanged): - 31.2%

4.5 Height (unchanged): - 2 storeys

4.6 Existing Parking:

Required

- Retail Shopping Centre: 8,257 m² @ 1 space per 14 m² - 432 spaces (based on net area)

- Office: 1,609.5 m² @ 1 per 46 m² - 35 spaces

- Restaurant: (less than 50 seats) 541.9 m² @ 1 per 14 m² - 29 spaces (based on net area)

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- Restaurants: (greater than 50 seats) 200 seats @ 1 per 5 seats	- 40 spaces
- Gasoline Service Station: @ 1 per 2 <u>employees and 1 per service bay</u>	- 04 spaces
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Total Required	- 540 spaces
Total Existing	- 555 spaces
Total Proposed	- 551 spaces (including 11 accessible stalls)

4.7 Bicycle Parking:

Total Required and Provided	- 54 spaces
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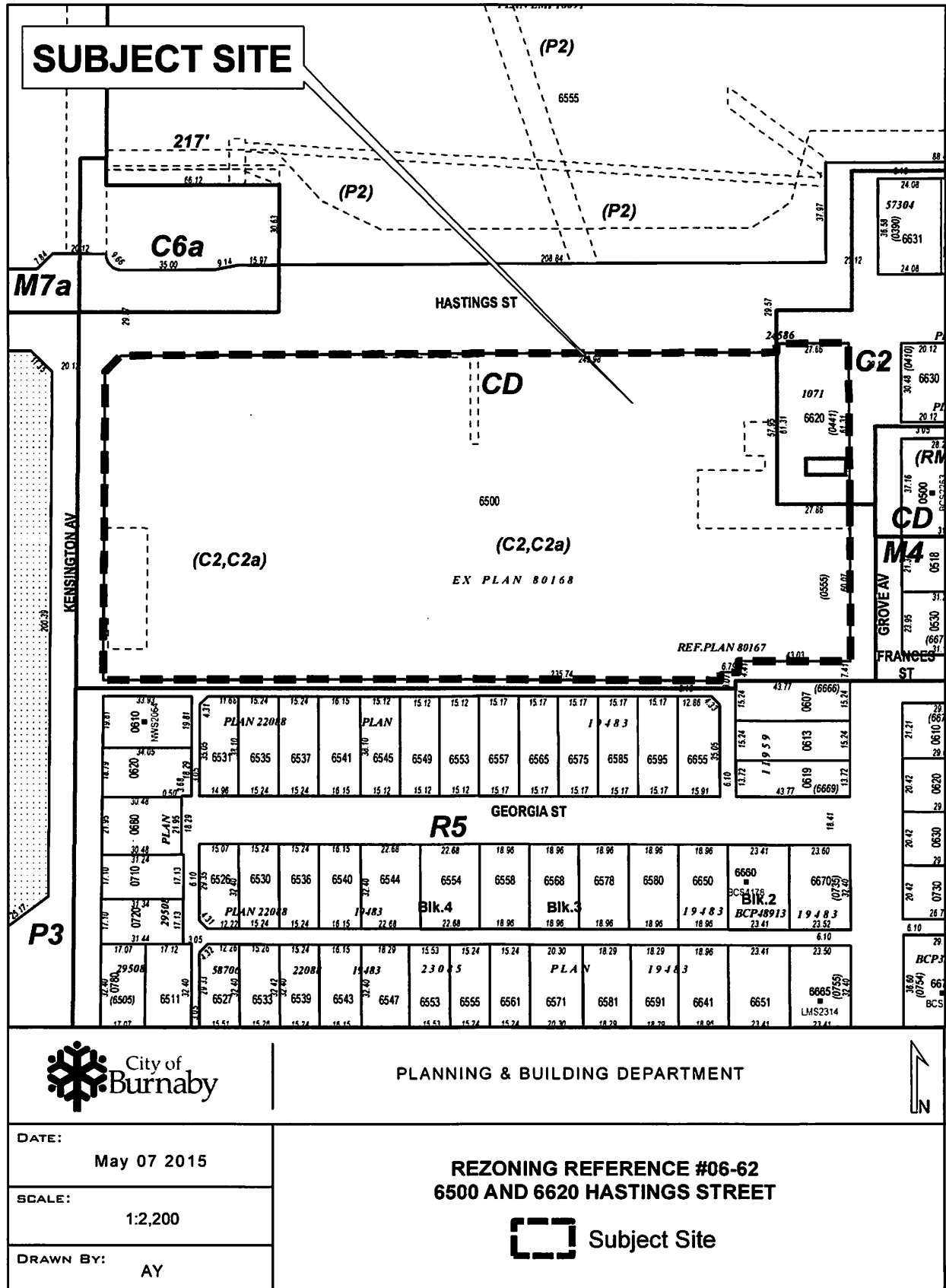
4.8 Loading:

