



HASTINGS-SUNRISE POLICIES AND GUIDELINES

Adopted by City Council May 28, 1985

The following rezoning and subdivision policies and development guidelines are extracted from the **Hastings-Sunrise Plan** which applies to the area bounded by Boundary Road, Grandview Highway, Nanaimo Street and the Burrard Inlet waterfront. The numbers preceding the policies and guidelines correspond to those in the Plan. Rezoning policies that have been implemented are not included here.

Transportation and Traffic

- 2.2 Additional capacity should be provided on existing arterial streets for east-west commuter traffic. Establish building lines as appropriate along Dundas Street, and Hastings Street near its intersections with Nanaimo and Renfrew Streets and Boundary Road, in order to facilitate street improvements discussed.

Parks and Recreation

- 4.7 Access to local outdoor pool facilities should be equitable with the access provided to other Parks Board operated outdoor facilities. Instruct the Director of Planning to make application to rezone the area presently developed as New Brighton Park from M-2 Industrial District to RS-1 Residential District.

Commercial Areas

- 5.4 Small scale local convenience shopping areas should generally be maintained and provided as future demand warrants throughout Hastings-Sunrise. Retain C-1 zoned properties in Hastings-Sunrise as necessary to serve the day-to-day needs of the local neighbourhood, reducing the amount of C-1 zoning in locations where demand no longer exists. Encourage owners of surplus C-1 zoned land to initiate rezoning by giving favourable consideration to new zoning which would allow additional residential potential.
- 5.5 The four undeveloped parcels at the southwest corner of Franklin and Renfrew Streets should be consolidated and developed with uses and a form of development which are compatible with adjacent development and responsive to the site context.

Lougheed and Boundary Industrial Area

- 6.2 The creation of smaller parcels through subdivision should be accommodated in order to provide a range of industrial development opportunities. Give favourable consideration to subdivision applications which would provide a reasonable number of medium-size industrial parcels.

- 6.3 The scale of new industrial development should be in keeping with existing development. Review the existing zoning in the Lougheed and Boundary Industrial Area, with a view towards implementing the above noted policy at such time as alternate new zoning district schedules are available for application.
- 6.4 The area should be made to be as attractive as possible to create and maintain a high quality development appearance and particular attention should be paid to sites in prominent locations or abutting major public thoroughfares. Encourage a good quality of building design and landscaping as part of the development permit process.
- 6.5 Maintain the open state of the Still Creek watercourse and enhance the appearance and accessibility of some portions. In coordination with the Greater Vancouver Sewerage and Drainage District, require development permit applicants to augment Still Creek improvements undertaken by the GVS & DD, as a condition of approval of conditional development permit applications.
- 6.6 Retain the residential enclave on the south side of East Broadway between Renfrew and Kaslo Streets. Retain the residential enclave on the north side of Grandview Highway between Skeena Street and Cornett Road until owner-initiated rezoning applications are received seeking rezoning.
- 6.7 Review the suitability of the present C-1 zoning on lands located within the boundaries of the Lougheed and Boundary Industrial Area as part of a future commercial zoning study by the Planning Department. Retain the present C-1 zoning on lands at the southwest corner of Broadway and Rupert Street and at the northwest corner of Grandview Highway and Renfrew Street pending a review to determine whether alternate zoning is more appropriate.
- 6.8 Review the suitability of the zoning applicable to the Wolfe automobile dealership on Boundary Road to ensure that the approved use does not become non-conforming, that commercial uses do not spread elsewhere along this edge of the Lougheed and Boundary Industrial Area, and that future use of this site, if vacated by Wolfe, be in compliance with the industrial zoning applicable to adjoining lands. Review, as part of a future Planning Department commercial zoning review, Council's directive of May 15, 1984 to include the Wolfe site in the proposed C-4 zone when that zoning is submitted to Public Hearing, to ensure that the proposed C-4 District Schedule is the most appropriate.

Waterfront

- 7.1 The industrially-designated portions of the waterfront, with the exception of New Brighton park, should be designated for marine and marine related industrial uses. Support the draft Master Plan recommendations for the port regarding the designation of the Terminal Dock site for trans-shipment purposes, consolidation of the fishing industry east of Terminal Dock and improvements to the Alberta Wheat Pool to allow for use by larger ships. Support retention of light industrial uses in the Bridgeway Industrial Area, recognizing that this industrial enclave has no natural affiliation with port-related uses.
- 7.2 Industrial development on the waterfront and in the Bridgeway Area should be sensitive to the quality of the adjacent residential environment along the escarpment by controlling building height and environmentally incompatible uses. Review the existing industrial zoning on waterfront lands and in the Bridgeway Area, with a view towards implementing the above-noted policy at such time as alternate new zoning district schedules are available for application.
- 7.6 The cliff face should be protected to preserve and provide security for the residential properties on the north side of Wall Street and to reduce the maintenance required by the CPR on their lands and tracks at the toe of the cliff. Encourage abutting property owners to prevent water from spilling over the crest of the cliff, minimize groundwater infiltration, prevent people from traversing the cliff face, avoid dumping of materials over the cliff, try to promote vegetation which will control erosion, and construct small crib retaining walls as required to maintain garden areas.

Housing

- 8.3 Explore opportunities to develop alternative forms of housing on selected city-owned land sites. Instruct staff to prepare draft development guidelines for a rezoning of the Thunderbird Housing site at 1st Avenue and Cassiar Street to CD-1 Comprehensive Development District for residential development comprising a mixture of apartments/ townhouses and single-family dwellings.