

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #16-24
2017 OCTOBER 02

ITEM #01

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Adera Equities Inc.
Suite 2200 – 1055 Dunsmuir Street
PO Box 49214, Four Bentall Centre
Vancouver, BC V7X 1K8
(Attn: Rocky Sethi)
- 1.2 Subject:** Application for the rezoning of:
Schedule A (*attached*)
- From:** C4a Service Commercial District
- To:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines)
- 1.3 Address:** 4716, 4736 and 4780 Hastings Street
- 1.4 Location:** The subject site is located at the southwest corner of Hastings Street and Gamma Avenue (Sketch #1 and #2 *attached*).
- 1.5 Size:** The subject site has a frontage on Hastings of approximately 140 m (459 ft.), a frontage on Gamma Avenue of approximately 33 m (121 ft.), and an area of approximately 4,928 m² (1.22 acres).
- 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 two mixed-use buildings on the subject site.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site encompasses seven individual properties with three addresses at 4716, 4736 and 4780 Hastings Street that are currently zoned C4a Service Commercial District. The properties are currently occupied by two car dealerships at 4716 and 4780 Hastings Street and a single-storey commercial building at 4736 Hastings Street.

To the west of the subject site is a four-storey mixed use building with grade level retail and three storeys of residential above (Rezoning Reference #10-15). To the east across Gamma Avenue is a four-storey mixed-use development with commercial at grade and three storeys of residential above (Rezoning Reference #14-06). To the north across Hastings Street is a mix of retail, restaurants and commercial services and a four-storey mixed use development with commercial at grade and three storeys of residential above (Rezoning Reference #09-20).

3.0 BACKGROUND INFORMATION

The subject site is located within the Hastings Street Area Plan Extension, and is designated for CD Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines), with a maximum Residential Density of 1.1 FAR and maximum commercial density of 1.3 FAR, for a total cumulative development density of 2.4 FAR.

4.0 GENERAL INFORMATION

The applicant is requesting to rezone the subject site from the C4a Service Commercial District to the Comprehensive Development District (using the RM3 Multiple Family District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines). The preliminary concept is to develop two buildings on the subject site that are separated by a pedestrian breezeway. The west building proposes retail at grade and three storeys of office uses above. The east building fronting Gamma Avenue proposes commercial uses at grade with three to four storeys of residential above. The subject site slopes down significantly to the north and west, and therefore, the east building's five storey form along Hastings Street transitions to four storeys at the lane. The maximum height fronting the lane will be four storeys in order to respect the character and scale of the single and two family residential neighbourhood to the south.

- 4.1 The Director Engineering will provide an estimate for all services necessary to serve the subject site, which may include, but is not necessarily limited to, sidewalks, street trees, lighting, bus shelter, water, storm and sanitary sewer.
- 4.2 The granting of any necessary statutory rights-of-way, easements and covenants for the site will be provided.
- 4.3 Due to the subject site's proximity to Hastings Street, an acoustic study will be required to ensure compliance with the Council adopted sound criteria.
- 4.4 In line with the Council's adopted guidelines for adaptable housing, 20% of the units within the proposed development must meet the BC Building Code adaptable housing standards.
- 4.5 The consolidation of the subject site into one legal parcel will be required.

- 4.6 The submission of an on-site Stormwater Management Plan will be required.
- 4.7 A detailed Solid Waste and Recycling Plan of the subject facility will need to be submitted to the Engineering Environmental Services Division for approval.
- 4.8 The provision of an approved on-site residential loading facility will be required.
- 4.9 A Site Profile and the resolution of any arising issues will be required.
- 4.10 The deposit of the applicable Development Cost Charges for Parkland Acquisition, GVS & DD Sewerage and School Site Acquisition will be required.
- 4.11 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 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.

JD/eb

Attachments

cc: Director Engineering
City Solicitor
City Clerk

SCHEDULE A
REZONING 16-24

ADDRESS	LEGAL DESCRIPTION	PID
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029

SUBJECT SITE

37.19	03	4704	4712	4716	4720	4726	4738	4740	4742	4746	4756	4760	4764	4772	4780	4782	4786	4790
10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06

R5

10.02	4802	10.02	10.02
37.19	0306	4810	4814
10.02	10.02	10.02	10.02

10.06	20.12	10.06	10.06	30.18	20.05	20.23	10.06	10.06	40.23
0380	54739	PLAN 1308	(RM3,C2)	BCP2077	5120	1308	3170	31.09	34735
4701	4705	4715	4715	4717	4727	4737	4749	4759	4775
10.06	20.12	10.06	10.06	30.18	20.03	20.21	10.06	10.06	34.16

24.50	(0382)
5.51	

CD **HASTINGS ST** **C4a** **LMP26259**

37.19	0480	4704	4711	4715	4717	4719	4733	4737	4739	4741	4745	4749	4753	4759	4765	4767	4777	4787
10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06

CD **LMP27186**

30.19	4828	EPS3581	(RM3,C)
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CD **GAMMA AV** **Bk.11** **BCP8022**

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
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CD **PLAN** **0489**

37.19	0490	4801	4807	4811
10.06	10.06	10.06	10.06	10.06

R5 **PENDER ST** **Bk.14**

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
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CD **PLAN** **0490**

37.19	0510	4802	4804
10.06	10.06	10.06	10.06

10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06	10.06
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10.06	10.06	10.06
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PLANNING & BUILDING DEPARTMENT



