

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #15-04
2015 March 25**

ITEM #02

1.0 GENERAL INFORMATION

- 1.1 Applicant:** 989238 BC Ltd
Attn: Ilario Ghilarducci
9342 194th Street
Surrey, BC V4N 4E9
- 1.2 Subject:** Application for the rezoning of:
Lot 7, 8, 9, 10, DL 127, Grp 1, Plan NWD 4953
- From:** C2 Community Commercial District
- To:** CD Comprehensive Development District (C2 Community Commercial District, RM3 Multiple Family Residential District and the Apartment Study 'B' as guidelines)
- 1.3 Address:** 5521, 5523, 5525 (Lots 9 and 10) Hastings Street
- 1.4 Location:** The subject site is located at the northeast corner of Ellesmere Avenue and Hastings Street (Sketch #1 *attached*)
- 1.5 Size:** The site is approximately square in shape with a width of 40.21 m (131.9 ft.) a depth of 40.23 m (132.0 ft.) and a total area of 1618.76 m² (17,424.2 sq.ft.)
- 1.6 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a four storey mixed use development.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of four lots (5521, 5523 and two legal lots addressed to 5525 Hastings Street). One of the lots is vacant, one is occupied with a single family dwelling and two are occupied with an older single storey commercial building. To the north is an older multi-family development; to the west is a used car lot; to the east, across Ellesmere Avenue are single storey commercial buildings; and, to the south, across Hastings Street, are two storey commercial buildings.

3.0 BACKGROUND INFORMATION

The subject site is identified as a part of the Commercial Core of the Apartment Study 'B' (Capitol Hill) Area Plan. On 1997 June 19, Council adopted the amended designations for the Capitol Hill Commercial Core and designated the subject site for medium density mixed use development (based on the RM3 District and the C1, C2 and C3 Commercial Districts) with a residential density of 1.1 FAR and a maximum commercial density of 1.0 FAR.

4.0 GENERAL INFORMATION

- 4.1 The applicant is requesting the rezoning of the site to the Comprehensive Development District (based on the RM3 Multiple Family Residential District and C2 Community Commercial District as guidelines) to permit the development of a four-storey mixed-use project with grade-level retail and three storeys of residential above. Vehicular access to the site will be from Ellesmere Avenue.
- 4.2 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including but not necessarily limited to: new curb and gutter, separated sidewalk and street trees on Hastings Street; and, new separated sidewalk and street trees on Ellesmere Avenue.
- 4.3 The provision of any necessary road dedications and statutory rights-of-ways will be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 4.4 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 4.5 A tree survey and an arborist report will be required to determine the suitability of preserving any existing on-site trees. The removal of any trees over 20cm (8 in.) in diameter will require a Tree Cutting Permit. Any trees to be retained are to be protected during site development and construction by chain link fencing; and a damage deposit and a Section 219 Covenant will be required, where warranted.
- 4.6 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 4.7 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review and approval.
- 4.8 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.

- 4.9 The feasibility of undergrounding overhead wiring on Hastings Street will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 4.10 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

