

ITEM	6
MANAGER'S REPORT NO.	7
COUNCIL MEETING	1980 01 28

RE: PROPOSED DEVELOPMENT OF A TRUCK AND EQUIPMENT SALES FACILITY
 6951 AND 6965 EAST HASTINGS STREET
 LOTS 3 AND 4, BLOCK 1, D.L. 206, PLAN 1379

Following is a report from the Director of Planning regarding a proposal for development of properties on East 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
FROM:	DIRECTOR OF PLANNING	Our File: P.P.A.#5395
		1980 January 22
SUBJECT:	6951 AND 6965 EAST HASTINGS STREET	
	LOTS 3 & 4, BLOCK 1, D.L. 206, PLAN 1379	
	PROPOSAL FOR DEVELOPMENT	

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 truck and related equipment sales facility at the subject site (refer to Sketches #1 and 2 attached) This application warrants Council consideration at this time since the development proposal does not conform to the designated land use guidelines of the Area "C" Apartment Study.

2.0 GENERAL DISCUSSION:

- 2.1 The subject site is presently zoned M1 Manufacturing District and has been designated for institutional uses as outlined in Area "C" of the Apartment Study. Pursuant to the guideplan, service 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). 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 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 workload and priorities, this review has not been completed as yet.

2.0 General Discussion - cont'd.

2.2 The site comprises two legal parcels and is presently occupied by a modest single family residence approximately 40 years of age. The remainder of the site is vacant with natural vegetation and a slight north-south slope. Vehicular access is presently from Hastings Street. An abandoned service station is located to the immediate east of the site and to the west is the Hallett Poultry outlet which includes a modest residence and hatchery. To the south across Hastings Street lies a single family residence on a large lot and to the north lie a number of steeply-sloped vacant properties.

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2.3 The majority of properties designated for institutional development within Area "C" are presently zoned either M4 or M1, while many are currently occupied by bonafide industrial facilities. However, consistent with the Apartment Study objectives, Final Adoption was recently given to R.Z. #10/79 which involved the proposed development of a 2-storey office/medical building on the presently abandoned service station site located to the immediate east of the subject site. The site was rezoned to the P2 Administration and Assembly District while construction has not been initiated as of this date.

On 1979 October 01, Council considered a report from the Planning Department regarding an application to redevelop 6860/80/86 Hastings Street (Zanetti Arts Ltd.) for a light industrial warehouse facility under the prevailing M4 designation that was consistent with the institutional Apartment Study designation. Upon evaluation of this proposal and the specific development plans submitted, the Planning Department was of the opinion that the development would provide an acceptable reutilization of the site without deleteriously effecting the surrounding properties. It was concluded that the Department, unless otherwise directed by Council, would be prepared to work with the applicant towards issuing Preliminary Plan Approval based upon the submitted development plans.

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, and the relatively soft market for developing new facilities of this nature.