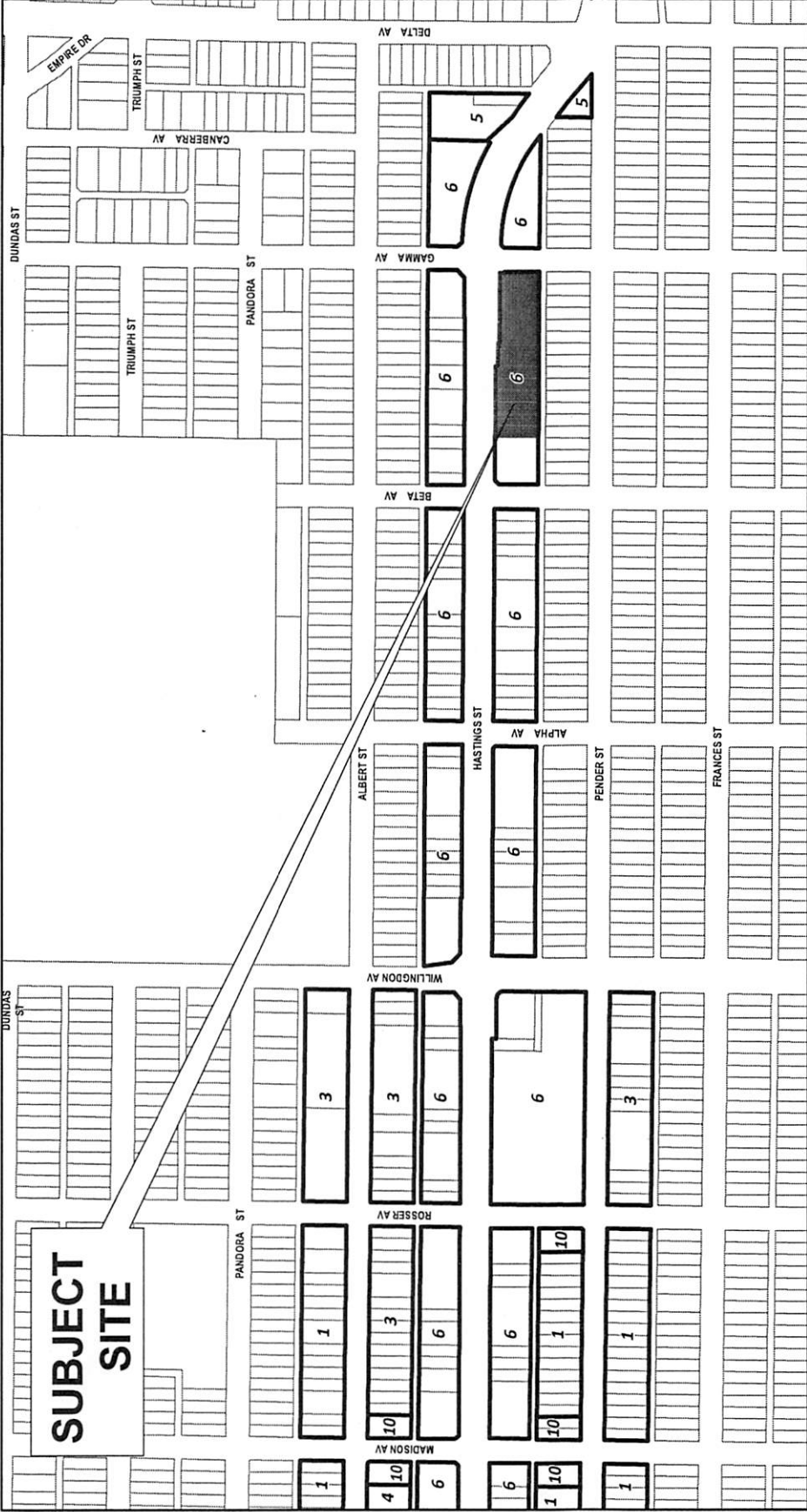
DATE: SEP 08 2017

SCALE: 1:1,500

DRAWN BY: AY

REZONING REFERENCE #16-24
4716, 4736 AND 4780 HASTINGS STREET

Subject Site



SUBJECT SITE

*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





Vivo Adera Projects Ltd.

September 22, 2017

City of Burnaby - Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Attn: Jesse Dill

Letter of Intent re: 4760-4780 Hastings Street

Dear Mr. Dill:

Please accept our Rezoning Application for the above referenced properties. The application is to rezone the properties from the current C-4A District to Comprehensive District (CD) zoning based on RM-3 and C-2 guidelines. The existing commercial buildings would be removed.

We are proposing a four-storey mixed-use project, with office and retail space fronting onto Hastings Street and both strata apartments. The size of the property provides an opportunity to develop a significant "anchor" on the east edge of The Heights neighbourhood. We anticipate being able to lease the bulk of the retail space to a neighbourhood grocery, with the remainder being available for smaller, local retail.

We are proposing to consolidate the properties into a 1.2 acre parcel (GROSS SITE) and develop two midrise buildings with commercial space on the ground floor with office and residential above, producing approximately 59 residential units and 22 commercial units. This is intended to achieve the maximum density of 1.1 FAR according to RM3 zoning and 1.3 FAR according to C2 zoning. The construction method is to be wood over 2 storey concrete with a shared, 1 1/2 level parkade. Approximately 95 parking spaces will be provided for the residential component, at a ratio of 1.60 spaces per unit, with approximately 246 additional spaces provided for the commercial and retail component.

The plan of development will address urban design, public realm and architectural standard, and address the City's goals of this site being a gateway for the Lougheed Town Centre Plan.

Yours truly,
Vivo Adera Projects Ltd.

A handwritten signature in blue ink, appearing to read 'Rocky Sethi', with a long horizontal flourish extending to the right.

Rocky Sethi
Vice President, Development

LIVE WEST COAST