

TO : CITY MANAGER

2002 October 02

FROM : DIRECTOR PLANNING AND BUILDING

**SUBJECT : 6871 HASTINGS STREET
PRELIMINARY PLAN APPROVAL #02-218
Proposed New Building for Automobile Sales and Repair
*Apartment Study Area C***

PURPOSE : To inform Council of an application for Preliminary Plan Approval within the Apartment Study Area C.

RECOMMENDATION :

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

REPORT

1.0 INTRODUCTION

The Planning and Building Department has received an application for Preliminary Plan Approval (PPA #02-218) to build a new building for auto sales and repair at 6871 Hastings Street (see attached Sketch #1) in line with its prevailing M1 Manufacturing District zoning.

The property with a site area of 7,370 sq. ft. is located on the north side of Hastings Street just east of Duncan Avenue. It is currently occupied by a trailer and is being used for automobile sales. The subject property has a service lane to the north and the Shell refinery facility further north across the service lane. The property to the immediate east of the subject lot is occupied by a two storey building in good condition and is being used for automotive repair. The lot to the immediate west of the subject property is also occupied by a two storey building in fair condition and is being used for automotive repair and automobile sales. Across Hastings Street to the south of the subject lot are an architectural decoration business occupied by a single storey building with a storage/display yard and to the southwest across Duncan Avenue a four storey apartment building.

The subject property is located within the Apartment Study Area C adopted by Council in 1969 and updated in 1981(see attached Sketch #2). On 1994 September 26, Council authorized staff to conduct a review of the plan area. A report on future land use options for Apartment Study Area C was submitted to the Community Planning and Housing Committee in 1996 April. In 1996 May, Council adopted the recommendation of the Community Planning and Housing Committee to

CITY MANAGER

6871 HASTINGS STREET; PRELIMINARY PLAN APPROVAL #02-218

Proposed New Building for Automobile Sales and Repair

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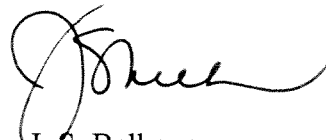
endorse a concept plan for the area for the purpose of proceeding with the public consultation process. Although the subject property has been designated for Institutional use in the updated plan of October 1981, the property is within an area for which a multiple family residential designation is being contemplated in the proposed revised plan. However, the land use changes being considered for the area are still conceptual and have not been finalized due to other work priorities.

The proposed building is a small one storey industrial building with an accessory office with a gross floor area of 1,165 sq. ft. The proposed building is set back more than 80 ft. from the front lot line and observes an overall height of 21 ft. The front portion of the lot has some parking and a display yard for used cars. There is a landscape buffer 6 ft. to 13 ft. deep along the front property line. The subject PPA proposal complies with the existing M1 Manufacturing District Zoning.

The proposed building appears to be a replacement for the existing temporary trailer for the purpose of maintaining the existing use of the property. The small scale of the proposed development is not considered to significantly hinder the future redevelopment of the subject property including in conjunction with a possible future land assembly. Furthermore, due to the extent of existing viable businesses and buildings on the surrounding M1 and M4 industrial properties, it is considered that redevelopment of the subject property and the surrounding properties in line with the existing and/or possible Area Plan designations would not likely be pursued in the immediate future.

In that light, the proposed industrial building is not considered to seriously hamper the medium to long term redevelopment of the subject property and the surrounding properties in line with the adopted Area Plan and/or future possible land use designations.

Therefore, unless otherwise directed by Council, the subject Preliminary Plan Approval application will continue to be processed and approved once all usual requirements are met.



