

TO: MAYOR & COUNCIL
FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT
SUBJECT: **REZ #19-07 – 4330 KINGSWAY– EXPANDED SITE PROPOSAL**
PURPOSE: To inform Council of an expanded site proposed for Rezoning Reference (REZ) #19-07.

REFERENCES

Address: 4330 Kingsway and 4370 Kingsway
Legal: Lot 1 District Lot 153 Group 1 New Westminster District Plan EPP107270; and Lot 1 District Lot 153 Group 1 New Westminster District Plan 68123
Applicant: Steven Dejonckheere; Sereo I Metrotown Inc.
Current Zoning: CD Comprehensive Development District (based on C3 General Commercial District)
Proposed Zoning: CD Comprehensive Development District (based on RM5s/RM5r Multiple-Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines)

RECOMMENDATION

THAT the Planning and Development Department be authorized to continue to work with the applicant for REZ #19-07 towards a revised plan of development on the expanded site, based on an amended CD Comprehensive Development District (using the RM5s and RM5r Multiple Family Residential Districts, and the C3 General Commercial District as guidelines).

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS

I concur with the recommendation of the General Manager Planning and Development.

1.0 POLICY SECTION

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022)
- Regional Context Statement (2013)
- Official Community Plan (1998)
- Metrotown Downtown Plan (2017)
- Economic Development Strategy (2007)
- Social Sustainability Strategy (2011)
- Environmental Sustainability Strategy (2016)
- Transportation Plan (2021)
- HOME: Housing and Homelessness Strategy (2021)

- Rental Use Zoning Policy (2020).

2.0 BACKGROUND

On April 29, 2019, Council authorized staff to work with the applicant to create a suitable plan of development for the site located at 4330 Kingsway and 5945 Kathleen (REZ #19-07). Thereafter, these two parcels were consolidated and are now referred to together as 4330 Kingsway (see attached Sketch #1).

The initial purpose of the rezoning application was to rezone the consolidated site at 4330 Kingsway to the amended CD Comprehensive Development District (using the C3 General Commercial District as a guideline), in order to permit the renovation of the two existing commercial office buildings on the site. The proposed renovations include the re-cladding of the two office buildings and alterations to the site’s public realm and landscaping, as well as the addition of floor area with the intent of improving the street presence of the buildings. It is noted that 4370 Kingsway, improved with a two-storey commercial building occupied by a bank on the southwest corner of Kingsway and Kathleen Avenue, was not included as part of the subject rezoning application, although existing legal arrangements related to shared parking, loading, and access with the subject site were secured.

Although the proposal did not align with the site’s high-density mixed-use designation under the Metrotown Downtown Plan, the rezoning advanced through a Public Hearing and received Second and Third Reading from Council on August 24, 2020 and June 28, 2021 respectively, on the basis that the proposal supports the retention of employment opportunities in the Metrotown area.

3.0 GENERAL INFORMATION

The applicant has submitted a revised letter of intent to include the property at 4370 Kingsway, thus expanding the subject site to cover the entire block bounded by Kingsway, Kathleen Avenue, Kemp Street, and Wilson Avenue (see attached Sketch #1). In addition, the applicant intends to revise a portion of the development concept to redevelop the eastern portion of the site in line with the Metrotown Downtown Plan’s, high-density mixed-use development designation under the CD Comprehensive Development District (using the RM5s and RM5r Multiple Family Residential Districts, and the C3 General Commercial District as guidelines).

The revised proposal would replace the existing 10-storey commercial office building at the southeast corner of the site with a high-density mixed-use building comprised of both market and non-market dwelling units, and street-activating retail uses. The revised proposal also includes the replacement of the existing two-storey commercial building at 4370 Kingsway with a future commercial office building. The existing 19-storey commercial office building on the northwest corner of the site will be retained and re-cladded, as originally intended.

The addition of 4370 Kingsway into the development site will create a larger site consolidation with a total area of approximately 7,411.31 m² (79,774.67 sq. ft.) as compared with the original development site area of 6,265.06 m² (67,436.55 sq. ft.). The revised proposal facilitates a more efficient site consolidation across a full city block, and introduces additional market and non-market multiple-family residential uses near rapid transit, in line with the Metrotown Downtown Plan. By approaching the redevelopment of the entire block in one application, staff can ensure that the town centre street standards and other public realm improvements are constructed in a well-integrated manner.

Given the opportunity to facilitate redevelopment in line with the Metrotown Downtown Plan, staff support the proposed expanded site and requests authority to continue to work with the applicant towards a revised plan of development based on an amended CD Comprehensive Development District (using the RM5s and RM5r Multiple Family Residential Districts, the C3 General Commercial District, and Metrotown Downtown Plan as guidelines). A future Council report detailing the revised plan of development will be advanced at a future date, requesting Council authorization to schedule a new public hearing for the subject rezoning. At that time a recommendation to repeal the current rezoning amendment bylaw, and replacement with a new rezoning amendment bylaw would be advanced.

4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT

If authorized to continue working with the applicant on a revised plan of development, a new Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30 m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

5.0 FINANCIAL CONSIDERATIONS

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

ATTACHMENTS

- Attachment 1 – Sketch #1
- Attachment 2 – Sketch #2

REPORT CONTRIBUTORS

This report was prepared by Michael Phillips, Development Planner and reviewed by Jesse Dill, Senior Development and Urban Design Planner, Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager Planning and Development.