

ITEM 19
MANAGER'S REPORT NO. 80
COUNCIL MEETING 89/12/11

RE: PROPOSED COMMERCIAL INDUSTRIAL BUILDING
6941 HASTINGS STREET, FILL ON SUBJECT SITE

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 DECEMBER 05

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: **PROPOSED COMMERCIAL/INDUSTRIAL BUILDING**
6941 HASTINGS STREET
FILL ON SUBJECT SITE

PURPOSE: To provide Council with the requested information on previous filling and the soil conditions on the subject site.

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RECOMMENDATION:

- 1) THAT this report be received for information purposes.

R E P O R T

On 1989 November 27, Council received a report from the Director Planning and Building Inspection regarding the possible issuance of a Preliminary Plan Approval to permit the construction of a commercial/industrial building approximately 7,500 sq. ft. in size to be utilized for an automotive repair shop and a warehouse operation at 6941 Hastings Street (refer to attached Sketch #1).

The report noted that the development is generally consistent with the existing M1 Manufacturing District zoning of the site but conflicts with the adopted plan for Apartment Study Area "C" (refer to attached Sketch #2), in which the subject site and the abutting property at 6939 Hastings Street are designated for M5 Light Industrial District development.

It was concluded that this new development will not significantly alter the future redevelopment of the area and that, unless otherwise directed by Council, staff propose to issue a Preliminary Plan Approval for the proposed development when the PPA requirements have been met.

At that time, Council referred the matter back to staff for a report on the fill on this site and the current soil conditions. This report is in response to that request.

Engineering Department staff have confirmed that non-compacted granular fill had been placed on the subject site periodically for approximately 20 years, until 1981. Staff are not aware of any fill being placed on the site since 1981.

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In cases where fill has been placed on a site and an application is made to the Building Inspection Division for a Building Permit, the Chief Building Inspector may require the submission of a special geotechnical report on the property before issuing a Building Permit. In these situations, a professional engineer having experience in geotechnical engineering would need to submit a geotechnical report addressing the soil stability on the site and the appropriate structural design for the foundation in consideration of the soil conditions. If the professional engineer in his report certifies that the land may be used safely for the use intended, subject to conditions with respect to siting, structural design, or other consideration, then issuance of a building permit would be conditional upon submission and registration of a suitable covenant under Section 215 of the Land Title Act.

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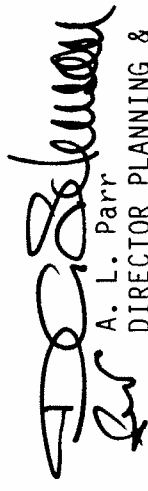
The Chief Building Inspector is aware that the subject property has been filled in the past and accordingly, the necessary geotechnical report will be required to be submitted prior to the issuance of a Building Permit. The applicant has been informed of this requirement and has indicated that he wishes to proceed with submitting an application for a Preliminary Plan Approval.

Unless otherwise directed by Council, staff propose to issue a Preliminary Plan Approval for the proposed development when the PPA requirements have been met.