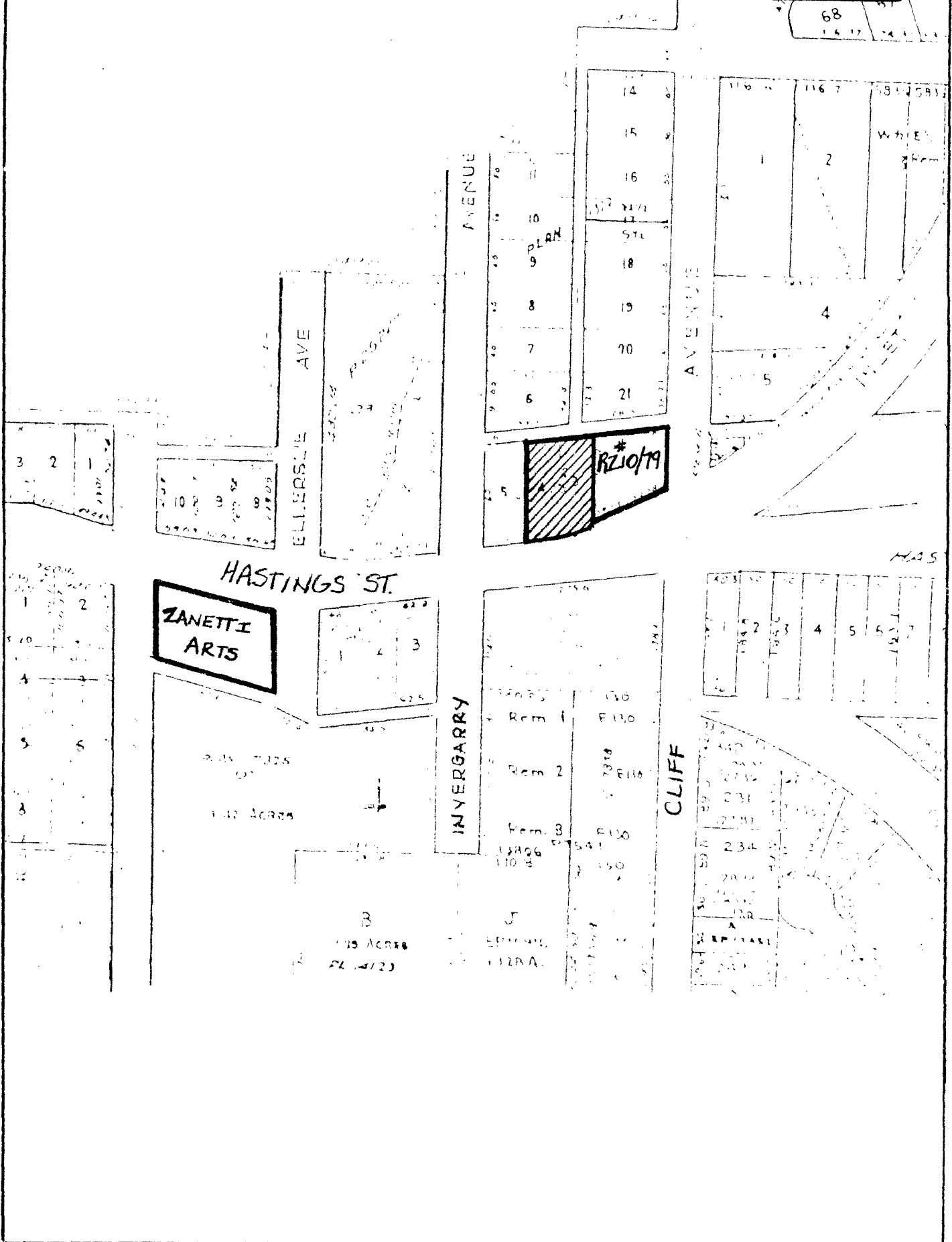
2.5 The applicant proposes to relocate Tepoorten Truck and Equipment Ltd. from their present location at 6811 Hastings Street (approximately two blocks west of the subject site) to the site in question. Physical improvements to the site will include renovating the existing residential structure for office use and grading and asphaltting the remaining portion of the site for the display of vehicles and related equipment in observance of the prevailing bylaw standards.

3.0 CONCLUSION:

Inasmuch as the proposed use of the site is permitted under the current M1 zoning designation and does not represent a significant capital expenditure, the Planning Department is prepared to support the requested Preliminary Plan Approval application. The proposed reutilization of the site is considered to be an interim use that would not seriously impede future redevelopment pursuant to the Apartment Study objectives.

In view of the foregoing, the Planning Department unless otherwise directed by Council is prepared to work with the applicant towards the issuance of Preliminary Plan Approval based upon the plans submitted to date.

