

## CITY OF BURNABY

### PLANNING AND BUILDING REZONING REFERENCE #17-20 2017 JULY 19

#### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Derek Dalla-Zanna  
Censorio Group of Companies  
4723 Hastings Street 2nd Floor  
Burnaby, BC V5C 2K8
- 1.2 Subject:** Application for the rezoning of:  
Lot 23/24, 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))
- 1.3 Address:** 4255 and 4257 Hastings Street
- 1.4 Location:** The subject site is located on the north side of Hastings Street, between Carleton and Madison Avenues. (Sketch #1 and #2 *attached*)
- 1.5 Size:** The proposed site is rectangular in shape with a total area of approximately 705.14 m<sup>2</sup> (7,590.1 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 two lots located on the north side of Hastings Street, between Carleton and Madison Avenues. One of the lots is improved with a two storey commercial building, and the other serves as the parking lot (legally non-conforming) for the aforementioned commercial building. To the east of the proposed development site, is a site currently under construction for a five-storey mixed-use development (Rezoning Reference #14-03); to the north, across the lane, is a multiple family development; to the east is a single-storey commercial development; and, to the south, across Hastings Street, are older single and two-storey commercial developments.

### **3.0 BACKGROUND INFORMATION**

- 3.1 The subject site is located within the Hastings Street Area Plan and is zoned C8 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 to five storey building form (see Sketch #2 *attached*). The proposed development concept is for a mixed-use building with grade level retail units, and three storeys of residential above.
- 3.2 As with other recent rezoning applications along the Hastings Street 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 Hastings 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° 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 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 improvements.
- 3.4 The provision of any necessary road dedications and statutory rights-of-way will be determined by way of detailed road geometrics prepared by the Planning Department and will be outlined in a further report to Council.
- 3.5 Section 219 Covenants restricting the enclosure of balconies and ensuring all disabled parking remains as common property will be required.
- 3.6 The submission of a tree survey to determine compliance with the Tree Bylaw is 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 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 approval.

- 3.10 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.11 The feasibility of undergrounding overhead wiring in the lane 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**

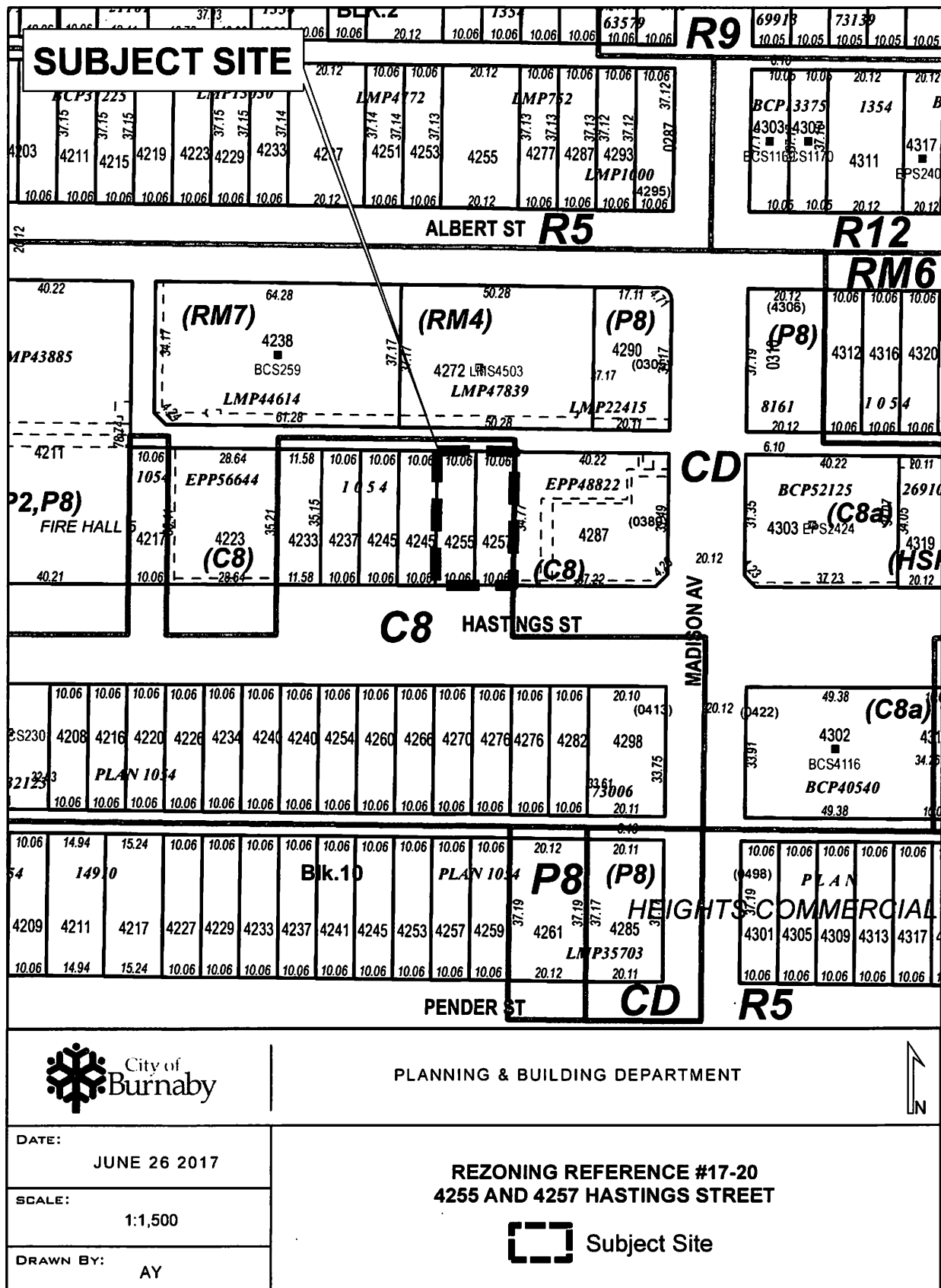
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

