

Re: Residential / Commercial Development
Hastings Street Urban Renewal
Hastings/Pender/Esmond/MacDonald
Rezoning #8/74

Following is a report from the Director of Planning regarding development of the subject mixed, residential/commercial project.

RECOMMENDATION:

THAT the recommendations of the Planning Director be adopted.

* * * * *

PLANNING DEPARTMENT
APRIL 18, 1974

SUBJECT: RESIDENTIAL/COMMERCIAL DEVELOPMENT
HASTINGS STREET URBAN RENEWAL
HASTINGS/PENDER/ESMOND/MACDONALD
R.Z. #8/74

1.0 Short Description

The subject comprehensive development project contains condominium apartments, senior citizens housing, offices, retail commercial, and extensive landscaped decks and plaza areas (attached location sketch #1).

2.0 Background

An extensive initial rezoning report which included a brief history of the subject Hastings Street Redevelopment Project No. 1 was submitted for the consideration of Council on March 25, 1974. At that time, Council granted approval in principle to the subject project and authorized the Planning Department to continue working with the applicant towards a final suitable plan of development with the understanding that a more detailed report would be submitted to Council at a later date.

The Planning Department reports that a plan of development has been submitted by the applicant suitable for presentation to a Public Hearing.

3.0 General Comments

3.1 Lane Exchange By-law (see sketch #2)

The following information applies:

1. Council on November 13, 1973 agreed not to oppose the closure and incorporation of any redundant portions of street or lane within the blocks bounded by Hastings Street, Esmond Avenue, Pender Street, and MacDonald by Plans Cancellation or Road Exchange, provided the lands are consolidated to create an improved renewal site.

2. The area of lane to be closed is 9,726 sq. ft. and the area of lane to be dedicated by the applicant is 4,880 sq. ft.
3. The removal or suitable relocation of any existing services within the lanes to be closed.
4. The deposit of sufficient funds to guarantee the construction of the required new lanes to the required standards.
5. The submission of a survey plan dedicating the requisite new lane rights-of-way and consolidating the closed portion of lanes with the overall project site.

3.2 Public Urban Plaza Area

As noted in a previous report the applicant has also included Lot 35, Plan 37208, (see attached sketch) within his project. This lot was retained by the Municipality in order to provide a public urban plaza in conjunction with the urban redevelopment proposal. The applicant has reformed the public urban plaza as an integral part of his site and has increased its size from 9,550 sq. ft. to over 12,300 sq. ft. The initial plaza concept is composed of paved areas, substantial planters, and a sculptural fountain and appears very promising.

In the initial agreements, the cost of developing the Public Urban Plaza area was designated as a Municipal responsibility and is so noted in the 1973-1978 Capital Improvement Program. However, since the applicant has utilized the area of the 9,550 sq. ft. Lot 35 as part of his allowable floor area, the Planning Department has requested a value for Lot 35 from the Land Agent for possible sale to the applicant while maintaining full control by the municipality of the ground level of the designated urban plaza area for public pedestrian and open space use.

The amount obtained by the sale of the publicly owned property would be divided proportionally among the Municipal (25%), Provincial (25%), and the Federal (50%) Governments.

Dependent on the attainment of a mutually acceptable price between the applicant and the Municipality for the sale of the 9,550 sq. ft. of publicly owned property, the approval of Council is requested to both of the following alternative solutions:

1. Including Public Urban Plaza
 - a) The 9,550 sq. ft. of Public Urban Plaza would be sold to the applicant at a mutually acceptable price, which would be referred to Council for approval.
 - b) The additional 9,550 sq. ft. would be included in determining the total allowable project floor area.
 - c) The Public Urban Plaza would be reformed as outlined in the project drawings to be presented to the Public Hearing.
 - d) A public control and access easement would be maintained over the surface of the reformed Public Urban Plaza.
 - e) The applicant will assume all costs of developing the Public Urban Plaza and its continued maintenance.

ITEM 10
MANAGER'S REPORT NO. 31
COUNCIL MEETING April 22/74

2. Excluding Public Urban Plaza

- a) The additional 9,550 sq. ft. of Public Urban Plaza area would not be included in determining the total allowable project floor area.
- b) The Public Urban Plaza would be reformed as outlined in the project drawings to be presented to the Public Hearing.
- c) Due to the complex nature of this rezoning proposal, Council's approval in principle would be sought to achieve a legal agreement whereby the applicant would be allowed to place some of his underground parking beneath the Public Urban Plaza without affecting the Municipality's basic interest in maintaining public control and access over the surface of the Public Urban Plaza. This arrangement is recommended under the understanding that:
 - i) the Public Urban Plaza has been integrated into the subject project in a commendable manner,
 - ii) the Plaza has been increased in size from 9,550 sq. ft. to over 12,300 sq. ft., and
 - iii) the applicant will assume all costs of developing the Public Urban Plaza and its continued maintenance.