BW:ap

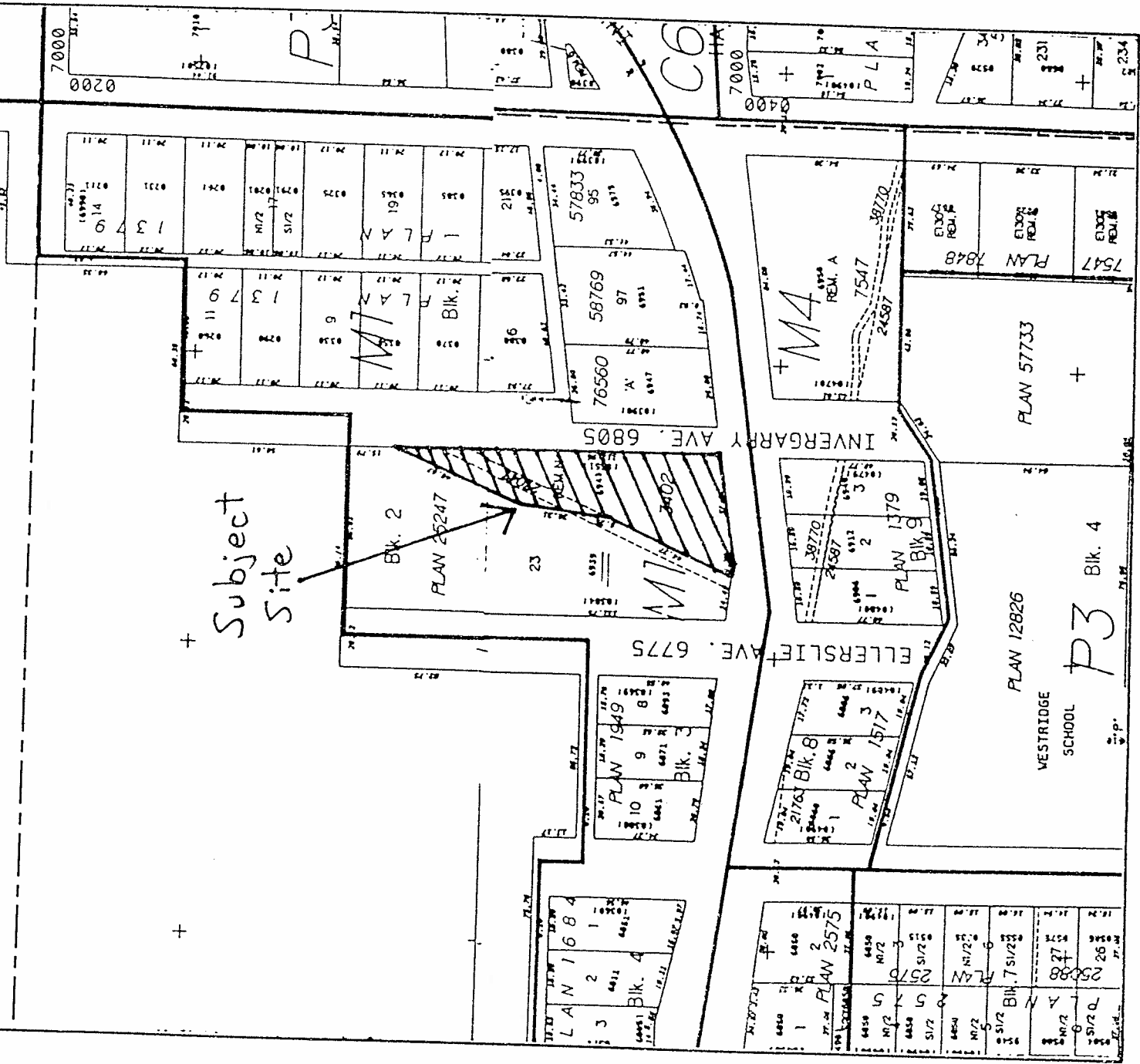
Attachments

cc: Director Engineering
Chief Building Inspector


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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Date: 1989 Dec.
Scale: 1:2000
Drawn By:



Planning & Building Inspection Department

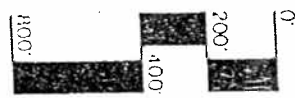
6941 Hastings Street.

Proposed Commercial/Industrial Development

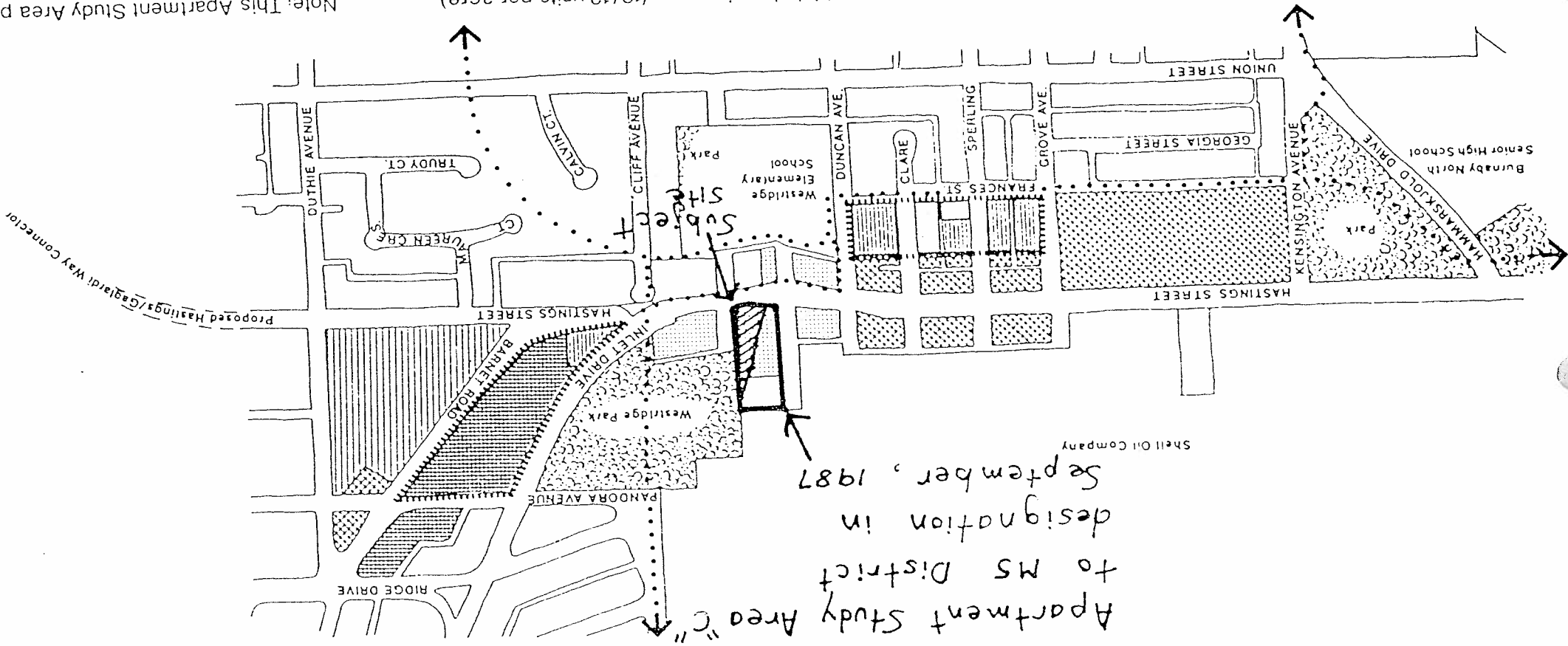
Sketch #1 152

APARTMENT STUDY AREA C

Reference date 1969 April
Updated to 1981 October



- Proposed low density multiple housing area (10/12 units per acre)
- Existing medium density apartment area
- Existing medium density apartment area
- Existing low density housing (R6/R5)
- First priority areas
- Institutional area
- Commercial centre
- Trail system



Area Amended in
Apartment Study Area "C"
to MS District
in designation in
September, 1987
Shell Oil Company

Note: This Apartment Study Area proposed for review.
See: Residential Growth Management Study adopted 1981 June 22.

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Sketch # 2

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