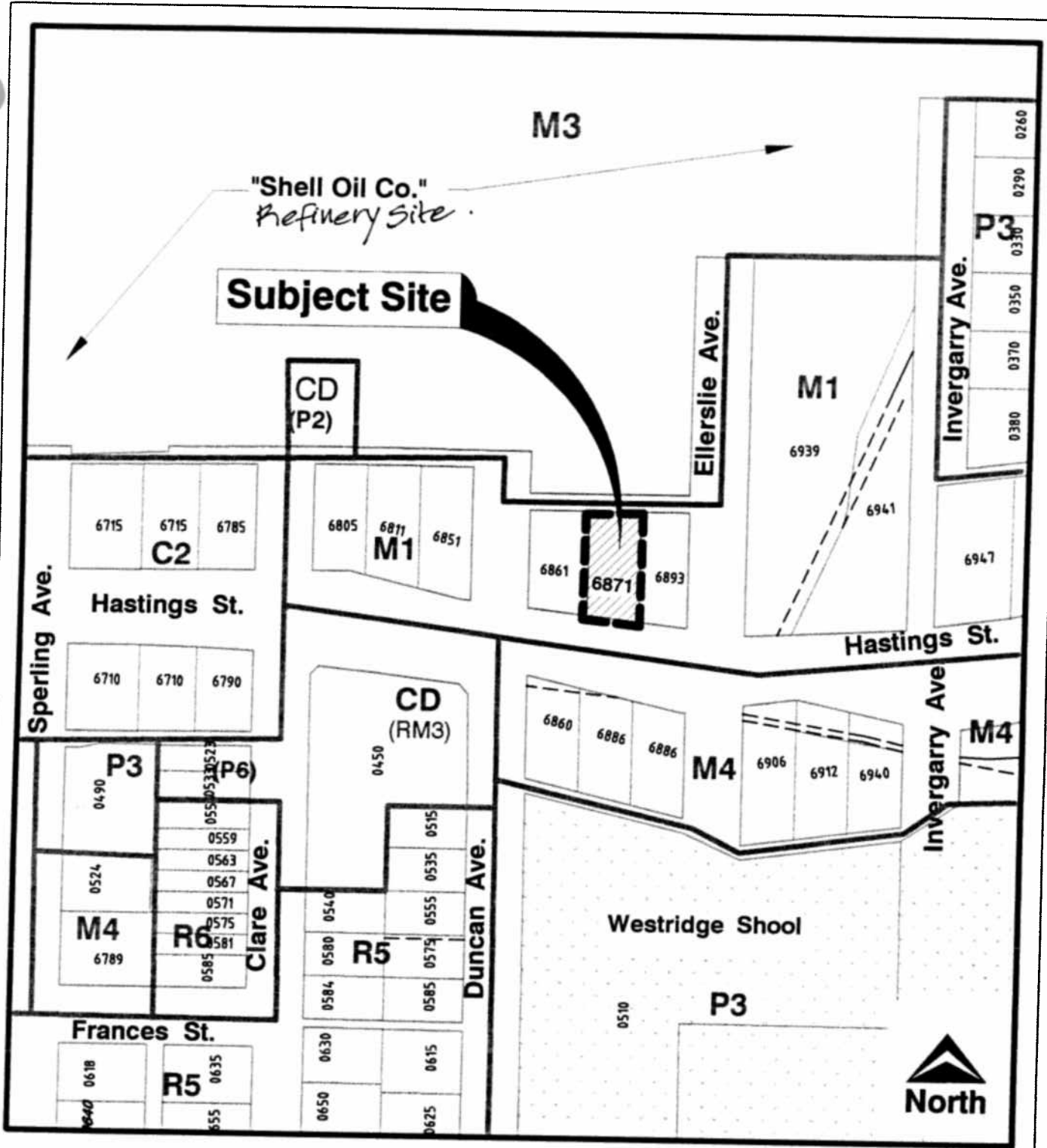
L.S. Belhouse

Director Planning and Building

VT:dbh

Atts.

cc: Chief Building Inspector



Planning And Building Department

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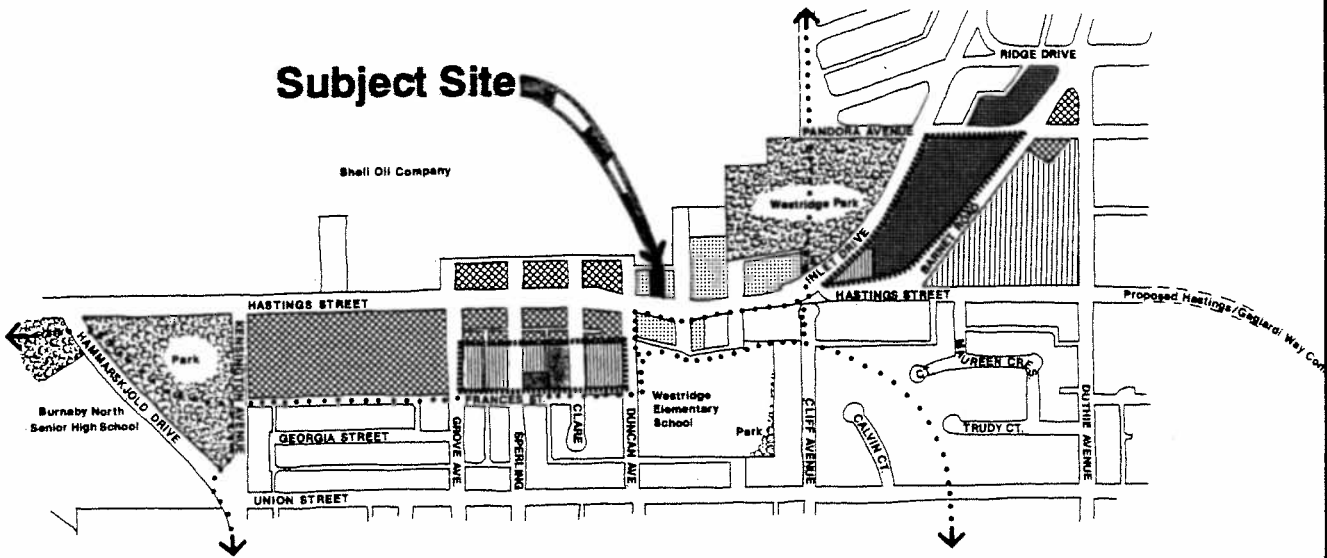
Drawn By: J.P.C.

Date: October 2002

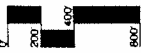
6871 Hastings St. Street (PPA # 02-218)

Sketch # 1

Subject Site



NORTH



Reference date 1969 April
Updated to 1981 October

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

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

APARTMENT STUDY AREA C Drawing number 3



Planning And Building Department

Scale: N.T.S.

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6871 Hastings St. Street (PPA # 02-218)

Sketch # 2