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Date
 1980/JAN

Scale
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Drawn By



Burnaby Planning Department

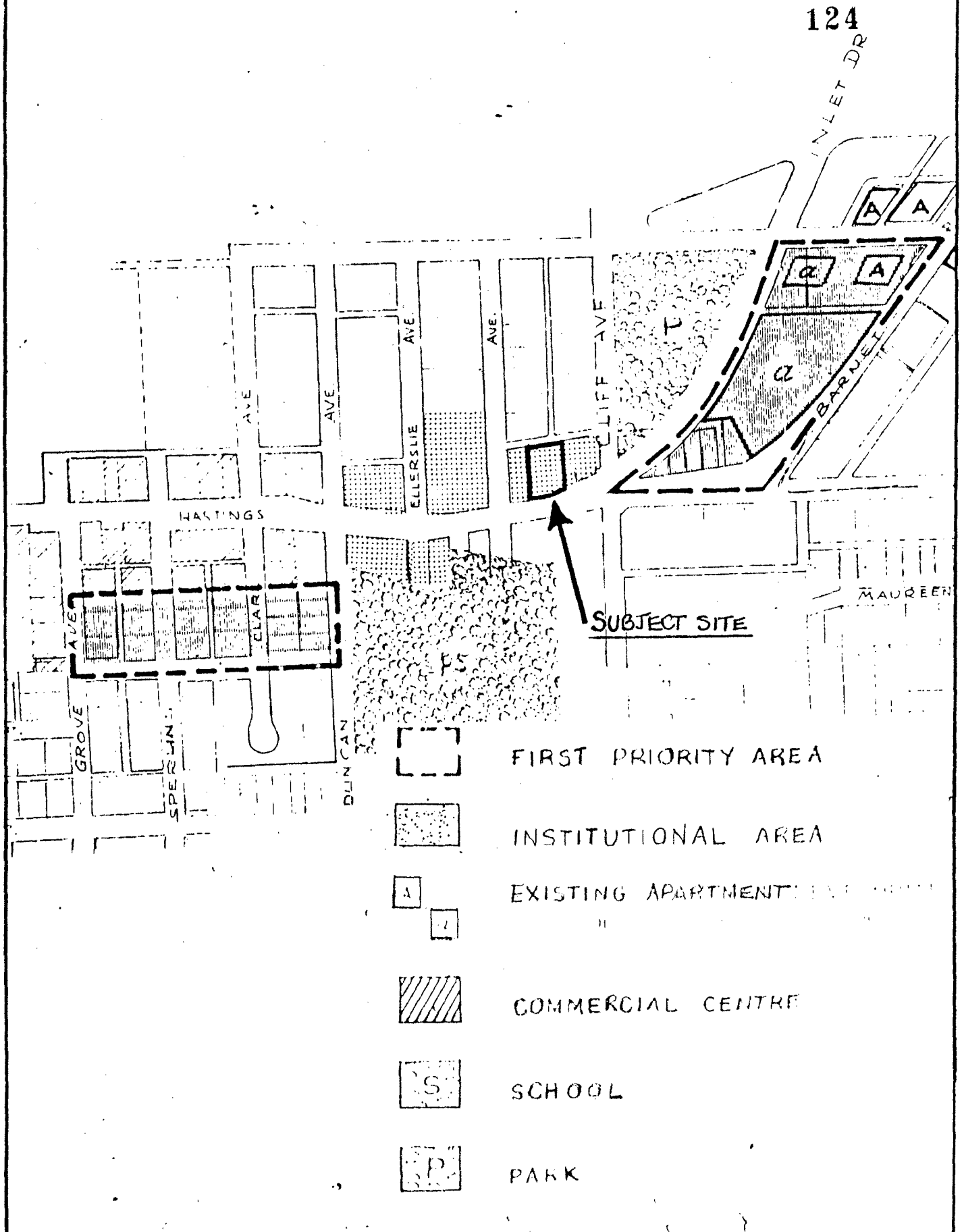









SKETCH # 1

SUBJECT SITE

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-  FIRST PRIORITY AREA
-  INSTITUTIONAL AREA
-  EXISTING APARTMENT
-  " "
-  COMMERCIAL CENTRE
-  SCHOOL
-  PARK

Date
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AREA #C' - SKETCH #2

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