
TO: CITY MANAGER 2015 June 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-10
Five-Storey Mixed-Use Development
Hastings Street Area Plan

ADDRESS: 4221 and 4227 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 31, Block 7, DL 121, Group 1, NWD Plan 1054; Parcel "A" (Explanatory Plan 14860), Lots 29 and 30, Block 7, DL 121, Group 1, NWD Plan 1054

FROM: C8 Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Hastings and Carleton" prepared by Chandler Associates Architecture Inc.)

APPLICANT: Censorio Group (Hastings & Carleton) Holdings Ltd.
2410 Charles Street
Vancouver, BC V5K 2Z9
(Attention: MacKenzie Biggar)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2015 July 21.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2015 July 06 and to a Public Hearing on 2015 July 21 at 7:00 p.m.
2. **THAT** the following be established as prerequisites to the completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

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- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;
 - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
 - a 1.5 m Statutory Right-of-Way on Hastings Street.
- e) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
- f) The review of a detailed Sediment Control System by the Director Engineering.
- g) The submission of a Site Profile and resolution of any arising requirements.
- h) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- i) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- j) Compliance with Council-adopted sound criteria.
- k) The undergrounding of existing overhead wiring abutting the site.
- l) The submission of a detailed comprehensive sign plan.
- m) The deposit of the applicable Parkland Acquisition Charge.
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- o) The deposit of the applicable School Site Acquisition Charge.

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- p) The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

REPORT

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five-storey mixed-use development, with commercial/retail at grade, and residential uses above.

2.0 BACKGROUND

- 2.1 The subject site, comprised of two lots, is located at the north side of Hastings Street between Carleton Avenue and Madison Avenue. One of the lots is vacant and the other is occupied by a single storey commercial building that currently accommodates a laundromat, an eyeglass store and a barber. To the north, across the lane, is a townhouse development; to the east are two-storey commercial developments; to the south, across Hastings Street are one and two-storey commercial developments; and, to the west, is a commercial lot and Fire Hall #5 beyond.
- 2.2 On 2014 June 09, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a five-storey mixed use project. The proposed form of development involves one level of retail/commercial, oriented towards Hastings Street, which includes a residential mezzanine facing the rear lane, and three storeys of residential above. Though the building height is five-storeys by virtue of the residential mezzanine within the first storey commercial component, the height of the proposed development is within the 16 m (52.5 ft.) dimensional height limit of the C8a District, with the exception of an architectural accent on the roofline. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground. Although not required, a lighted pedestrian walkway within a statutory right-of-way linking Hastings Street with the lane to the north is provided. This walkway

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will provide a convenient, alternate access for residents along Albert Street to the shops and services along Hastings Street during business hours.

- 3.2 The proposed building projects into the upper storey 45 degree incline plane setback requirement of the Zoning Bylaw. Rather than terracing the upper storeys, the applicant is proposing standardized setbacks for all three upper residential floors which front Hastings Street. Based on adopted Council policy, this setback may be adjusted subject to CD Comprehensive Development rezoning. The proposed projection is considered supportable through CD zoning as it also contributes to a stronger street wall and a more urban Hastings Street interface. The design provides for modulated building massing with setbacks ranging from 2.0 m to 4.1 m (6.6 ft. to 13.5 ft.) as well as street fronting balconies on all residential floors. Finally, it is noted that the projection will not generate any shadows on the public realm, given its location on the north side of Hastings Street.
- 3.3 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development (CD) rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multi-family developments which employ interior corridors or exterior passageways to access the dwelling units. A 1.85 square metres (20 square feet) floor area exemption is available, under the Burnaby Zoning Bylaw, for every adaptable housing unit provided in both market and non-market housing developments.

In line with this policy, the subject development has provided six (6) adaptable units, reflective of the twenty-eight single level units in the development, with a corresponding floor area exemption of 11.1 square meters (120 square feet).

- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the following:
- standard requirements for water main, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk on Hastings Street abutting the site, including boulevard treatment; and,
 - provision of new pedestrian lighting in the lane abutting the site.
- 3.5 An approximate 1.5 m statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.
- 3.6 A statutory right-of-way for the lighted pedestrian walkway linking Hastings Street with the lane to the north is required.
- 3.7 Section 219 Covenants are required to restrict the enclosure of balconies, to ensure all disabled parking spaces remain as common property, and to ensure compliance with the accepted acoustical study.