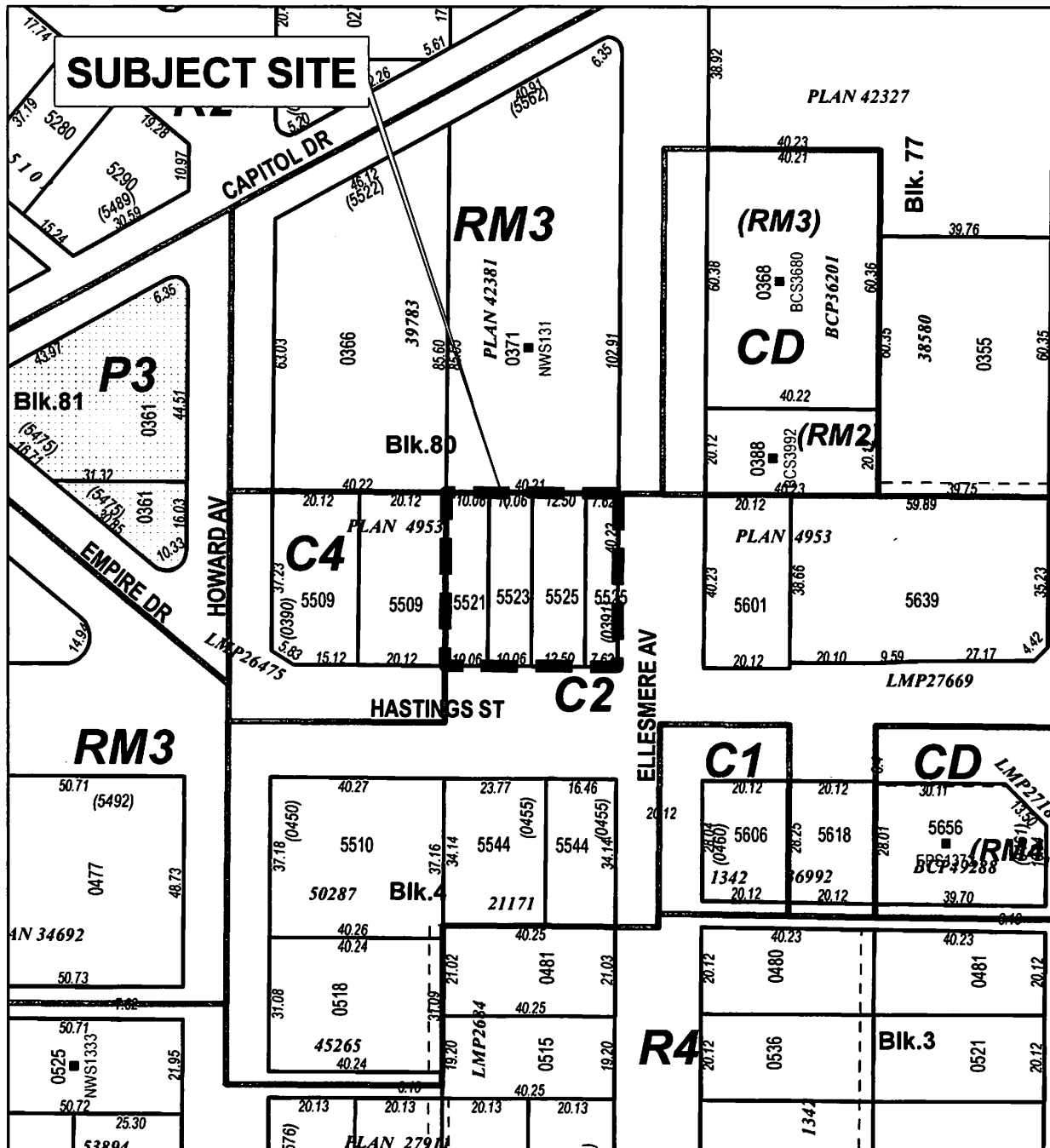
5.0 RECOMMENDATION

THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

L.P.

