



Item
Meeting 2016 March 21

COUNCIL REPORT

TO: CITY MANAGER 2016 March 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #15-08
Five-Storey Mixed-Use Development
Hastings Street Area Plan**

ADDRESS: 4453/63/75 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: 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 BCP9423

FROM: C8a 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, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects)

APPLICANT: Streetside Developments (BC) Ltd.
310-5620 152 Street
Surrey, BC V3S 3K2
Attention: Sarah Bingham

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2016 April 26.

RECOMMENDATIONS

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 April 04 and to a Public Hearing on 2016 April 26 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. Consolidation of the net site into one legal parcel.
- f. 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.
- g. The review of a detailed Sediment Control System by the Director Engineering.
- h. The submission of a Site Profile and resolution of any arising requirements.
- i. 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.
- j. Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- k. Compliance with Council-adopted sound criteria.
- l. The undergrounding of existing overhead wiring abutting the site.
- m. The submission of a detailed comprehensive sign plan.
- n. The deposit of the applicable Parkland Acquisition Charge.
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- p. The deposit of the applicable School Site Acquisition Charge.

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- q. 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.

R E P O R T

1.0 REZONING PURPOSE

The purpose of the proposed rezoning bylaw amendment is to permit the construction of a five (5) storey mixed-use development, with commercial/retail at grade, and residential uses above.

2.0 BACKGROUND

- 2.1 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 4453 and 4463 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 which has received Second Reading; to the north, across the lane are single and multiple family developments; to the east, across Willingdon Avenue, is a gasoline service station and; to the south, across Hastings Street, is a vacant site and a larger grocery store development (Safeway).
- 2.2 On 2015 March 25, Council received the report of the Planning and Building Department regarding the rezoning of the subject site and authorized the Department to continue 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 at a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a five-storey mixed-use residential/commercial development. 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

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of the C8a District, with the exception of the required access to the proposed rooftop amenity area. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground, with some non-required excess parking at grade.

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 proposes 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 m² (20 sq.ft.) 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 seven (7) adaptable units, reflective of the thirty-four single level units in the development, with a corresponding floor area exemption of 12.95 m² (140 sq.ft.).

3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. 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 and Willingdon Avenue, abutting the site, including boulevard treatment, street lighting and street trees; 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.

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- 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.
- 3.8 Given the size of the site, being less than one acre, best management practices (BMPs) are acceptable in lieu of a formal stormwater management plan. 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, and a Section 219 Covenant required, to ensure compliance with Council-adopted sound criteria.
- 3.12 Undergrounding of overhead wiring in the lane and on Willingdon Avenue, 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>	-	1,509.8 m ²	(16,251 sq.ft.)
4.2	<u>Density:</u>			
	Commercial Uses	-	0.50 FAR	748.3 m ² (8,055 sq.ft.)
	Residential Uses	-	2.36 FAR	3,563.2 m ² (38,354 sq.ft.)
	<u>Accessible Unit Exemption</u>	-		12.95 m ² (140.0 sq.ft.)
	Total	-	2.86 FAR	4,298.5 m ² (46,269 sq.ft.)

