

CITY OF BURNABY

**PLANNING AND BUILDING
REZONING REFERENCE #15-08
2015 March 25**

ITEM #05

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Streetside Development BC
Attn: Sarah Bingham
310-5620 152 Street
Surrey, BC V3S 3K2
- 1.2 Subject:** Application for the rezoning of:
Lot 23, Blk, 5, DL 121, Grp 1, NWD Plan 1054, Lot 22, Blk 5, DL 121,
Grp 1, NWD Plan 1054, Lot 1, DL 121, Grp 1, NWD Plan BCP 9423
- From:** C8a Urban Village Commercial District
- To:** CD Comprehensive Development District (C8a Urban Village
Commercial District and the Hastings Street Community Plan
guidelines)
- 1.3 Address:** 4453/63/75 Hastings Street
- 1.4 Location:** The subject site is located at the northwest corner of Hastings Street
and Willingdon Avenue (Sketch #1 *attached*).
- 1.5 Size:** The site is rectangular in shape with a width of 48.87 (160.3 ft.), an
average depth of 31.55 m (103.5 ft.) and a total area of 1522.03 m²
(16,383.0 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 building.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site is comprised of three lots at 4453, 4463 and 4475 Hastings Street. The lot at 4475 Hastings Street, is currently vacant, and was formerly occupied by Firehall Number 5 which was sold by public tender in 2004 for future private development in line with the Hastings Street Area Plan. The other two properties in the proposed consolidation at 4463 and 4453 Hastings Street are occupied with older single storey commercial buildings. To the west, is a

vacant site that is currently proposed for a four storey mixed-use development under Rezoning Reference #08-14 (this rezoning application has received Second Reading but is currently not being pursued by the applicant); to the north, across the lane are single and multiple family developments; to the east, across Willingdon Avenue is a gasoline service station and; and, to the south, across Hastings Street, is a vacant site and a larger grocery store development (Safeway).

3.0 BACKGROUND INFORMATION

- 3.1 The subject site is located within the Hastings Street Plan area and is zoned C8a Urban Village Commercial District (Hastings), which permits mixed-use commercial and medium-density multiple-family residential development to a maximum density of 3.0 FAR, typically within a four-storey building form (see Sketch #2 *attached*).
- 3.2 As with other recent rezoning applications along the Hastings corridor west of Willingdon, the applicant is proposing an upper storey setback that differs from the C8a District requirement that upper storeys be set back in line with a 45° incline plane. As such leeway cannot be granted through the PPA process, use of the CD Comprehensive Development District (based on the C8a Urban Village Commercial District) is being sought. It is noted that, on 2008 July 07, Council approved a policy which provides a framework to vary the upper storey 45° incline plane setback requirement of the C8a District through the use of CD zoning. The subject rezoning amendment is in line with the Council-adopted policy, and details of the proposed upper storey setback will be determined as part of the suitable plan of development.
- 3.3 The proposed development concept is for a mixed-use building with grade level retail units and three and a half residential storeys above. The half residential storey is proposed to be accommodated within the rear portion of the grade-level commercial envelope. The proposed development form would appear as a four-storey building from Hastings Street, with a double-height commercial space at grade with three storeys of residential uses above, and, as a five-storey building from the rear lane with commercial uses at grade and four storeys of residential uses above. The proposed development form would be contained within the established dimensional height limits and setbacks of the C8 and C8a District. It is noted that, on 2012 December 10, Council approved a policy framework that permits a variance of the number of storeys allowed in the C8 and C8a District through CD Comprehensive Development District rezoning. The details of the additional mezzanine residential storey will be determined as part of the suitable plan of development.
- 3.4 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site, including any necessary street, lane, boulevard, and pedestrian/cycle improvements.
- 3.5 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.

