



Item .....
Meeting .....2016 April 25

COUNCIL REPORT

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**TO:** CITY MANAGER 2016 April 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #14-12  
Five-Storey Mixed-Use Development  
Hastings Street Area Plan**

**ADDRESS:** 3700 Hastings Street (see *attached* Sketches #1 and #2)

**LEGAL:** Lot 1 Except: North 20 Feet (Plan With Bylaw Filed 29018), Block 9, D.L. 116, Group 1, NWD Plan 1236; Lot 2, Except: North 20 Feet (Plan With Bylaw Filed 29018), Block 9, D.L. 116, Group 1, NWD Plan 1236

**FROM:** C8a Urban Village Commercial District (Hastings)

**TO:** CD Comprehensive Development District (based on C8a Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "3700 Hastings" prepared by Jordan Kutev Architects)

**APPLICANT:** Jordan Kutev Architect Inc.  
180 – 2250 Boundary Road  
Burnaby, BC V5M 3Z3  
(Attn: Jordan Kutev)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2016 May 31.

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**RECOMMENDATIONS:**

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2016 May 09 and to a Public Hearing on 2016 May 31 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

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #14-12  
Four-Storey Mixed Use Development

2016 April 20..... Page 2

Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- 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 dedication of any rights-of-way deemed requisite.
- e) The removal of all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
- f) 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 that the units are held in common by a single owner and used only as rental;
  - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
  - a 1.5 m Statutory Right-of-Way on Hastings Street.
- g) 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.
- h) The review of a detailed Sediment Control System by the Director Engineering.
- i) The submission of a Site Profile and resolution of any arising requirements.
- j) 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.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #14-12  
Four-Storey Mixed Use Development

2016 April 20..... Page 3

- k) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- l) Compliance with Council-adopted sound criteria.
- m) The undergrounding of existing overhead wiring abutting the site.
- n) The submission of a detailed comprehensive sign plan.
- o) The approval of the Ministry of Transportation to the rezoning application.
- p) The deposit of the applicable Parkland Acquisition Charge.
- q) The deposit of the applicable GVS & DD Sewerage Charge.
- r) The deposit of the applicable School Site Acquisition Charge.
- s) 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 four-storey mixed-use development, with commercial/retail at grade, and residential uses above.

### **2.0 BACKGROUND**

2.1 The subject site is located at the southeast corner of Boundary Road and Hastings Street and is currently improved with a single-storey commercial development. To the south, across the lane, is a multiple family development; to the east is a two-storey commercial development; to the north, across Hastings Street is an older high density mixed-use development; and, to the west, across Boundary Road in the City of Vancouver, are low-rise commercial developments.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #14-12  
Four-Storey Mixed Use Development

2016 April 20..... Page 4

- 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 four-storey mixed use commercial/residential development. The proposed form of development involves one level of retail/commercial and three storeys of residential above. Vehicular access is provided from the lane. It is noted that the residential units are proposed to be for market rental.
- 3.2 As noted above, the residential component of the project is proposed for rental units. As such, the developer has requested a modest variance from the typical parking standards of 1.0 spaces per unit to 0.71 spaces per unit. The proposal is considered supportable for the following reasons. First, the developer has provided a study from a traffic and transportation consultant indicating that the proposed parking ratio is sufficient parking to meet the rental tenant demand. The study has been reviewed by the Manager of Transportation Planning and the Director Engineering – Traffic who support its findings. In addition, the developer is proposing to implement TDM measures including either the provision of a co-op car on-site or subsidized transit passes for all users not requiring parking for a period of two years. Moreover, the development is well served transit with a number of bus routes operating on Hastings Street as well as the close proximity of the Kootenay Bus Loop. The developer has agreed to hold all residential units for rental under common ownership as long as the residential parking provided on-site is less than required under the Burnaby Zoning Bylaw and a Section 219 Covenant will be registered on title in this regard. As such, the proposed parking variance is supported.
- 3.3 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.

