

ITEM	9
MANAGER'S REPORT NO.	66
COUNCIL MEETING	1979 10 01

RE: PRELIMINARY PLAN APPROVAL APPLICATION FOR DEVELOPMENT OF A
LIGHT INDUSTRIAL WAREHOUSE
6860, 6880 AND 6886 HASTINGS STREET
LOTS 1 AND 2 EXC. PLAN 24587 OF LOT 8 OF LOT 4
D.L. 206, PLAN 1517; AND LOT 3, LOT 8 OF LOT 4
D.L. 206, PLAN 1517

Following is a report from the Director of Planning regarding the proposed development of a warehouse on Hastings Street.

RECOMMENDATION:

1. THAT the report of the Director of Planning be received for information purposes.

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TO: MUNICIPAL MANAGER PLANNING DEPARTMENT
1979 September 25
FROM: DIRECTOR OF PLANNING
SUBJECT: 6860, 6880 AND 6886 HASTINGS STREET
LOTS 1 AND 2 EXC. PLAN 24587 OF LOT 8 OF LOT 4,
D.L. 206, PLAN 1517; AND LOT 3, LOT 8 OF LOT 4,
D.L. 206, PLAN 1517

RECOMMENDATION:

1. THAT this report be received for information purposes.

REPORT

1.0 INTRODUCTION

The Planning Department is in receipt of a Preliminary Plan Approval application for the development of a light industrial warehouse facility at the above-referenced site (refer to Sketch #1 attached). Council consideration of this application is required at this time since the development proposal does not conform to the designated land use guidelines of the 1969 Apartment Study - Area "C".

2.0 GENERAL DISCUSSION

2.1 The subject site is presently zoned M4 Light Industrial and has been designated for institutional uses as outlined in Area "C" of the Apartment Study. Pursuant to the guideplan, commercial uses are intended to be concentrated on the north side of Hastings Street between Grove Avenue and Duncan Avenue, and on the south side between Kensington Avenue and Duncan Avenue (refer to Sketch #2 attached).

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2.1 Cont'd.

Institutional uses including such facilities as churches, senior citizens' complexes and children's institutions, are proposed to be developed to the east of the designated commercial area adjacent to Hastings Street generally between Duncan Avenue and Cliff Avenue. Planning Department staff have been reviewing the Area "C" guidelines in order to determine whether or not appropriate adjustments need to be made. However, in view of current work-load and priorities, this review has not been completed as yet.

2.2 The site is presently occupied by a single family dwelling and Zanetti Arts which manufactures and sells ceramics and concrete art products. South of the site lies the Westridge Elementary School and Park, and north across Hastings Street lie a number of modest industrial facilities. A supermarket is situated to the west across Duncan Avenue and a vacant property and two modest industrial buildings are located to the east fronting Hastings Street.

2.3 The majority of properties designated for institutional development within Area "C" are presently zoned either M4 or M1, and many are currently occupied by bonafide industrial facilities. Final Adoption was recently given to Rezoning Reference #10/79 which involved the proposed development of a two-storey office/medical building at the northwest corner of Hastings Street and Cliff Avenue based on the P2 Administration and Assembly District.

2.4 Notwithstanding the institutional designation of the subject site, the Planning Department has received very few serious development proposals that have been consistent with the Apartment Study objectives. We believe that this unfavourable situation has prevailed in view of the availability of other more desirable locations for institutional uses, the relatively soft market for developing new facilities of this nature, and the limited site area and depth possessed by the subject properties.

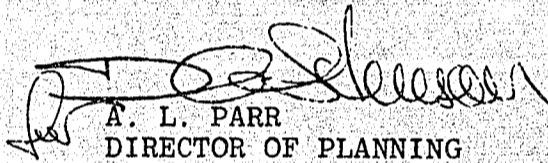
2.5 The applicant has specifically proposed to construct a 1 006 m² (10,817 sq.ft.) single-storey warehouse facility based upon the M4 regulations. The structure has been designed to accommodate from one to four tenants with all loading areas located to the rear of the building and parking on the west side. All vehicular access will be from Duncan Avenue and the lane, and a fully-landscaped front yard of 6 m (20 ft.) will be developed adjacent to Hastings Street. Pedestrian access will be oriented to Hastings Street. In view of these siting and design considerations, the proposed building will be conducive to light industrial uses that conduct their activities essentially indoors thereby minimizing any potential conflict with its immediate neighbours.