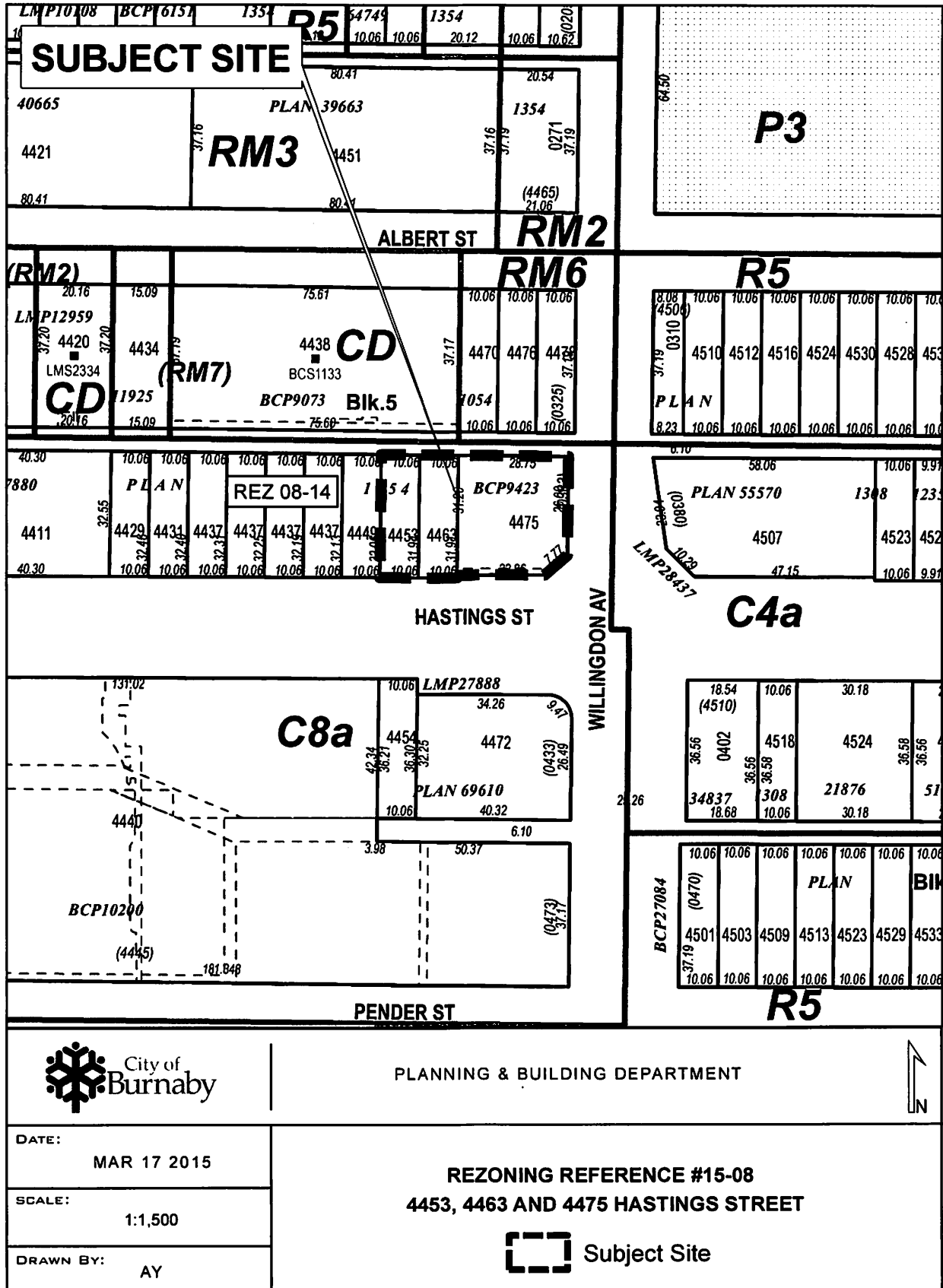
- 3.6 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 3.7 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.8 Given the development site's area is less than one acre, stormwater management best practices in line with established guidelines will be required.
- 3.9 There are no trees on the site, therefore a tree survey will not be required.
- 3.10 The provision of a covered car wash stall and an 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.
- 3.11 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.12 The feasibility of undergrounding overhead wiring on Hastings Street, abutting the site will be examined. If undergrounding is not feasible, preducting and cash deposit for future works will be required.
- 3.13 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.14 The proposed prerequisite conditions to the rezoning will be included in a future report.

4.0 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.

h.p. DR:tn
Attachments

cc: Director Engineering
City Solicitor
City Clerk



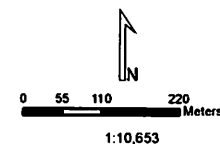


Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- | | |
|---|-----------------------------------|
| 1 Single and Two Family Residential | 6 Medium Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 7 High Density Mixed Use |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | |





February 26, 2015

Mr. Demian Rueter
City of Burnaby, Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

**Re: Letter of Intent
4453, 4463, 4475 Hastings Street, Burnaby
Proposed Mixed-Use Development**

Dear Mr. Rueter,

StreetSide Developments (BC) Ltd. is submitting this letter of intent regarding the following properties:

- 4453 Hastings Street PID: 002-977-257 Lot 23, Block 5, District Lot 121, Group 1, NWD Plan 1054
- 4463 Hastings Street PID: 011-936-703 Lot 22, Block 5, District Lot 121, Group 1, NWD Plan 1054
- 4475 Hastings Street PID: 025-852-507 Lot 1, District Lot 121, Group 1, NWD Plan BCP9423

StreetSide intends to rezone the subject properties from the current C8a zone to a CD Comprehensive Development District zone, based on the C8 Urban Village Commercial District (Hastings). The mixed-use development is proposed to be in accordance with the C8 Urban Village Commercial District (Hastings) policy framework and Hastings Street Area Plan guidelines.

4475 Hastings Street is the site of a former Burnaby firehall, which was demolished in the mid-1990s. Both 4453 and 4463 Hastings Street are currently occupied two- and one-storey office buildings, respectively, which would be demolished as part of this application.

The total gross site area is approximately 16,400 square feet. The proposed built form on the subject site would consist of a four-storey, mixed-use building with commercial use on the ground floor and multiple-family residential use on the upper floors, possibly with a "fifth storey" in the rear portion of the commercial envelope, consistent with the City's policy framework for this area. Underground parking would be accessed from the rear lane, with some commercial parking at grade. The development is proposed to have a density of approximately 2.86 FAR up to a maximum height of 52.5 feet, consistent with other developments within the neighbourhood.

We are pleased to submit this letter of intent and look forward to working with the City to prepare a suitable Plan of Development for Council's consideration. Should you have any questions or comments please contact the undersigned at 604-579-0304 or sbingham@qualico.com.

Sincerely,
StreetSide Developments (BC) Ltd.

A handwritten signature in blue ink, appearing to read 'S Bingham'.

Sarah Bingham
Development Manager