
TO: CITY MANAGER **DATE:** 2009 November 17

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** PC 41000 05
Reference: **SIT #09-62**
X-Ref: *Apt. Study Area 'C'*

SUBJECT: **SITING APPROVAL APPLICATION #09-62**
6811 AND 6851 HASTINGS STREET
Proposed Construction of Automotive Repair Service Facility Under
Existing Zoning
Apartment Study Area 'C'

PURPOSE: To inform Council of a request for new construction under existing zoning in
Apartment Study Area 'C'

RECOMMENDATION:

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

REPORT**1.0 PROPERTY CONTEXT**

- 1.1 This Department has received a Siting Approval application (SIT #09-62) from Mr. Lube Canada to construct a new "Mr. Lube" automobile repair service facility at 6811 and 6851 Hastings Street in accordance with existing M1 Manufacturing District zoning (see attached Sketch #1).
- 1.2 The properties are located on the north side of Hastings Street west of Duncan Avenue within the Council-adopted Apartment Study Area 'C' (see attached Sketch #2). The properties are identified as part of the "commercial centre" of the Plan Area, with the C2 Community Commercial District as the intended zoning. Council has also previously endorsed proposed land use concept changes to the Plan Area for the purpose of public consultation, including possible medium-density multiple-family development on the north block of Hastings Street between Clare and Duncan Avenues, though specific land use plan changes remain to be advanced.

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- 1.3 The overall site is trapezoidal in shape, with an area of 1,626 m² (17,503 sq.ft.) and a frontage of 38.15 m (125.16 ft.) on Hastings Street. The site currently accommodates a used car dealership. The dealership office is located at 6811 Hastings Street and vehicle display takes place on both properties. An auto repair shop is located to the immediate west of the subject site, and commercial uses are located beyond. Auto-oriented uses and light industrial uses are located to the east across Duncan Avenue and to the southeast across Hastings Street. A newer, non-market multiple-family housing development is located to the south across Hastings Street, while the Shell Oil lands are located to the north across a lane.


2.0 PROPOSED DEVELOPMENT

- 2.1 The applicant has arranged to lease the subject properties from the property owner on a long-term basis and intends on constructing a Mr. Lube auto repair service facility, which is a permitted use under the prevailing M1 District zoning. Preliminary drawings indicate a building with three service bays and a total gross floor area in the range of 357.7 m² (3,850 sq.ft.). Five parking spaces are proposed. The applicant is not proposing to consolidate the two properties at this time, but consolidation may be necessary in order to meet all Zoning Bylaw requirements.
- 2.2 The development of an auto repair service facility is not considered compatible with the Council-adopted plan for Apartment Study Area 'C' nor the vision of possible multiple-family housing. The Planning Department would prefer to see the subject properties assembled with the adjacent property at 6805 Hastings Street and the overall assembly developed for a more urbane use. However, it is staff's understanding that the owner of the subject properties has made previous attempts to acquire 6805 Hastings Street, but has not been successful. The applicant has informed this Department that Mr. Lube Canada has a Right of First Refusal to purchase the properties should they become available for sale. The property owner has confirmed that the lease and the sale clause are in place with Mr. Lube Canada, and has also indicated that he is not interested in selling his properties or rezoning at this time. City acquisition of the subject properties for holding purposes is therefore not recommended. It is noted that a one-storey building of limited size may allow for the desired higher intensity redevelopment in line with the City's land use objectives in the 15 to 20 year timeframe, subject to cooperation with the property owner.
- 2.4 The applicant will be submitting PPA and Building Permit applications and intends on beginning construction in early 2010. Staff would be prepared to work with the applicant to achieve a suitable plan of development under the prevailing M1 District. Landscaped setback areas along frontage roads would be required in line with M1 District standards. The location of driveway crossings would be reviewed to ensure traffic safety.