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #14-12  
Four-Storey Mixed Use Development

2016 April 20..... Page 5

- 3.4 In line with Council-adopted policy on adaptable housing, the subject development has provided four (4) adaptable units, reflective of the twenty-one single level units in the development, with a corresponding floor area exemption of 7.4 square meters (80 square feet)
- 3.5 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 street trees, street lighting and pedestrian lighting;
  - provision of a new separated sidewalk on Boundary Avenue abutting the site, including street trees and street lighting;
  - provision of a new bus shelter on Hastings Street; and,
  - provision of new pedestrian lighting in the lane abutting the site.
- 3.6 An approximate 1.5 m statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.
- 3.7 A statutory right-of-way for the lighted pedestrian walkway linking Hastings Street with the lane to the north is required.
- 3.8 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.
- 3.9 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.
- 3.10 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.11 A Site Profile and resolution of any arising requirements will be required.
- 3.12 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.

To: City Manager  
 From: Director Planning and Building  
 Re: REZONING REFERENCE #14-12  
 Four-Storey Mixed Use Development

2016 April 20..... Page 6

- 3.13 Undergrounding of overhead wiring in the lane abutting the site will be required. If undergrounding is determined to be unfeasible, producing and a cash deposit for future undergrounding will be required.
- 3.14 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.15 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 Gross Site Area - 946.77 m<sup>2</sup> (10,191 sq.ft.)  
 Dedications - 21.66 m<sup>2</sup> (233 sq.ft.)  
 Net Site Area - 925.1 m<sup>2</sup> (9,958 sq.ft.)
- 4.2 Density:  
 Commercial Uses - 0.63 FAR 584.08 m<sup>2</sup> (6,287 sq.ft.)  
 Residential Uses - 1.90 FAR 1,757.17 m<sup>2</sup> (18,914 sq.ft.)  
 Accessible Unit Exemption - 7.4 m<sup>2</sup> (80 sq.ft.)  
 Total - 2.53 FAR 2,333.85 m<sup>2</sup> (25,121 sq.ft.)
- 4.3 Site Coverage - 72%
- 4.4 Height: - 4 Storeys
- 4.5 Residential Unit Mix:  
 3 – Studio Units - 47.93 m<sup>2</sup> (516 sq.ft.)  
 8 – One bedroom units - 56.05 m<sup>2</sup> to 68.8 m<sup>2</sup> (603 to 740 sq.ft.)  
 4 – Adaptable one bedroom unit - 61.5 m<sup>2</sup> to 68.8 m<sup>2</sup> (662 to 740 sq.ft.)  
 6 – Two bedroom units - 93.8 m<sup>2</sup> to 105.2 m<sup>2</sup> (869 to 1,136 sq.ft.)  
**21 units total**

To: City Manager  
From: Director Planning and Building  
Re: REZONING REFERENCE #14-12  
Four-Storey Mixed Use Development

2016 April 20..... Page 7

4.6 Parking:

- Total Required and Provided - **28 spaces**
- Commercial - 13 spaces (including 1 accessible stall)
- Residential - 15 spaces (as per transportation study)

4.7 Bicycle Parking:

- Total Provided - **35 spaces**
- Residential Uses - 21 secure spaces
- Commercial Spaces - 10 secure spaces
- Visitor (All uses) - 5 spaces in racks