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- 3.8 Stormwater best management practices (BMPs) in line with established guidelines are required. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be approved by the Environmental Services Division and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.
- 3.9 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.10 A Site Profile and resolution of any arising requirements will be required.
- 3.11 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.
- 3.12 Undergrounding of overhead wiring in the lane abutting the site will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.13 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.14 The following Development Cost Charges apply:
 - Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area for residential units;
 - School Site Acquisition Charge of \$700.00 per residential unit; and
 - GVS & DD Sewerage Development Cost Charge of \$590.00 per apartment unit and, \$0.443 per sq.ft. of commercial gross floor area.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area</u>	-	1,010.9 m ² (10,881.7 sq.ft.)
4.2	<u>Density:</u>		
	Commercial Uses	-	0.47 FAR 480.0 m ² (5,167.2 sq.ft.)
	Residential Uses	-	2.34 FAR 2,366.2 m ² (25,469.5 sq.ft.)
	<u>Accessible Unit Exemption</u>	-	11.1 m ² (120.0 sq.ft.)
	Total	-	2.80 FAR 2,835.1 m ² (30,516.7 sq.ft.)
4.3	Site Coverage	-	76%

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4.4 Height: - 5 Storeys

4.5 Residential Unit Mix:

9 – Studio units	- 53.1 m ² to 59.1 m ²	(572 to 636 sq.ft.) per unit
2 – Adaptable Studio units	- 54.2 m ²	(583 sq.ft.) per unit
6 – One bedroom units	- 65.9 m ² to 68.7 m ²	(707 to 740 sq.ft.) per unit
1 – Adaptable one bedroom unit	- 68.7 m ²	(816 sq.ft. sq.ft.) per unit
7 – Two bedroom units	- 93.8 m ² to 105.2 m ²	(1,010 to 1,132 sq.ft.) per unit
3 – Adaptable Two bedroom units	- 105.8 m ²	(1,139 sq.ft.) per unit
28 units total		

4.6 Parking:

Total Required and Provided	- 38 spaces
- Commercial – on-site	- 5 spaces (including 1 accessible stall)
- Commercial – cash in lieu off-site	- 5 spaces
- Residential	- 28 spaces

4.7 Bicycle Parking: - **43 spaces**

Total Provided	
- Residential Uses	- 28 secure spaces
- Commercial Spaces	- 8 secure spaces
- Visitor (All uses)	- 5 spaces in racks

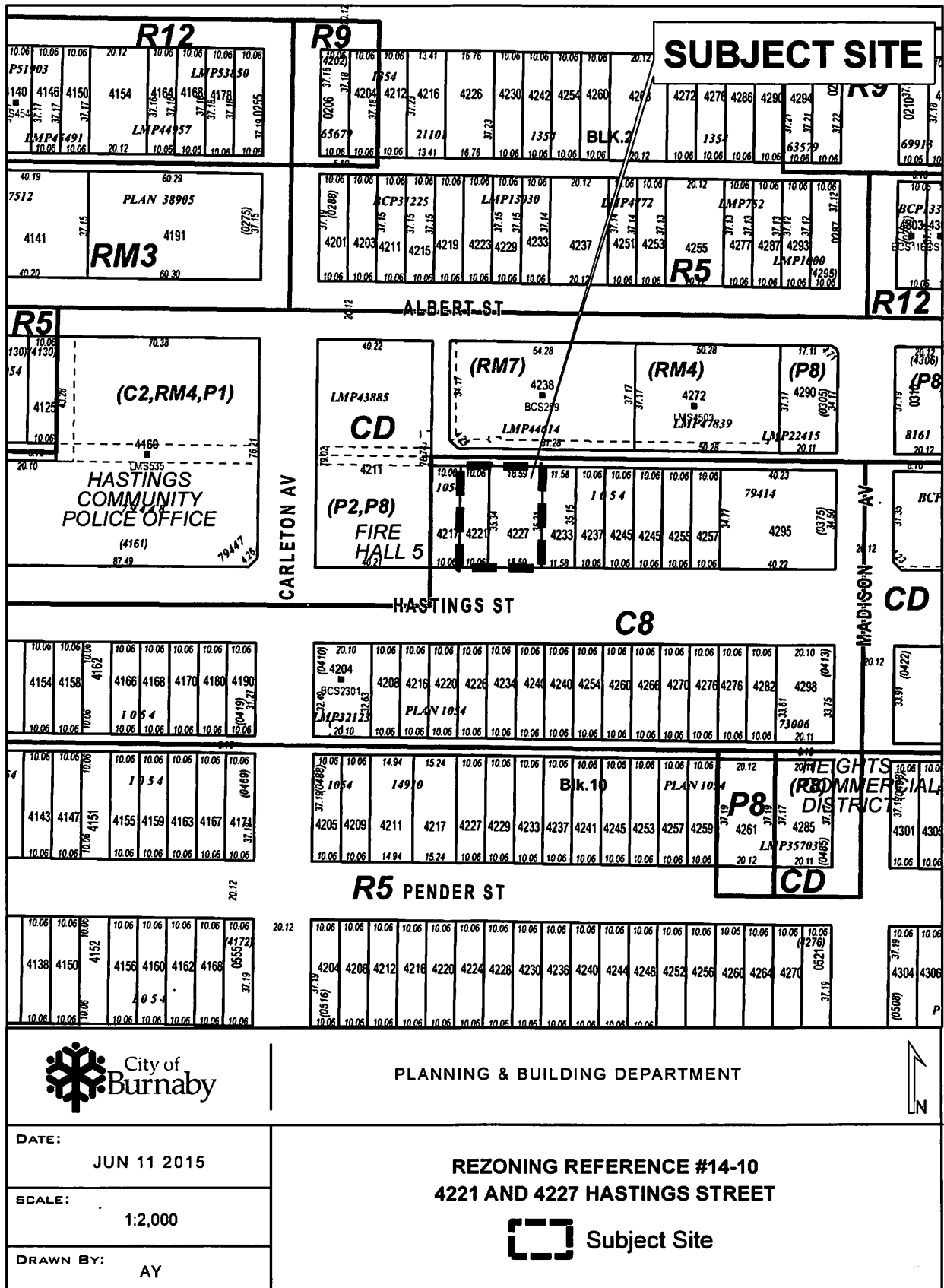
4.8 Loading: – Total Required & Provided - **1 space**

