

ITEM	8
MANAGER'S REPORT NO.	55
COUNCIL MEETING	94/10/03

TO: CITY MANAGER 1994 September 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **6850 HASTINGS STREET
REZONING REFERENCE #51/94
APARTMENT STUDY AREA "C"**

PURPOSE: To provide Council with information on the proposed development guidelines for the subject Rezoning Reference #51/94.

RECOMMENDATION:

1. **THAT** this report be received for information purposes.

R E P O R T

In considering an initial rezoning application for a family-oriented non-profit housing, low-rise apartment and ground-oriented townhouse project at 6850 Hastings Street, Council on 1994 September 26 adopted motions that authorized staff to work with the rezoning applicant towards a suitable plan of development and a report which would recommend advancement of the proposal to a future Public Hearing; and that staff also subsequently conduct an Area Plan review for the area surrounding the subject site (see attached Sketch).

This site is not currently included in the apartment designated area of Apartment Study Area "C" and the purpose of this report is to outline development guidelines for the site to facilitate the preparation of a plan of development that will respond to the conditions around the site in terms of, for example, the site's adjacency to Hastings Street and the relationships to the existing housing in the area.

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- a) A 3.3 m wide dedication strip is required along Hastings Street as well as 3m x 3m corner truncations of Hastings Street at Duncan and Clare Avenues. No access is permitted directly off Hastings Street to the site.
- b) The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to, upgrading of street frontages to include the provision of street lighting, separated sidewalks and boulevard trees.
- c) The site would be zoned to the CD Comprehensive Development District based as guidelines on the RM3 Multiple Family Residential District with its maximum Floor Area Ratio of 1.1 applicable to the net development site area after dedications.

In other community plan areas which are designated for RM3 use, the RM2 zone density of 0.9 FAR has been commonly utilized where ground-oriented family housing is proposed. Given the nature of this family-oriented proposal, staff will work with the applicant towards a suitable family-oriented development at the RM3 density for the net site.

- d) Appropriate building setbacks for this site would be:
 - i) 25 ft. along the Clare and Duncan Avenue frontages and for the rear yard of the lots along Clare Avenue (abutting existing single-family dwellings)
 - ii) 35 ft. bermed and heavily landscaped setback along the busy Hastings Street frontage (from the new property line after dedications)
 - iii) 15 ft. from the south property lines.
- e) Appropriate outdoor useable open space with some play area facilities should be provided.
- f) Ministry of Transportation and Highways approval for the rezoning application is necessary.
- g) Undergrounding of any existing overhead wiring is required.


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- h) Compliance with the Council-adopted sound criteria is required.
- i) Deposit of the applicable Parkland Acquisition Charge is required.

All servicing and standard prerequisites to the rezoning of the site will be brought forward at the time of the rezoning report recommending advancement of a suitable plan of development reflecting the guidelines to a Public Hearing.

This is for the information of Council.



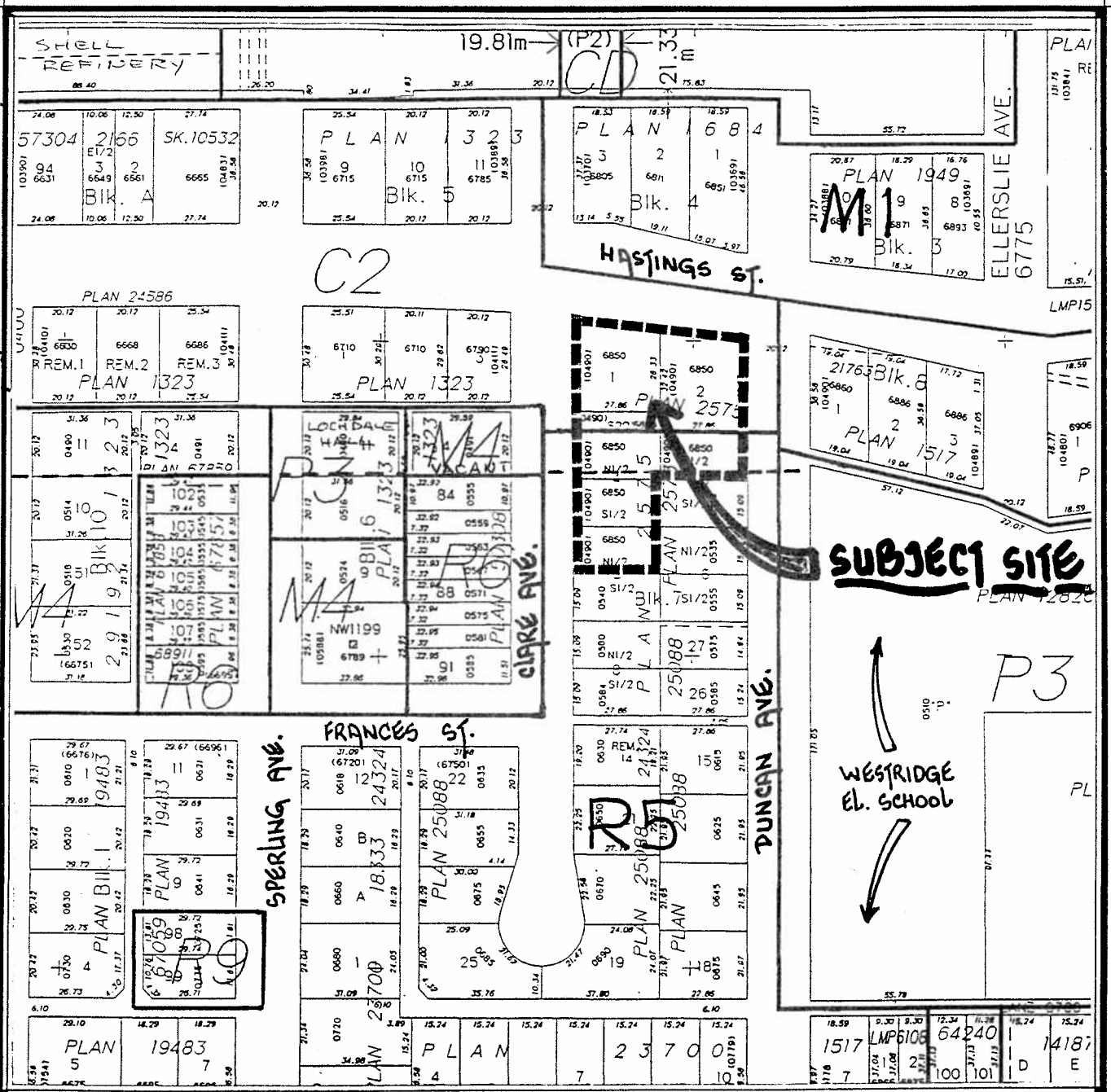
D. G. Stenson
Director Planning and Building

KI:lf

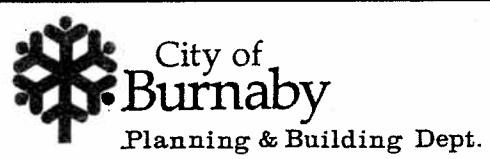
Attach.

cc: Director Engineering

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Date: SEPTEMBER 1994
 Scale: 1:2000
 Drawn By: J.P.C. 137



REZONING REFERENCE # 51/94

North
 SKETCH # 1