

RE: PROPOSED COMMERCIAL/INDUSTRIAL BUILDING
6941 HASTINGS STREET
APARTMENT STUDY AREA "C"

ITEM 2
MANAGER'S REPORT NO. 78
COUNCIL MEETING 89/11/27

MUNICIPAL MANAGER'S RECOMMENDATION:

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

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TO: MUNICIPAL MANAGER 1989 NOVEMBER 20

FROM: DIRECTOR PLANNING &
BUILDING INSPECTION

SUBJECT: PROPOSED COMMERCIAL/INDUSTRIAL BUILDING
6941 HASTINGS STREET
APARTMENT STUDY AREA "C"

PURPOSE: To inform Council of a development proposal which is
not in accordance with Apartment Study Area "C"

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RECOMMENDATION:

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

REPORT

This Department has received an enquiry regarding the possible issuance of a Preliminary Plan Approval to permit the construction of a commercial/industrial building approximately 696.7 m² (7500 sq. ft.) in size to be utilized jointly for an automotive repair shop and a warehouse operation at 6941 Hastings Street (refer to attached sketch #1). The subject site is currently vacant.

The proposed 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".

The subject property was designated as an Institutional area in Apartment Study Area "C" until 1987 September 28, at which time Council amended Apartment Study Area "C" to reflect an M5 Light Industrial District designation for the subject property and the abutting property located at 6939 Hastings Street. This amendment was initiated in consideration of a request to rezone (Rezoning Reference #102/87) the property at 6939 Hastings Street to the M5 District and the limited success of the institutional designations for this portion of Apartment Study Area "C". The M5 District designation allows for the development of the cleaner, high quality office use permitted in the M5 Light Industrial District.

The M5 rezoning of the abutting property at 6939 Hasting Street was recently included in a list of rezonings recommended for abandonment in accordance with adopted Council policy, due to the prerequisite conditions of rezoning not being actively pursued. In light of this and the prevailing M1 District zoning along the north side of Hastings Street in this area, the Planning and Building Inspection Department would conclude that this new development will not significantly alter the future redevelopment of this area.

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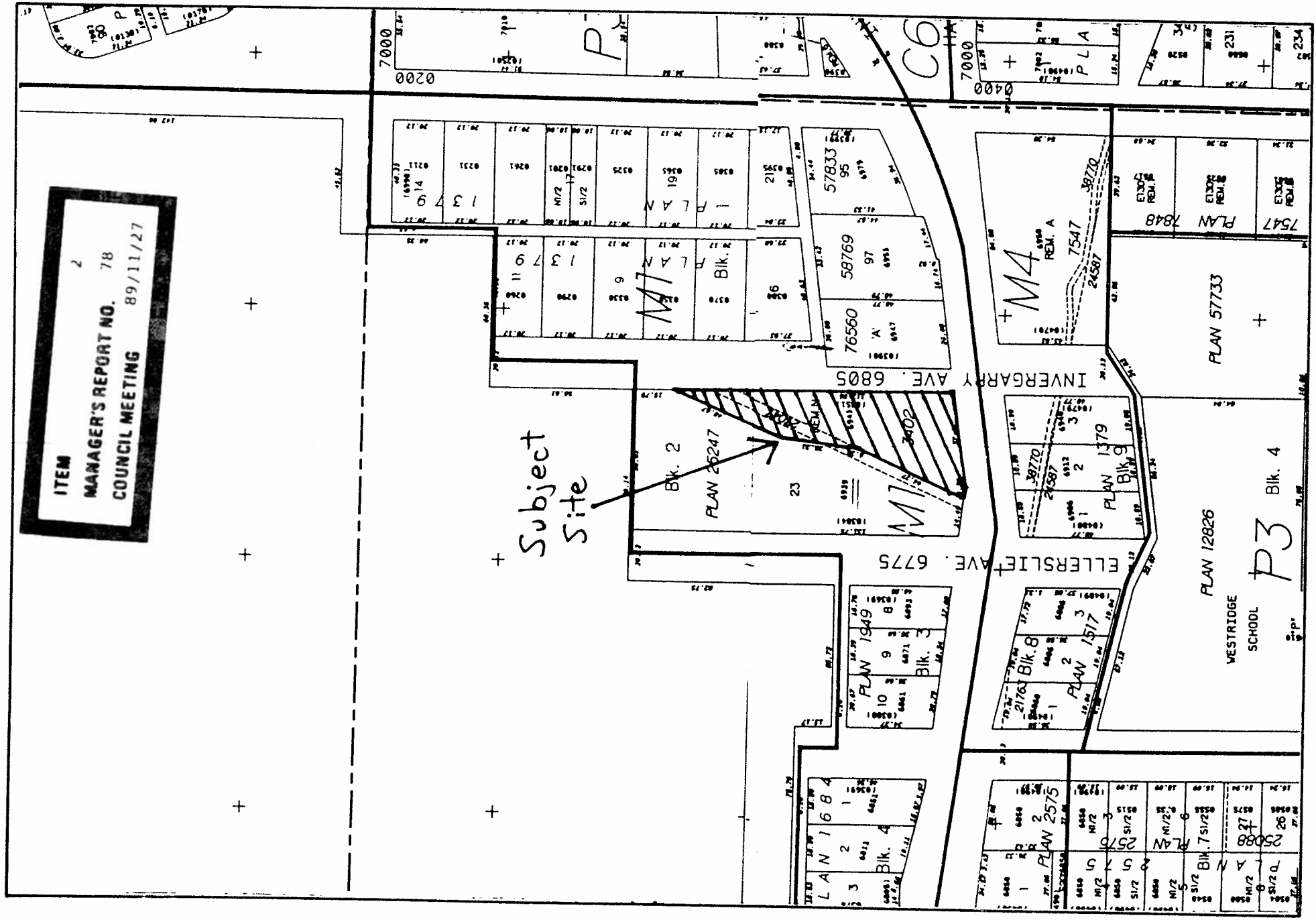
Therefore, unless otherwise directed by council, staff propose to issue a Preliminary Plan Approval for the proposed development when the PPA requirements have been met.

