



RE: PROPOSED NEW COMMERCIAL BUILDING IN COMMUNITY PLAN THREE AREA  
PRELIMINARY PLAN APPROVAL NO. 8284  
4298 HASTINGS STREET (SW CORNER OF MADISON AVENUE AND HASTINGS STREET)

MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1986 OCTOBER 06

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED NEW COMMERCIAL BUILDING IN COMMUNITY PLAN THREE AREA  
4298 HASTINGS STREET (SW CORNER OF MADISON AVENUE AND HASTINGS)  
PRELIMINARY PLAN APPROVAL #8284

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RECOMMENDATIONS:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND/SUMMARY:

An application for Preliminary Plan Approval has been submitted for a property at 4298 Hastings Street which is within the Community Plan Three area which designates this site as part of larger through block land assembly for high density residential redevelopment under the terms of the existing adopted plan (refer attached sketch). In situations where redevelopment applications are received which conflict with Community Plan objectives staff are required by Council policy to report to Council on the application.

2.0 ANALYSIS OF THE PROPOSAL:

The applicant is proposing a new one and a half storey building of approximately 414 m<sup>2</sup> (4,500 sq. ft.) with surface parking on a corner site which is approximately 20 m x 33.5 m (66 by 110.7 ft.) located at the southwest corner of Madison Avenue and Hastings Street. The site is presently developed with a non-conforming "Dairy Queen" under the existing C3 zoning. The new building is proposed to house a trust company.

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4298 HASTINGS STREET  
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The Hastings Street block face in this area is for the most part developed with stable street oriented commercial uses and redevelopment of the block does not appear imminent.

It is considered that the size of the site and the small scale of the building proposed is in keeping with existing development along this frontage and will not significantly conflict with long term redevelopment of the area.

3.0 CONCLUSIONS:

Under the circumstances where the existing zoning permits the redevelopment proposed and in light of the limited options available to obtain a proposal in conformance with the Community Plan at this time, staff will be issuing approvals for the project in conformance with Preliminary Plan Approval procedures unless otherwise directed by Council.

*BR*  
BR/j's

  
A.L. Parr,  
DIRECTOR PLANNING &  
BUILDING INSPECTION

Attachment

Proposed RM5 High Density Apartment Sites

- 1 - Existing Comprehensive Development CD (RM5 & C3 guidelines) Rezoning Reference Number 1/80
- 2 - Site Area - 2.80 ac.; Max. FAR - 2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
- 3 - Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 10 - Site Area - 3.50 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
- 11 - Site Area - 3.40 ac.; Max. FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
- 12 - Site Area - 3.43 ac.; Max. FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
- 13 - Site Area - 3.47 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)




4 - Existing RM3 Apartment Site

5 - Proposed C3 Commercial

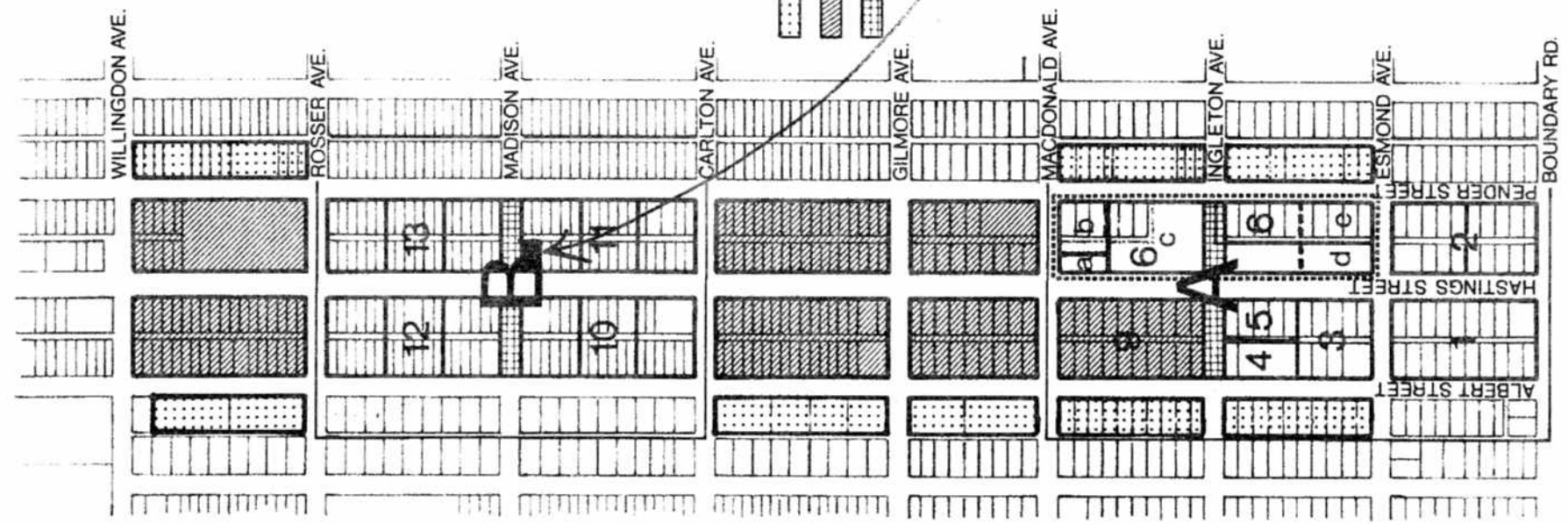
6 - Hastings Street Urban Renewal Precinct

- a. Public Square - 0.22 ac.
- b. Community / Institutional - 0.70 ac.
- c. Comprehensive Development - 2.2 ac. CD (RM4 & C2 guidelines) Rezoning Reference No. 142/81
- d. Comprehensive Development - 1.17 ac. CD (C2 guidelines)
- e. Comprehensive Development - 1.62 ac. CD (RM4 guidelines)

9 - Proposed C3 High Density Commercial

-  Existing & Proposed RM3 Medium Density
-  Proposed C3 Commercial
-  Major Pedestrian Links

4298 HASTINGS



Updated to 1985 March  
Ref. Date: June 1969

COMMUNITY PLAN THREE



Planning & Building Inspection Department

Date  
1986 OCTOBER

Scale

Drawn By

EXISTING ADOPTED COMMUNITY PLAN

P.P.A. # 8284