Total Required & Provided	- 06 spaces
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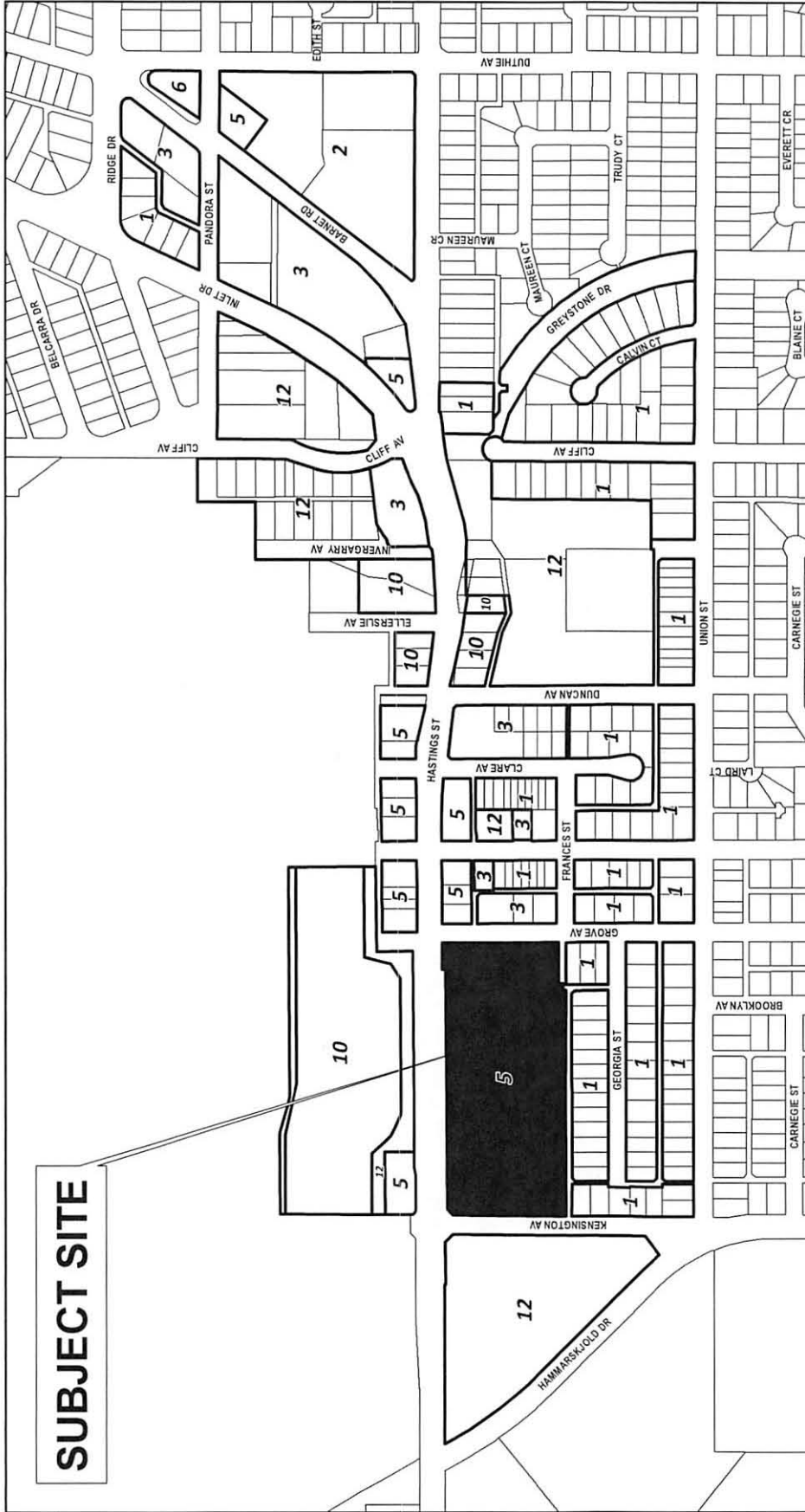

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
City Solicitor
City Clerk



SUBJECT SITE



Lochdale Area Development Plan



PLANNING & BUILDING DEPARTMENT

- | | | | |
|---|--|----|------------------------------------|
| 1 | Single and Two Family Residential | 6 | Medium Density Mixed Use |
| 2 | Low Density Multiple Family Residential | 10 | Institutional |
| 3 | Medium Density Multiple Family Residential | 12 | Park and Public Use/ Public School |
| 5 | Commercial | | |