AP
BW:ap

Attach.

A. L. Parr
A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

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



Planning & Building Inspection Department
 6941 Hastings Street.

105

Proposed Commercial/Industrial Development

Sketch #1

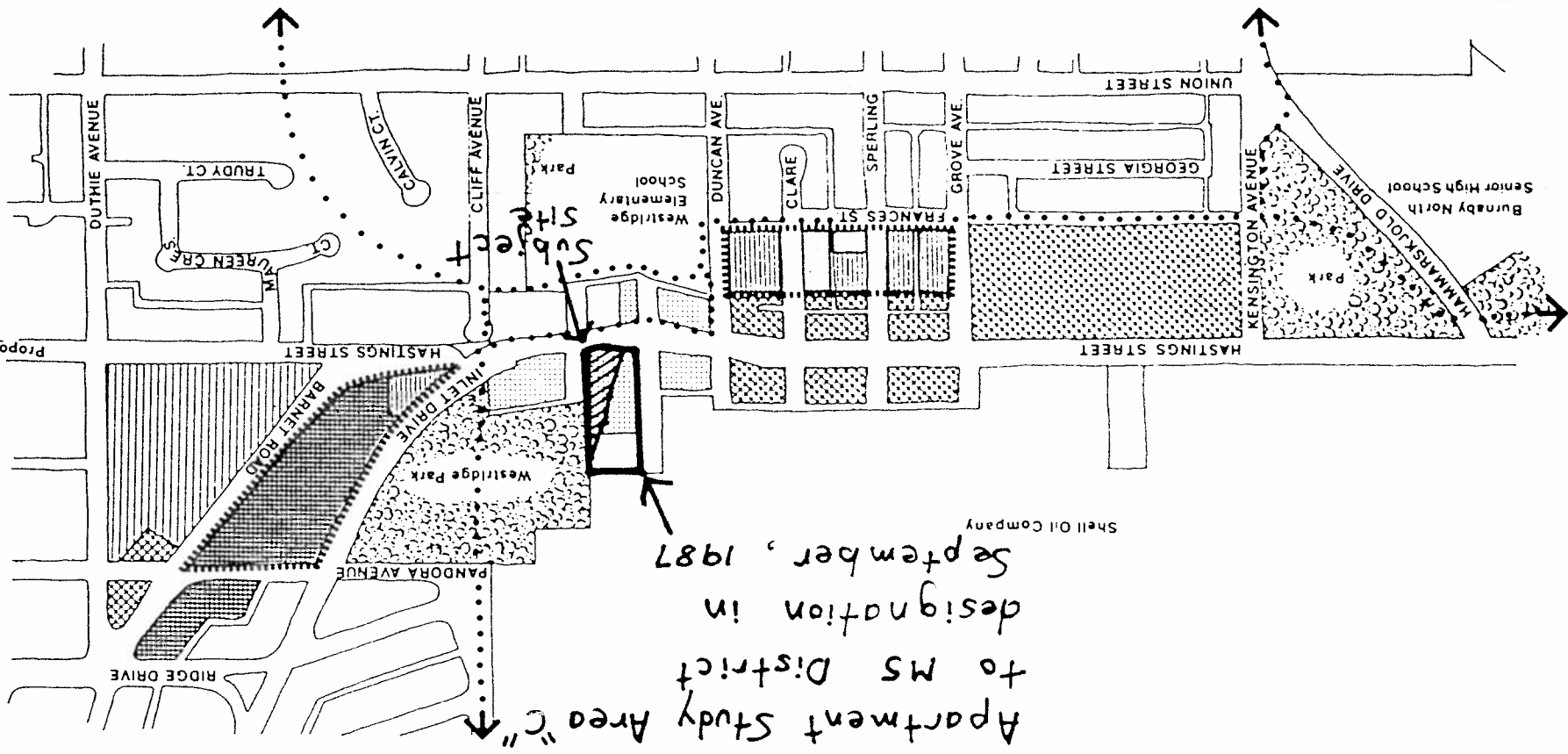
APARTMENT STUDY AREA C

Reference date 1969 April
Updated to 1981 October



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

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



Area Amended in MS District designation in September, 1987

Sketch # 2

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