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3.0 CONCLUSIONS

- 3.1 The Planning Department considers that although the proposed development is not consistent with the Apartment Study objectives, it appears to provide an acceptable reutilization of the subject site without any deleterious effects on the surrounding properties. More specifically, the proposed building has been designed to accommodate M4 uses that would be compatible with the adjacent commercial and school/park activities and provides an appropriate physical appearance.
- 3.2 In view of the foregoing, this Department, unless directed otherwise by Council, is prepared to work with the applicant towards issuing Preliminary Plan Approval based upon the plans submitted to date.

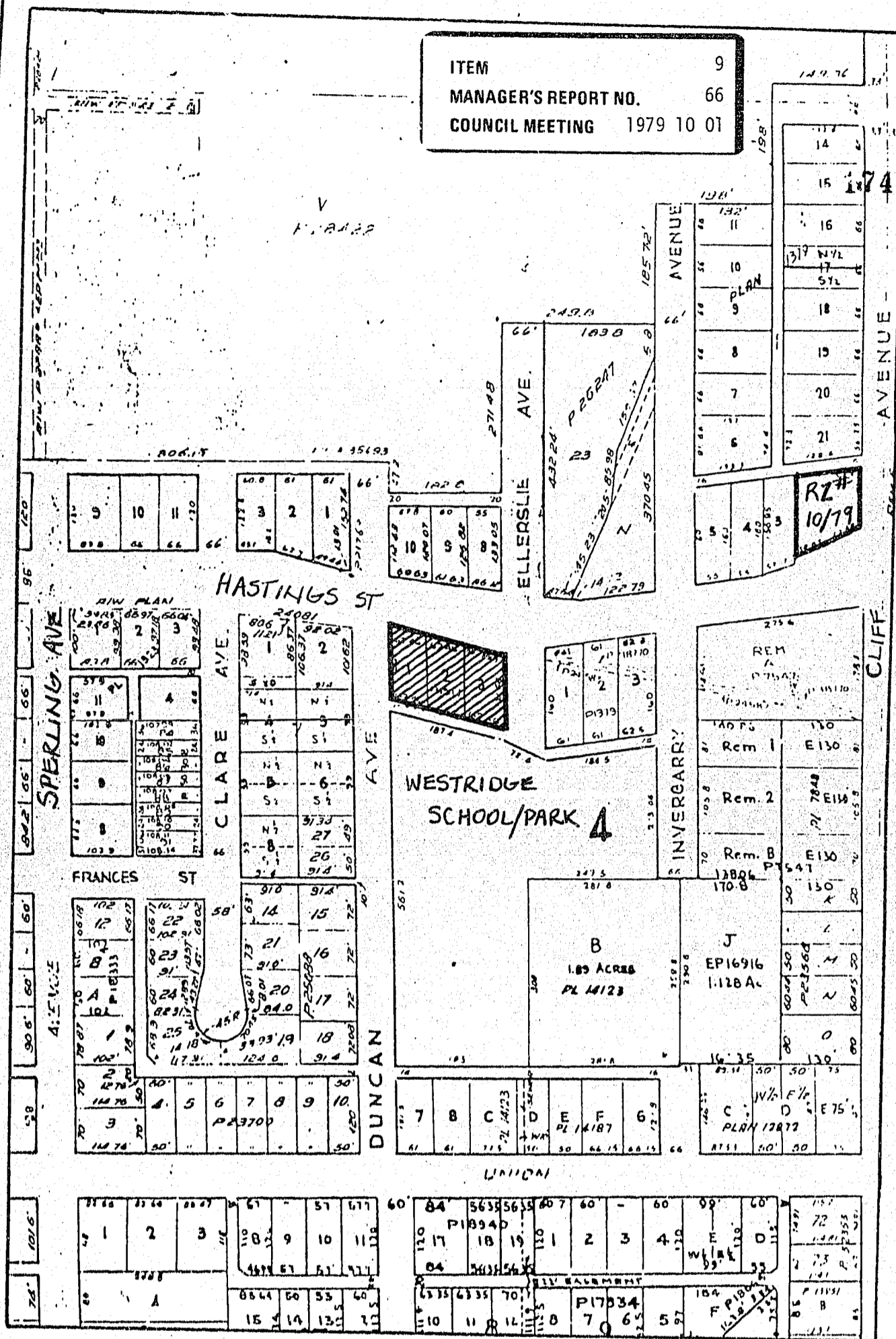

A. L. PARR
DIRECTOR OF PLANNING

APL
PDS:lf

Attachments

cc.: Chief Building Inspector

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Date
 1979/OCT.
 Scale
 1:2400
 Drawn By