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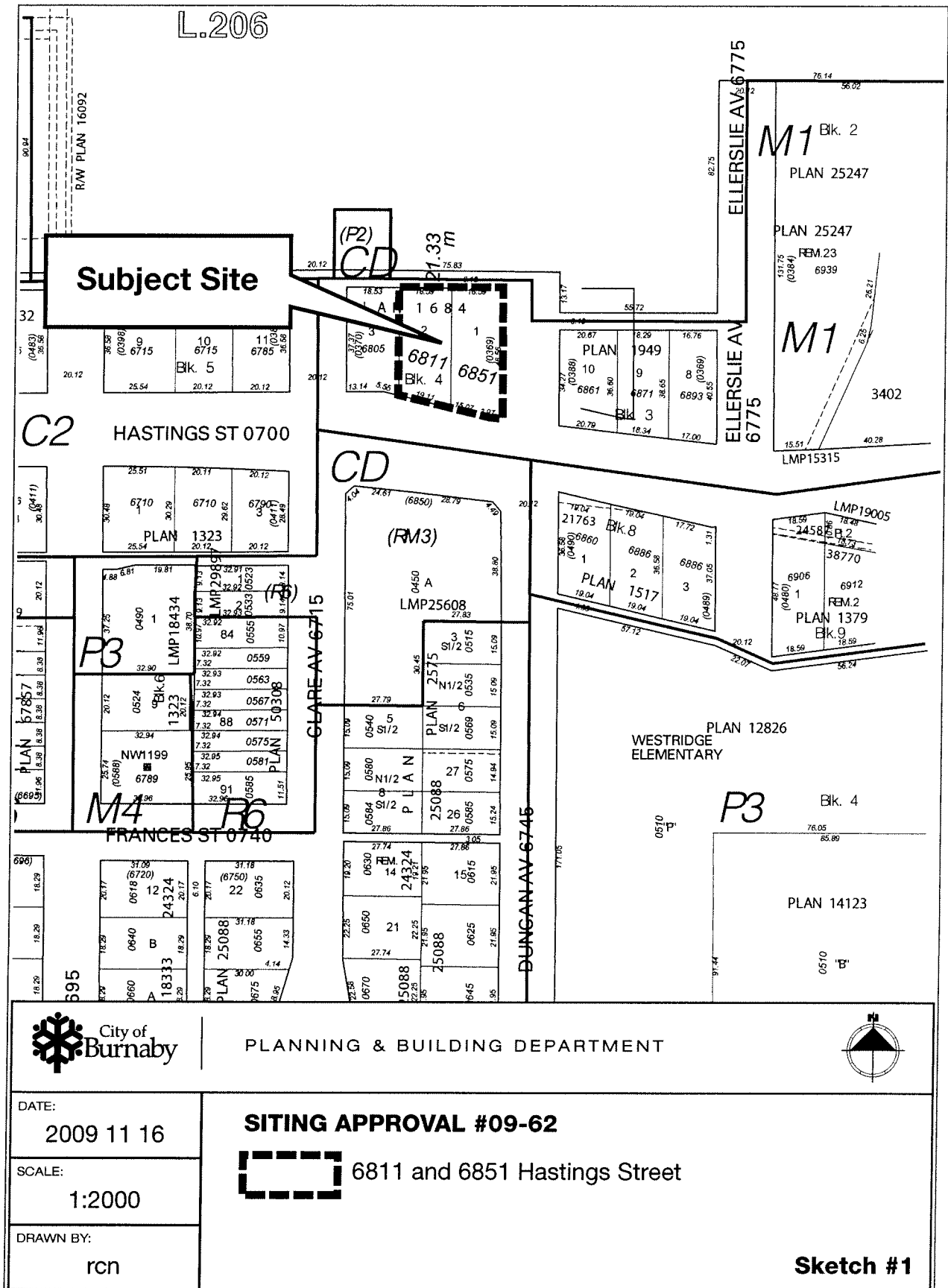
3.0 CONCLUSION

- 3.1 Given the circumstances described in this report, this Department would process a Preliminary Plan Approval application and grant approval for a new Mr. Lube auto repair service facility at the subject site in accordance with the prevailing M1 District zoning. A Building Permit application would then be pursued subject to meeting all requirements of the Chief Building Inspector.