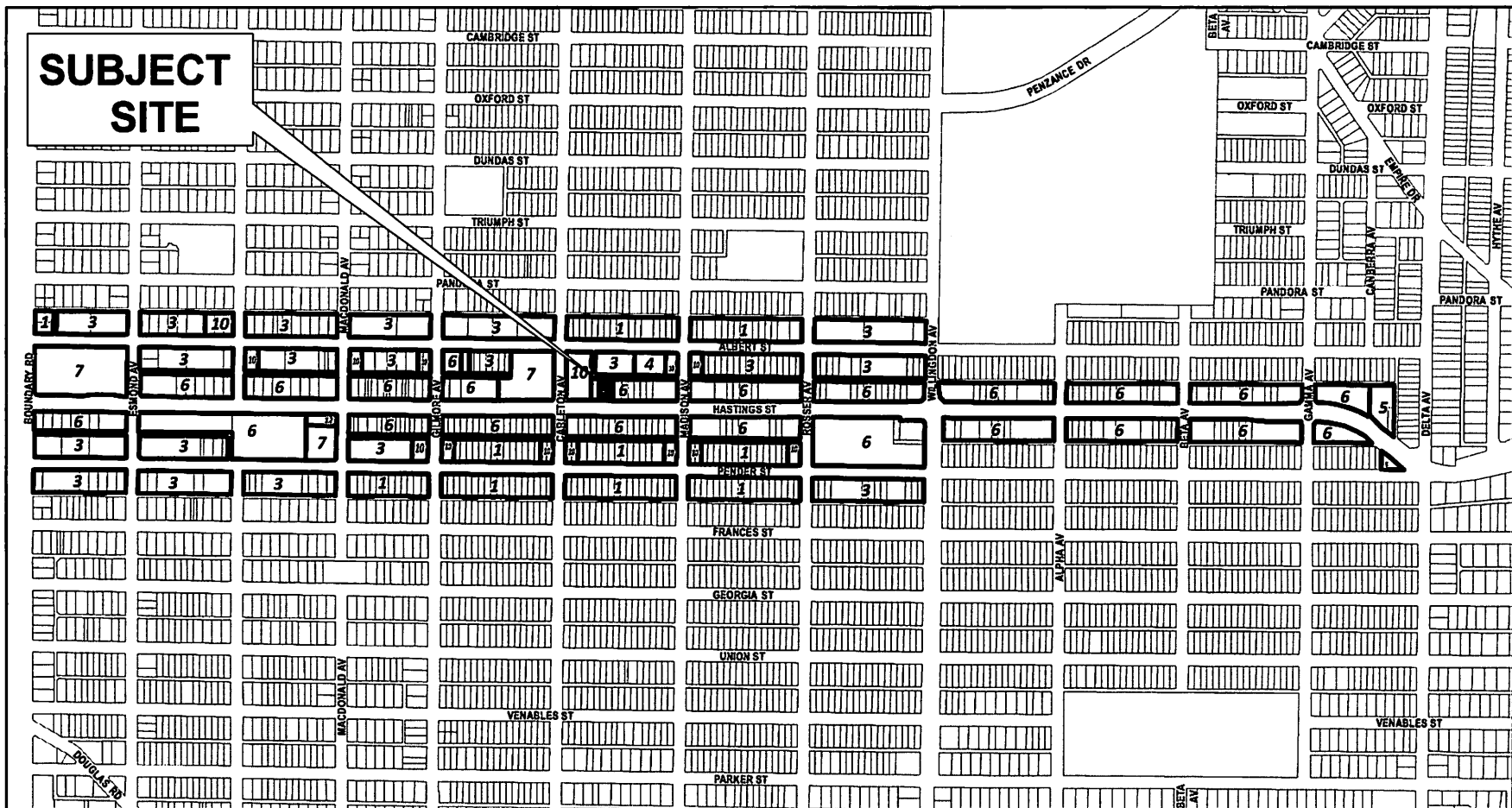

Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf

Attachments

cc: Director Engineering
City Solicitor
City Clerk





Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial

- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional

