

RE: REZ. REF. NO. 52/88
4161 HASTINGS STREET

ITEM 14
MANAGER'S REPORT NO. 40
COUNCIL MEETING 88/05/30

MUNICIPAL MANAGER'S RECOMMENDATION:

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

* * * * *

TO: MUNICIPAL MANAGER 1988 MAY 25

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: REZONING REFERENCE #52/88
ADDRESS: 4161 HASTINGS STREET
LEGAL: LOTS 12-27, BLOCK 8, D.L. 121, GROUP 1, PLAN 1054,
NWD; LOTS D AND E, D.L. 121, GROUP 1, PLAN 20817, NWD
FROM: C3 GENERAL COMMERCIAL AND RESIDENTIAL DISTRICT
TO: CD COMPREHENSIVE DEVELOPMENT DISTRICT (BASED ON C2 AND RM4
MULTIPLE FAMILY RESIDENTIAL DISTRICT GUIDELINES).
(REFER TO ATTACHED SKETCH 1)

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a Highway Exchange Bylaw, according to the terms outlined in Section 3.3 of this report, contingent upon the granting by Council of First and Second Readings of the subject Rezoning Bylaw.
2. THAT a Rezoning Bylaw be prepared and advanced to First Reading on 1988 June 13, and to a Public Hearing on 1988 June 28 at 19:30 h.
3. THAT the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to Municipal standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.
 - c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.

- d) The consolidation of the net project site into one legal parcel.
- e) The granting of any necessary easements.
- f) The dedication of any rights-of-way deemed requisite.

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- g) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- h) The deposit of the applicable per unit Neighbourhood Parkland Acquisition Charge.
- i) The undergrounding of existing overhead wiring abutting the site along Carleton Avenue.
- j) Compliance with the Council adopted sound criteria.

SUMMARY:

A plan of development suitable for presentation to a Public Hearing has been submitted. The development proposal is for an 8 storey terraced residential building with one level of commercial space at the ground floor level and a low rise commercial building oriented to Hastings Street. The density of development under the CD zoning designation based on the RM4 (residential) zone and the C2 (commercial) zone is proposed to have an overall Floor Area Ratio of 1.70.

R E P O R T

1.0 REZONING PURPOSE:

- 1.1 The purpose of the proposed rezoning bylaw amendment is to permit the development of a mixed use low-rise commercial and mid-rise residential development.

2.0 BACKGROUND:

- 2.1 A previous rezoning application, Rezoning Reference #123/86, for a low-rise commercial development with a 14 storey residential high-rise tower was defeated by Council on 1988 April 25. The applicant has now submitted for consideration a replacement development plan for the site with the same commercial element but with an 8 storey terraced residential building.

3.0 GENERAL COMMENTS:

- 3.1 The subject site is a vacant former automobile dealership site. The rezoning being requested would involve a single level street front retail with a series of shops oriented to Hastings Street and a central parking area. The north part of the site is proposed for development with an 8 storey terraced residential building oriented to Albert Street and Carleton Avenue, with retail commercial on the southerly portion of the ground floor.
- 3.2 The Director Engineering will be reviewing the adequacy of services to the site.
- 3.3 A Highway Exchange Bylaw will be necessary to close a portion of the east west lane through this site and provide a new lane which turns out to Albert Street. The surplus lane area would be sold to the developer at market value, and is to be the subject of a further report.

- 3.4 Any necessary easements would be provided.
- 3.5 Neighbourhood Parkland Acquisition Development Cost Charges for the residential portion of the project will be required.
- 3.6 The development is required to meet the condominium standards for unit sizes.
- 3.7 A noise study would be required due to the proximity of traffic noise from Hastings Street.
- 3.8 Overhead wiring in the existing lane and along Carleton Avenue abutting the site would be replaced underground.

4.0 DEVELOPMENT PROPOSAL:

- 4.1 Net site area: .6061 ha (1.497 ac) (65,237 sq. ft.)
Site coverage: 44.7%
- 4.2 Floor Area Total:
 - Residential Floor Area: 7,500 m² (80,731 sq. ft.)
 - Commercial Floor Area: 2,568 m² (27,640 sq. ft.)
 - Total Floor Area: 10,068 m² (108,371 sq. ft.)
- Residential building height: 8 floors
- Floor Area Ratio: $\frac{1.007}{.6061} \text{ ha} = 1.68$

4.3 Residential Unit Mix:

- 27 One bedroom units
- 47 Two bedroom units
- Total units: 74

4.4 Parking Required:

- Retail: 27,640 ÷ 495.16 = 56 spaces
- Apartment: 74 × 1.5 = 111 spaces
- Total required: 167 spaces

Parking Provided:

- Retail:
 - Surface = 40 spaces
 - Underground = 90 spaces
- Subtotal = 130 spaces
- Apartment:
 - Underground = 111 spaces
 - Total Parking Provided = 241 spaces

Loading Provided: 1 space

4.5 Communal Facilities:

Roof Lounge, landscaped roof decks.

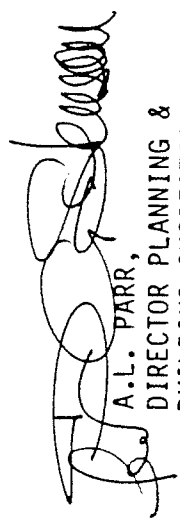
Exterior materials will include concrete, stucco, metal roofing for commercial buildings.



5.0 CONCLUSIONS:

- 5.1 A replacement development plan for the former "Eagle Ford" site has now been submitted. The plan reflects the street level activity along Hastings Street and provides a higher than required ratio of parking stalls. Parking for the retail component provided in excess of requirements will be made available by the developer for use by the general public benefitting all commercial development along Hastings Street. The residential building is oriented to Albert Street and Carleton Avenue and is constructed in concrete. The building is stepped down from 8 storeys to 5 storeys. The development is considered to support the objective of both the commercial and residential development needs in the Hastings Street Area.

The plan as submitted is suitable for advancement to a Public Hearing on 1988 June 28.



A.L. PARR,
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:jm

Attach.

cc: Director Engineering
Municipal Solicitor



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14	12	10
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GILMORE SCHOOL
P3 Bik. 9
 PLAN 1282

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Date 1988 MAY
 Scale 1:2000
 Drawn By



RZ 123/8C LOCATION
 EXISTING ZONING C3 and R5
 172
 SKETCH 1