B. Luksun
Director Planning and Building

KH:hr
Attach

cc: Chief Building Inspector
City Solicitor



PLANNING & BUILDING DEPARTMENT



DATE:
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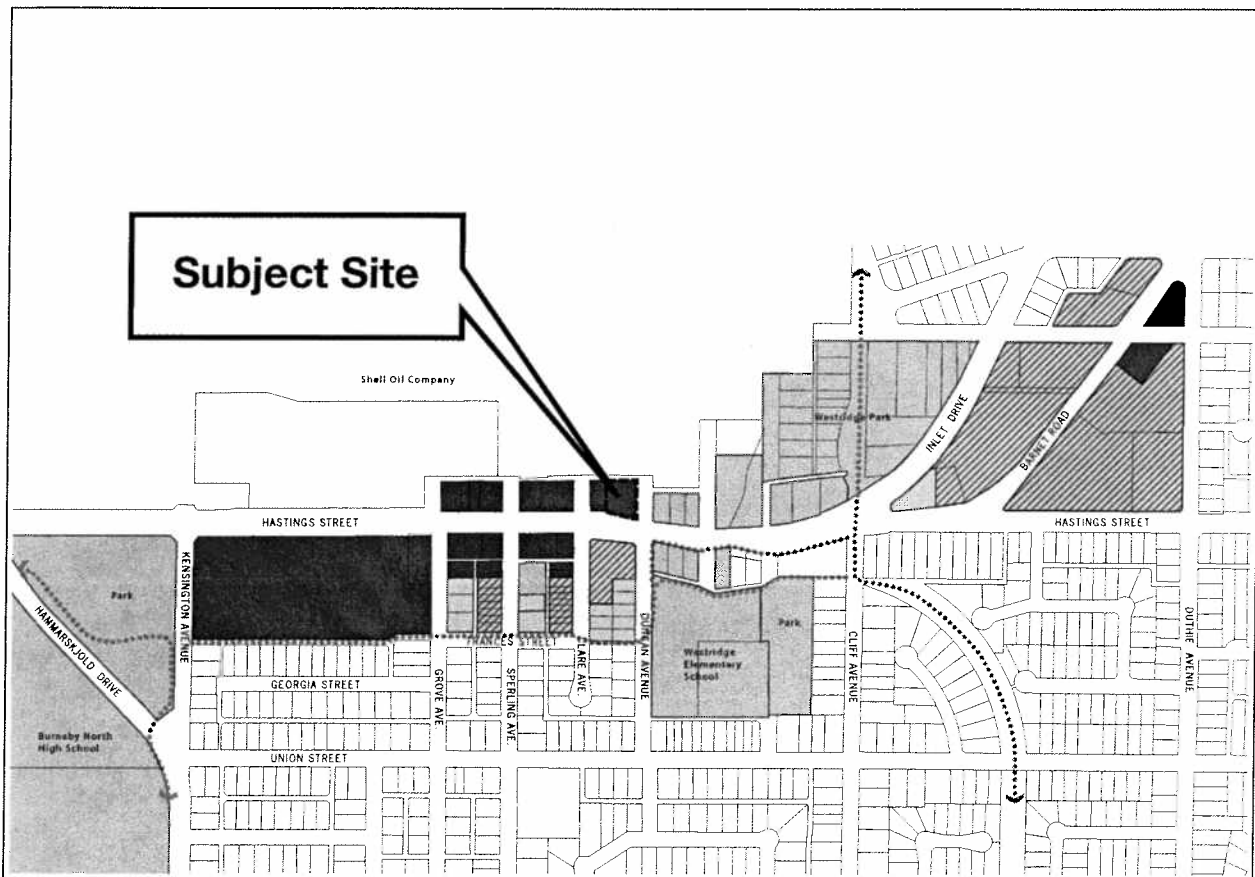
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SITING APPROVAL #09-62



6811 and 6851 Hastings Street

Sketch #1



Apartment Study Area "C"

- | | |
|---|----------------------------------|
| Proposed medium density apartment area | Commercial Centre |
| Existing low density multiple housing area (10-12 units per acre) | Institutional |
| Existing medium density apartment area | Park, School and Open Space Area |
| Existing low density housing (R6) | Trail |



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6811 and 6851 Hastings Street

Sketch #2