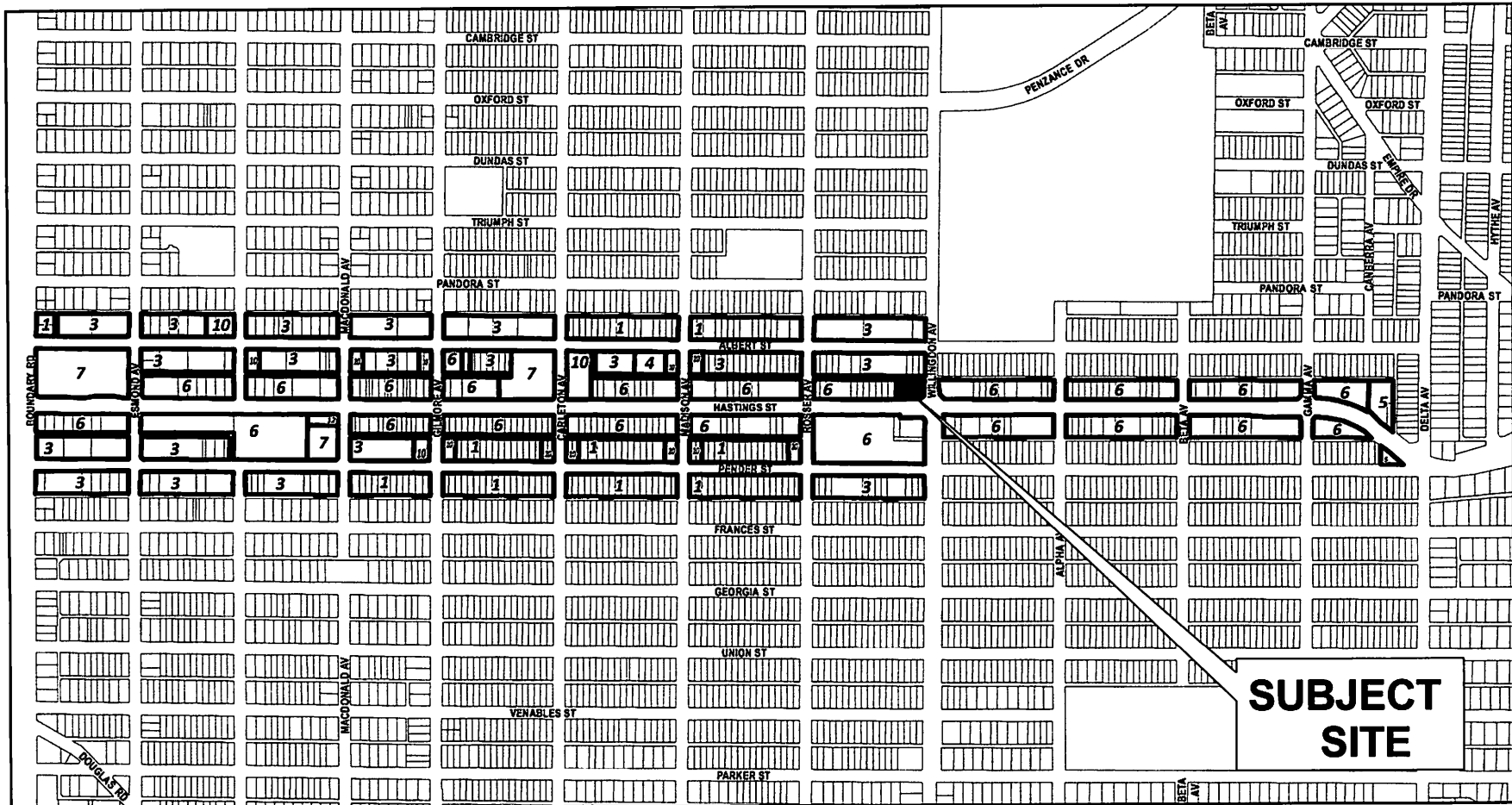
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- 4.3 Site Coverage - 68%
- 4.4 Height: - 5 Storeys
- 4.5 Residential Unit Mix:
- | | |
|---------------------------------|--|
| 3 – One bedroom units | - 67.4 m ² (725 sq.ft.) per unit |
| 24 – Two bedroom units | - 85.9 m ² to 108.9 m ² (925 to 1,172 sq.ft.) per unit |
| 7 – Adaptable One Bedroom Units | - 66.1 m ² (711sq.ft.) per unit |
| 34 units total | |
- 4.6 Parking:
- | | |
|-----------------------------------|--------------------------------------|
| Total Required | - 50 spaces |
| - Commercial @1 per 495.16 sq.ft. | - 16 (including 2 accessible stalls) |
| - Residential @ 1 per unit | - 34 spaces |
|
Total Provided | - 68 spaces |
| - Commercial | - 29 (including 2 accessible stalls) |
| - Residential | - 39 spaces |
- 4.7 Bicycle Parking
- | | |
|-----------------------------|-------------|
| Total Required and Provided | - 43 spaces |
| Residential @ 1 per unit | - 34 spaces |
| Commercial | - 3 spaces |
| Visitor | - 6 spaces |
- 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