3. In summary, the outlined two alternative solutions to the Public Urban Plaza have been presented in this manner in order to prevent further delay of this major development proposal and to reflect the desire of the applicant to submit his development proposal to a Public Hearing as soon as possible and to complete his rezoning proposal in an expeditious manner. It is noted that the necessity of coordinating this urban renewal proposal with the senior levels of government has extended the usual municipal development approval time frame to some extent.

A further report on the Public Urban Plaza situation may be appropriate outlining the final mutually acceptable solution.

3.3 Existing services, in particular, within the former Ingleton right-of-way will require to be protected by easement and relocated if necessary by the applicant.

4.0 Summary of the Project

4.1 Net Site Area - Including Urban Plaza = 162,116 sq.ft.
Excluding Urban Plaza = 152,566 sq.ft.

4.2 The overall project density is based on a scaled combination of Multiple Family Residential District (RM5) and of General Commercial District (C3) uses.

The allowable floor areas are:

	<u>F.A.R.</u>	<u>Floor Area</u>
<u>Including</u> Urban Plaza		
Residential	1.98	321,570 sq. ft.
Commercial	0.60	97,270 sq. ft.
Total	2.58	418,840 sq. ft.
<u>Excluding</u> Urban Plaza		
Residential	1.97	300,555 sq. ft.
Commercial	0.64	97,270 sq. ft.
Total	2.61	397,825 sq. ft.

To summarize the difference between including or excluding the 9,550 sq. ft. of Public Urban Plaza area in the project statistics, the following information applies:

- a) There would be no change in the actual proposed floor area for the commercial component.
- b) The only change in the residential component would be the reduction of one of the apartment towers by three floors from 17 storeys to 14 storeys.

4.3 Commercial Component

Single Storey Retail Stores	=	53,670 sq. ft.
6-Storey Office Tower	=	43,600 sq. ft.
Total Commercial		97,270 sq. ft.

4.4 Residential Component

	Suite Mix		Total
	1-Bed.	2-Bed.	
Senior Citizens Tower	48		48
Apartment #1 (17-storeys)	52	60	112
Apartment #2 (17-storeys)	64	59	123
Apartment #3 (3-storeys)	12	9	21
	<hr/>	<hr/>	<hr/>
	176	128	304

Suite Sizes

Senior Citizens Tower		
1-Bedroom Suites	=	530 - 573 sq. ft.
Apartment #1 and #2		
1-Bedroom Suites	=	727 - 870 sq. ft.
2-Bedroom Suites	=	1021 - 1261 sq. ft.
Apartment #3		
1-Bedroom Suites	=	750 sq. ft.
2-Bedroom Suites	=	1000 sq. ft.

If the Public Urban Plaza is excluded from the site area, the result would be the reduction of 22 apartment suites (10 2-bedroom suites and 12 1-bedroom suites). It is the applicant's intention to strata title the proposed apartments.

4.5 Parking Requirements

		Required/Provided Parking Spaces
Retail Commercial	=	118
(1 space per 500 sq.ft.)		
Office Tower	=	88
(1 space per 500 sq.ft.)		
Senior Citizens Tower	=	12
(1 space per 4 units)		
Condominium Apartments	=	384
(1.5 spaces per unit)		<hr/>
Total Parking Spaces	=	592

100% Underground parking provided.

4.6 Off Street Loading Provided

Retail Commercial	3 bays
Office Tower	2 bays
Senior Citizens Tower	1 bay
Apartment Towers	2 bays
Total	8 bays

ITEM 10

MANAGER'S REPORT NO. 31

COUNCIL MEETING April 22/74

4.7 Communal Facilities

Senior Citizens Housing

- Outdoor Terrace
- Laundry/Hobby Room
- Lounge

Condominium Apartments

- Extensive Landscaped Decks
- Indoor Swimming Pool
- Sauna
- Swirl Pool
- Men's and Women's Washrooms and Change Rooms
- Gymnasium and Exercise Room

4.8 Exterior Materials

The noted major exterior materials are:

- precast concrete panels
 - sandblasted or ribbed exposed aggregate
- poured-in-place concrete
 - sandblasted or board marked
- brick panels at the podium level

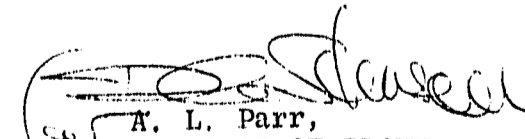
RECOMMENDATION

It is recommended that:

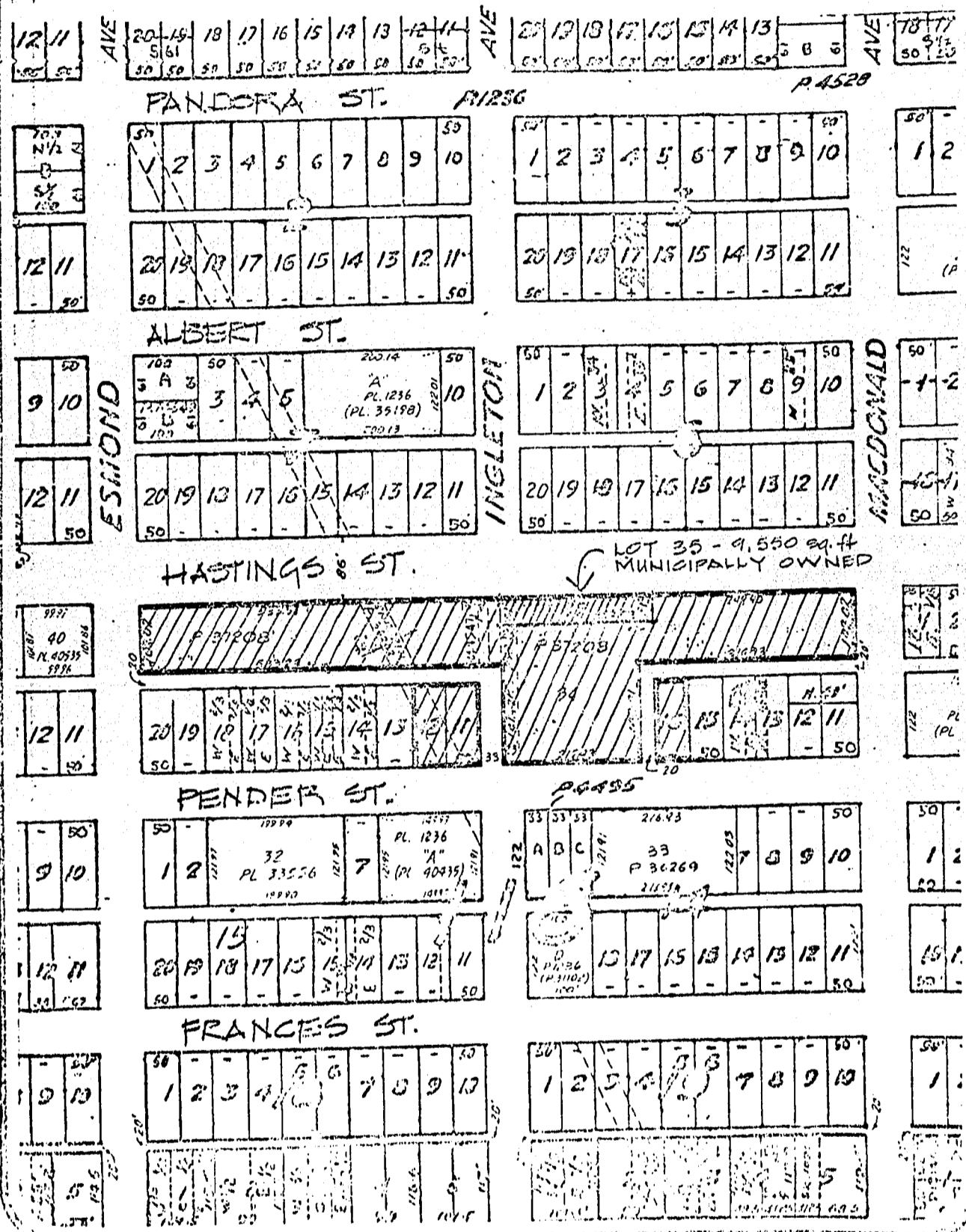
1. Council grant authority to introduce the requisite Lane Exchange By-law according to the points outlined in Section 3.1.
2. Council approve the reformation of the Public Urban Plaza area integrally within the proposed project according to either of the two alternative solutions outlined in Sections 3.2.1 and 3.2.2.
3. The subject rezoning proposal be submitted to a Public Hearing on May 20, 1974 prior to the Council Meeting scheduled for that date, and that the following be established as prerequisites to the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The completion of the requisite Lane Exchange By-law.
 - c) The consolidation of the overall site into one legal parcel.
 - d) The granting of any necessary easements including the maintenance or relocation of any existing easements.
 - e) The deposit of sufficient funds to guarantee the development of all necessary Municipal services to serve the site.
 - f) All electrical servicing, telephone, and cable installations be placed underground throughout the development.
 - g) The granting of a public walkway easement through the site from the public plaza area to Pender Street.

AP.
KI:cm

Attached sketch.


A. L. Parr,
DIRECTOR OF PLANNING.

ITEM 10
 MANAGER'S REPORT NO. 31
 COUNCIL MEETING April 22/74



SCALE 1"=200'
 DRAWN 15-15
 DATE MARCH 74

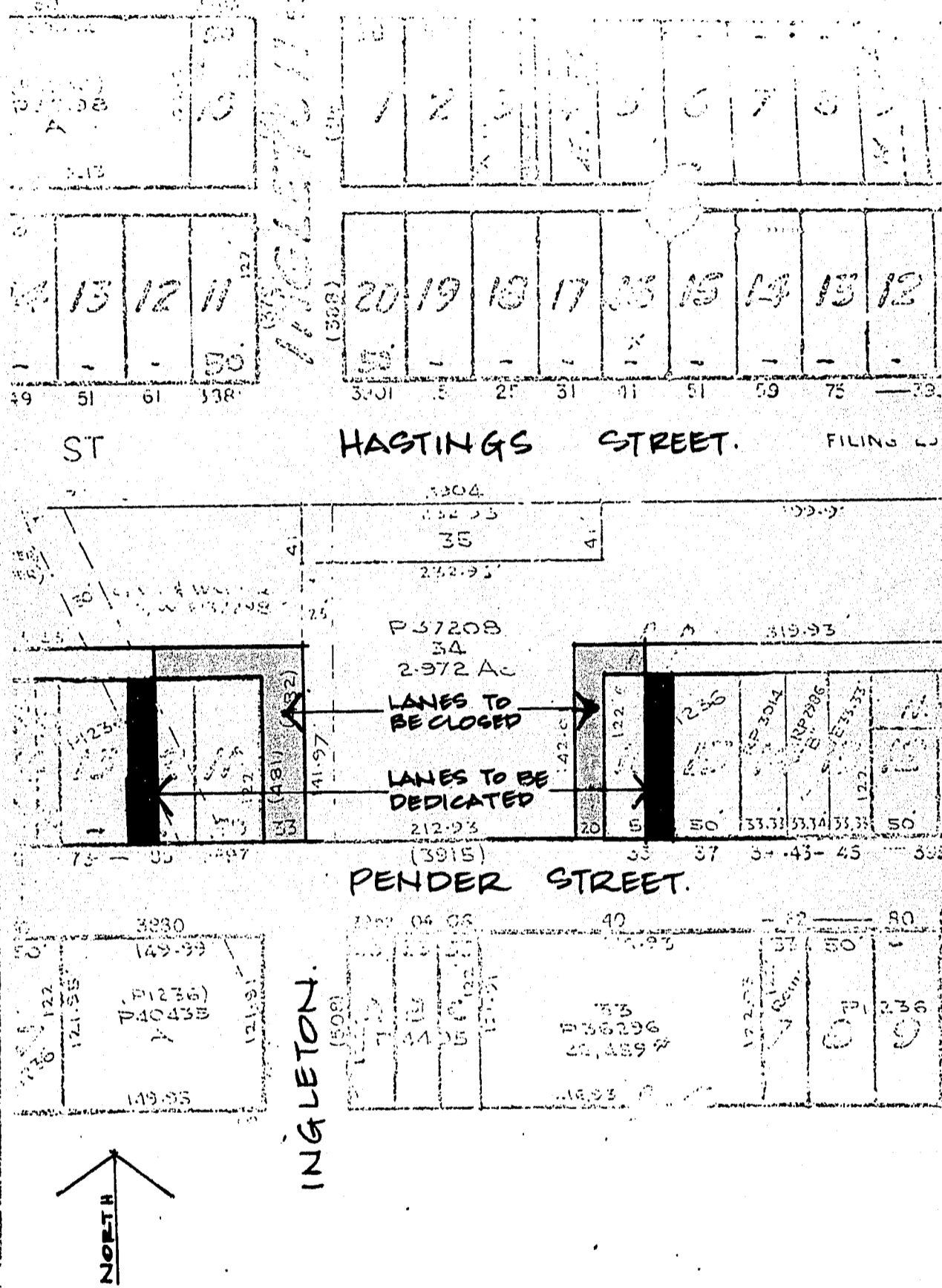
RZ #3/74



MUNICIPAL PLANNING DEPARTMENT
 SKETCH #1



ITEM 10
 MANAGER'S REPORT NO. 31
 COUNCIL MEETING April 22/74



1"=100'

PROPOSED LANE EXCHANGE
 HASTINGS ST. URBAN RENEWAL
 RZ # B/74.

APRIL/74.

PLANNING DEPARTMENT
 SKETCH # 2.