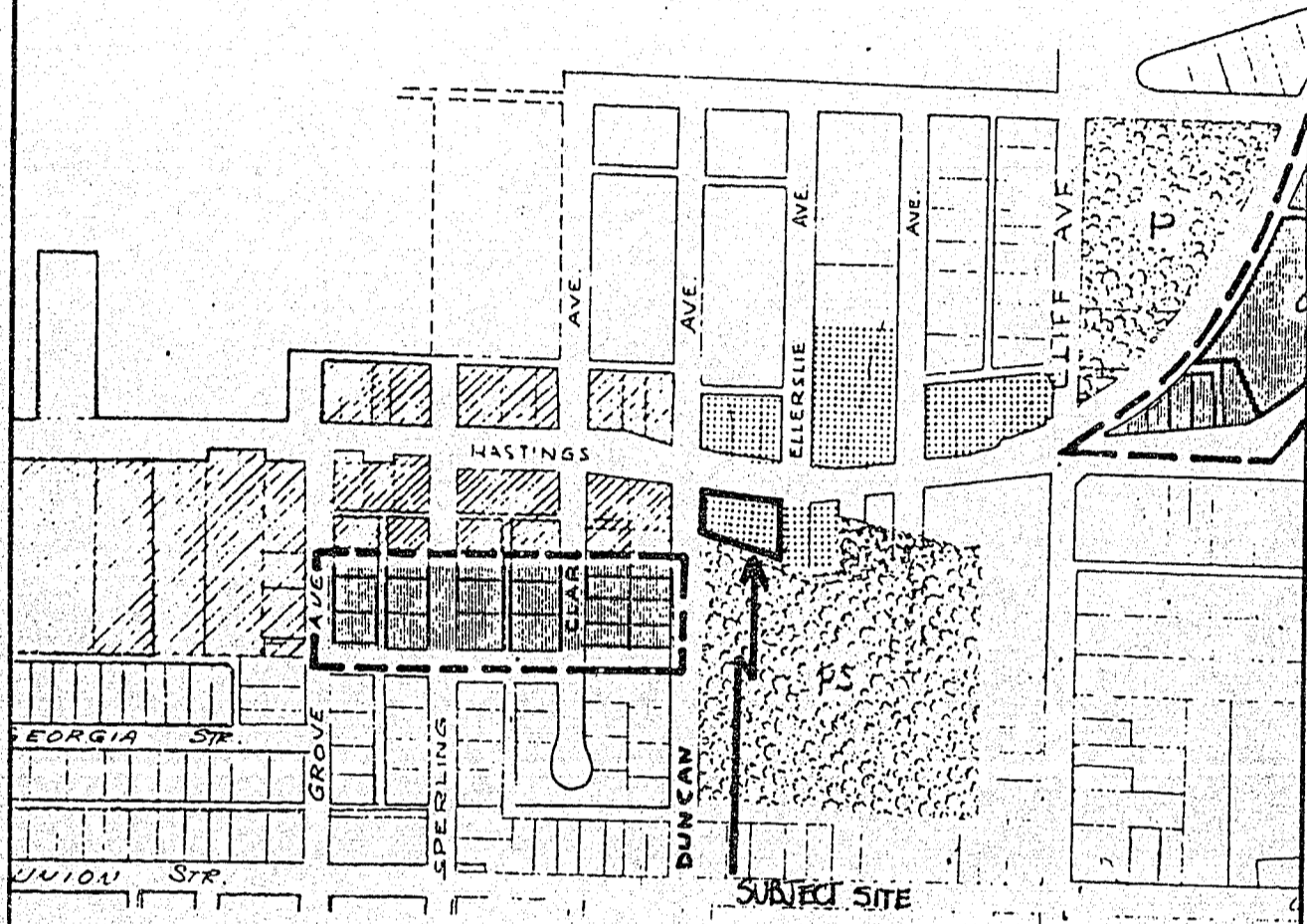








Burnaby Planning Department



SKETCH # 1

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-  FIRST PRIORITY AREA
-  INSTITUTIONAL AREA
-  EXISTING APARTMNT. DEVELOPMT.
-  COMMERCIAL CENTRE
-  SCHOOL
-  PARK

Date
1979/OCT

Scale
1:4800

Drawn By



Burnaby Planning Department



SKETCH # 2 AREA "C"