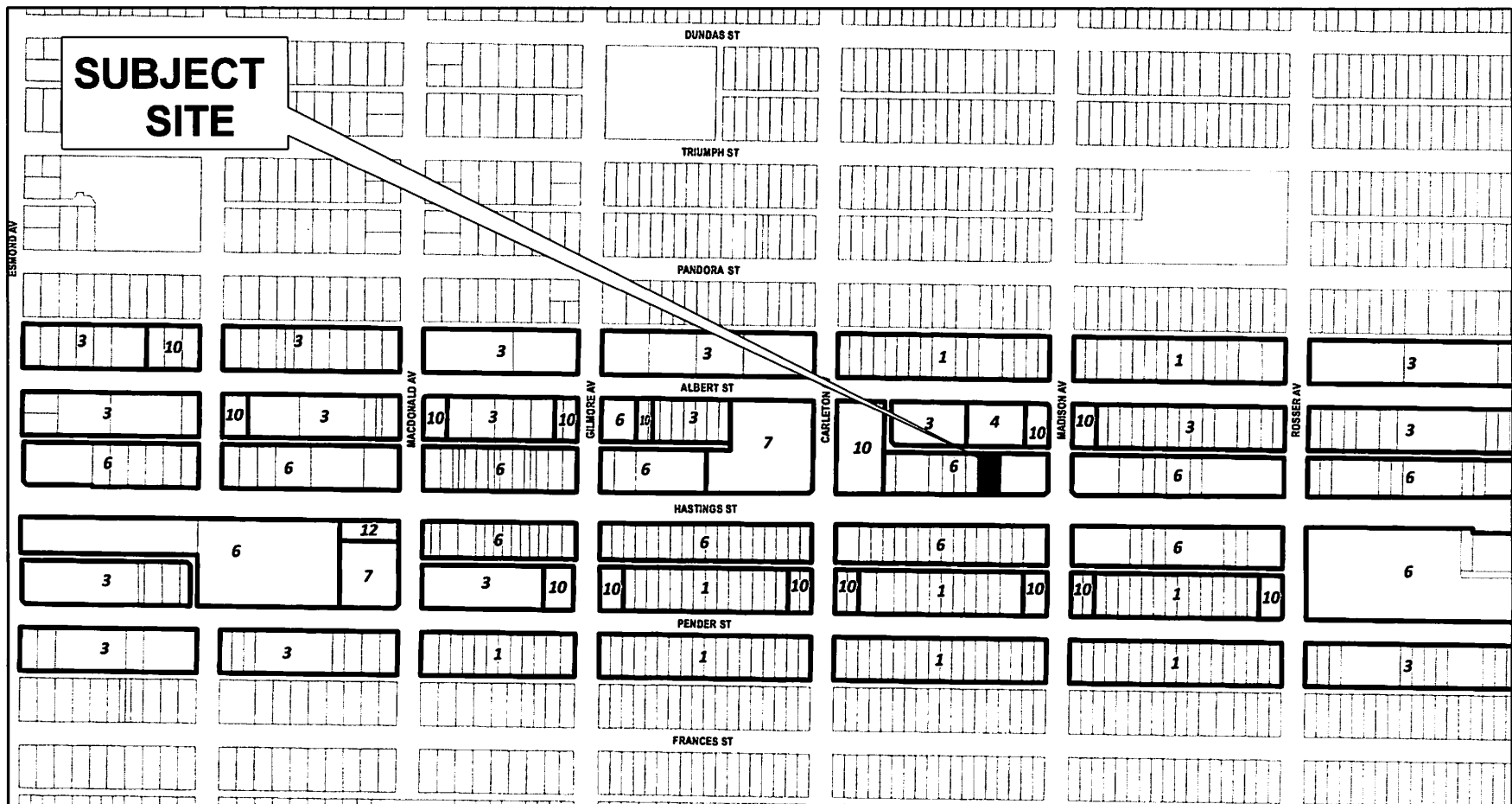


DR:eb

#### ***Attachments***

cc: Director Engineering  
City Solicitor  
City Clerk



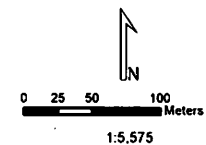


# *Hastings Street Area Development Plan*



PLANNING & BUILDING DEPARTMENT

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





censorio

June 22, 2017

City of Burnaby  
Planning Department  
Attention: Demian Rueter  
4949 Canada Way  
Burnaby, B.C. V5G 1M2

Dear Demian,

**Re: 4255 & 4257 Hastings St. – Letter of Intent for Proposed Mixed-Use Development**

Please consider our enclosed rezoning application to develop the above noted property to allow for the construction of a comprehensive four-storey mixed-use development.

We are proposing to rezone the property to a CD (Comprehensive Development) zone based on the C-8 zoning bylaw which is consistent with the approved land use policy adopted by council.

The proposed development consists of a four-storey mixed-use building, comprised of commercial retail units at street level (fronting Hastings St.) and three stories of market residential condominiums. Underground parking will be accessed from the rear lane along with some commercial parking at grade.

This exciting new development will contribute to the ongoing revitalization of the Burnaby Heights community. We look forward to working with City Staff and the local community, to develop a suitable plan of development.

Regards,

Derek Dalla-Zanna  
Vice President of Acquisitions  
Censorio Group of Companies