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

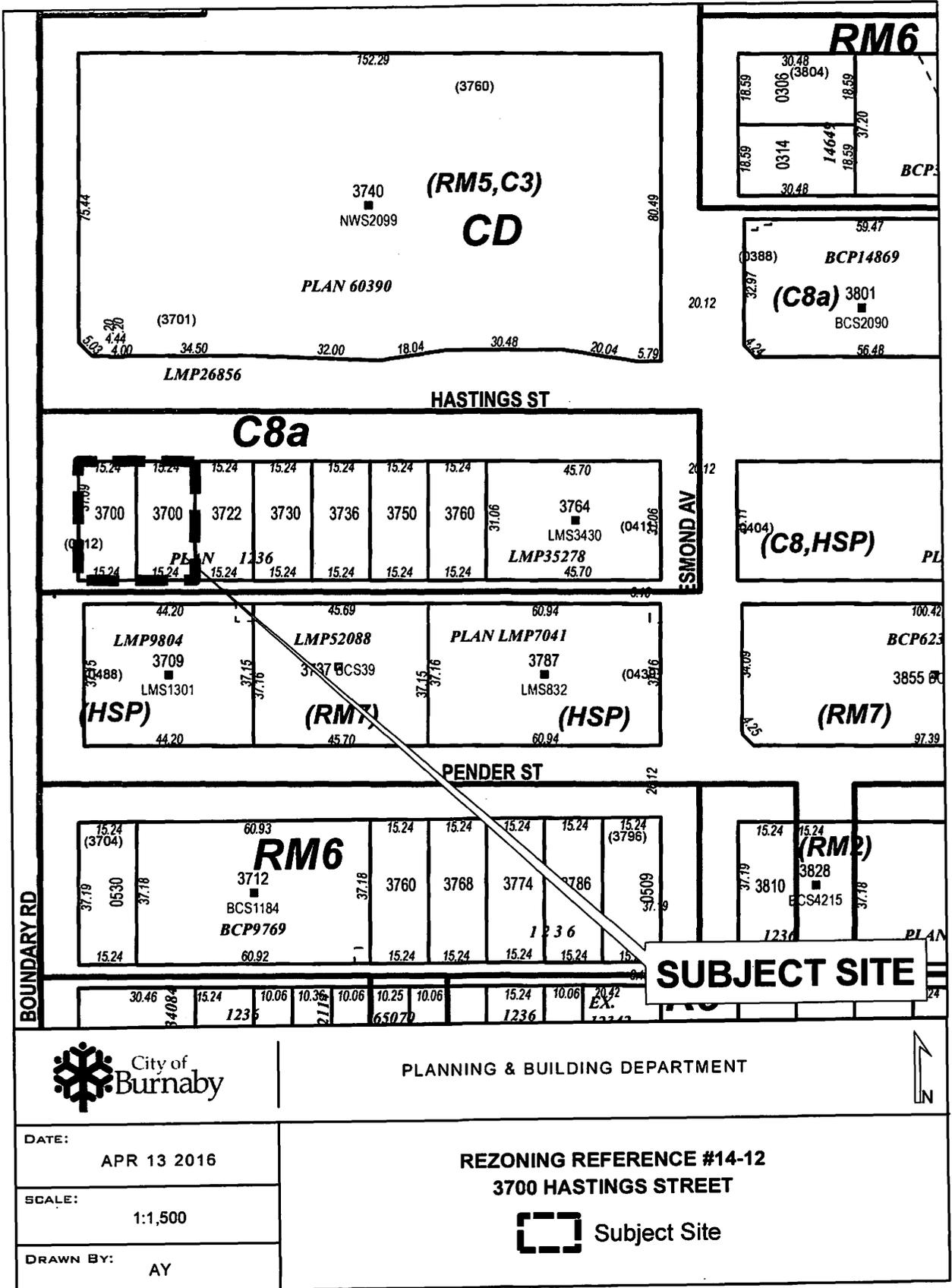


Lou Pelletier, Director  
PLANNING AND BUILDING

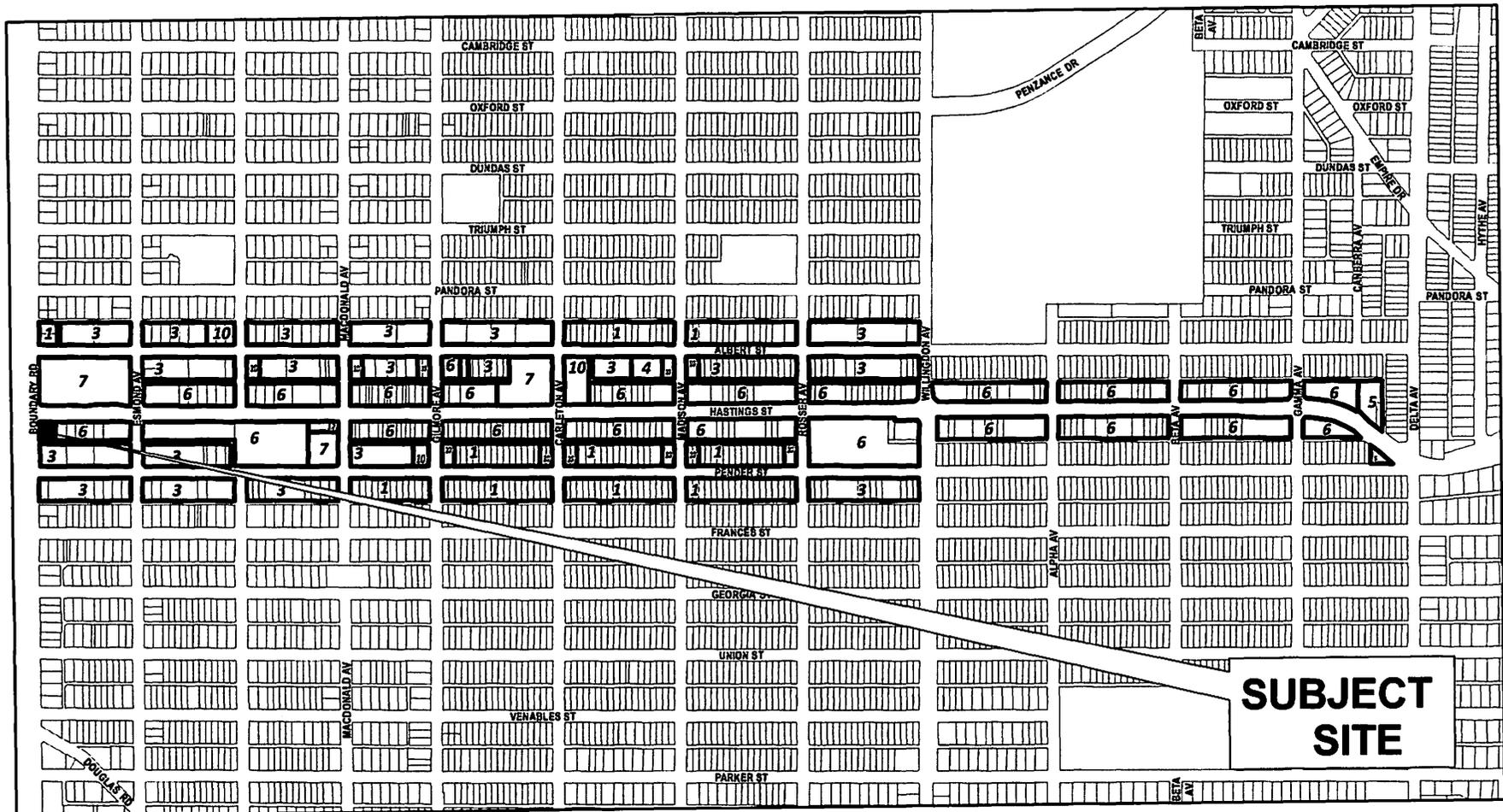
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**Attachments**

cc: Director Engineering  
City Solicitor  
City Clerk



Sketch #1



## Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li><b>1</b> Single and Two Family Residential</li> <li><b>3</b> Medium Density Multiple Family Residential</li> <li><b>4</b> High Density Multiple Family Residential</li> <li><b>5</b> Commercial</li> </ul> | <ul style="list-style-type: none"> <li><b>6</b> Medium Density Mixed Use</li> <li><b>7</b> High Density Mixed Use</li> <li><b>10</b> Institutional</li> </ul> |
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