DR:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 04 2015

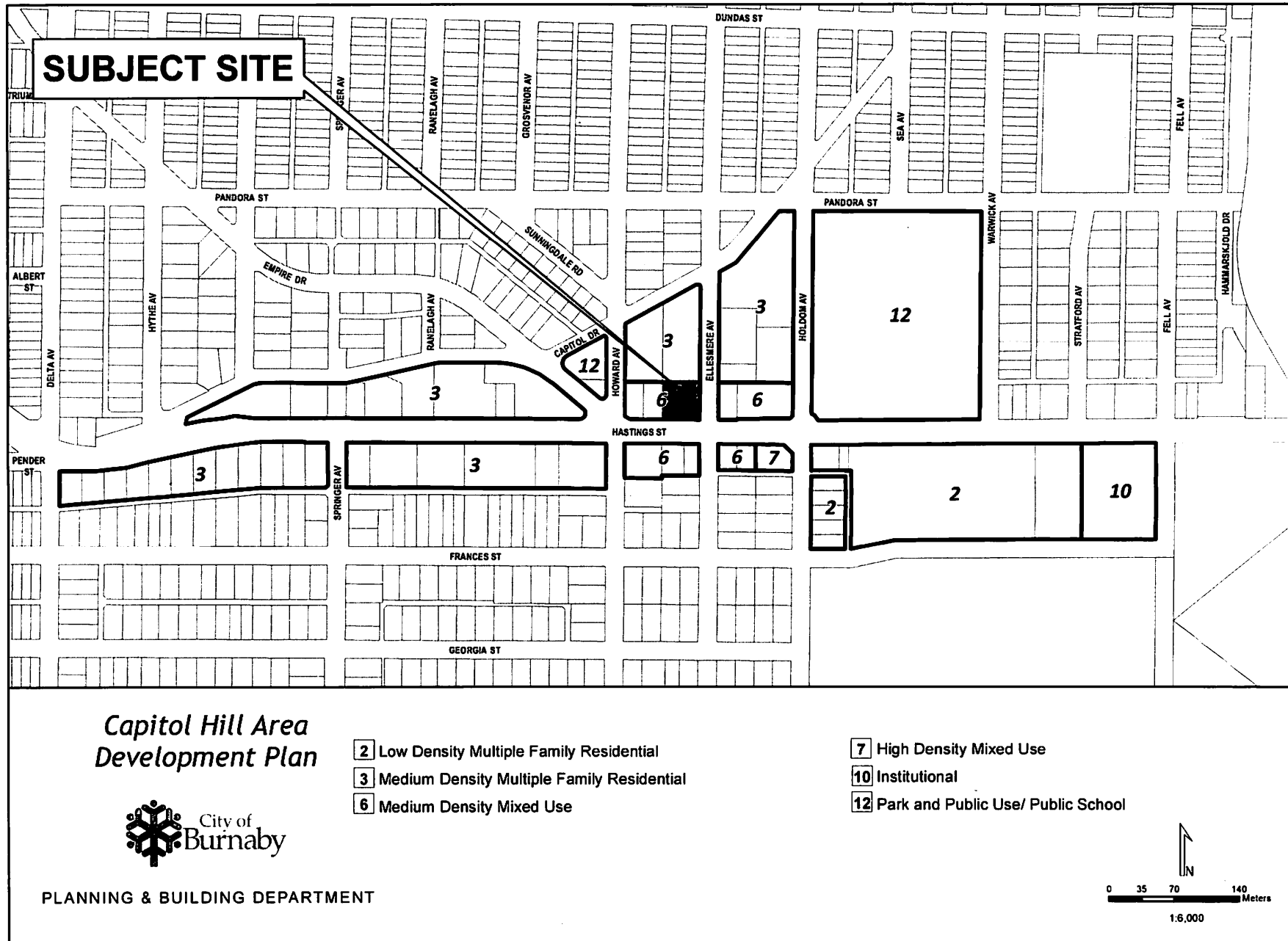
SCALE:
1:1,500

DRAWN BY:
AY

REZONING REFERENCE #15-04
5521, 5523 AND 5525 HASTINGS STREET

 Subject Site

Sketch #1



989238 BC Ltd.

Letter of Intent

February 06, 2015

**City of Burnaby
4949 Canada Way
Burnaby BC
V5G 1M2**

Subject Properties: 5521, 5523 and 5525 (5527) Hastings Street

To Whom It May Concern,

I Ilario Ghilarducci, director of 0989238 BC Ltd is the owner of the above noted properties. 5521 Hastings Street is currently a vacant house lot, 5523 Hastings Street is currently a residential home and 5525 Hastings Street is currently a restaurant and second hand furniture store. The current zoning for this property is C2. 989238 BC Ltd is looking to rezone the 4 properties to CD (C2 RM3). The existing structures will be demolished, once rezoning is completed. Enclosed please find a cheque in the amount of \$2705.00 for the rezoning application. If you have any questions please don't hesitate to call.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ilario Ghilarducci', with a stylized 'G' at the end.

**Ilario Ghilarducci
604 313-6906**

**989238 BC Ltd
9342 194th Street
Surrey BC
V4N 4E9**