

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #17-31 2017 December 06

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Amir Sadath
4308 Investments Ltd
c/o Imperial Hospitality Ltd
4125 Hastings Street
Burnaby, BC V5C 2J3
- 1.2 Subject:** Application for the rezoning of:
Lot 5 to 11, DL 121, Group 1, NWD Plan NW P1054
- From:** C8 Urban Village Commercial District and R5 Residential District
- To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District, RM3 Multiple Family Residential District, C2h Community Commercial District, and the Heights Urban Village plan as guidelines)
- 1.3 Address:** 4125 Hastings Street
- 1.4 Location:** The subject site is located on the north side of Hastings Street, mid-block between Carleton Avenue and Gilmore Avenue (Sketches #1 and #2 *attached*).
- 1.5 Size:** The site consists of 8 lots with a total width of 60.35 m (198.0 ft) and a depth of 80.02 m (262.53 ft.) and a total area of 4,821.15 m² (51,894.4 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 is to permit construction of a five storey mixed-use development fronting Hastings Street and a three storey ground oriented development fronting Albert Street.

2.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of a total of eight lots all addressed to 4125 Hastings Street. One of the lots fronts onto Hastings Street and the remaining seven front onto Albert Street, between Gilmore and Carleton Avenues. The lot which fronts onto Hastings Street is currently occupied with the Old Admiral Inn pub and licensee retail store (LRS). The remaining seven lots, located on the south side of Albert Street, serve as the parking lot (legally non-conforming) for the aforementioned commercial building. To the east of the proposed development site is a mixed-use commercial and

residential development which was developed under Rezoning Reference #52/88; to the north, across Albert Street, are older multiple family developments; to the east is a single-storey commercial development and a two-storey commercial development with a parking lot; 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, with the lot fronting Hastings Street zoned C8 Urban Village Commercial District (Hastings) and the seven lots fronting Albert Street zoned R5 Residential District. The lot fronting Hastings Street is designated for mixed-use development under the C8 Urban Village Commercial District (Hastings) to a maximum density of 3.0 FAR, typically within a four to five storey building form. The lots fronting Albert Street are designated for multiple-family residential development under the RM3 Multiple Family Residential District to a maximum density of 1.1 FAR (see Sketch #2 *attached*). The lane that currently separates the site is proposed to be closed to include it within the development site. The proposed development concept is for a mixed-use building with grade level retail units, and four storeys of residential above on the Hastings Street frontage that terraces down to a three-storey residential form on the Albert Street frontage. The application is also proposing the inclusion of the C2h District in order to permit the retention of the existing licensee retail store (LRS).
- 3.2 The proposed development form would appear as a four-storey building from Hastings Street, with a double-height commercial space at grade with three storeys of residential uses above, as a five storey building internal to the site, and as a three-storey residential building from Albert Street. It is noted that, on 2012 December 10, Council approved a policy framework that permits a variance of the number of storeys allowed in the C8 and C8a District through CD Comprehensive Development District rezoning. The proposed development form would be contained within the established dimensional height limits and setbacks of the C8 District.
- 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 to be outlined in a future report to Council.
- 3.5 Vehicular access to underground parking for the site will be from the existing rear lane.
- 3.6 The completion of a Highway Closure Bylaw for the closure of the lane right-of-way is required.
- 3.7 The application involves the City-lane right-of-way measuring approximately 423.0 m² (4,553 sq. ft.) (subject to legal survey), which is to be closed and consolidated with the development site. A further report on the value of the City land and net closure area to be sold into the development will be submitted to Council at a later date for Council approval.

- 3.8 Section 219 Covenants will be required including, but not limited to: restricting the enclosure of balconies, and ensuring all disabled parking remains as common property.
- 3.9 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 3.10 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 3.11 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.
- 3.12 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 3.13 Undergrounding of the existing overhead wires within the existing lane right-of-way is required.
- 3.14 The Parkland Acquisition Charge, School Site Acquisition Charge, and GVS & DD Sewerage Charge will apply.
- 3.15 The proposed prerequisite conditions to the rezoning will be included in a future report.

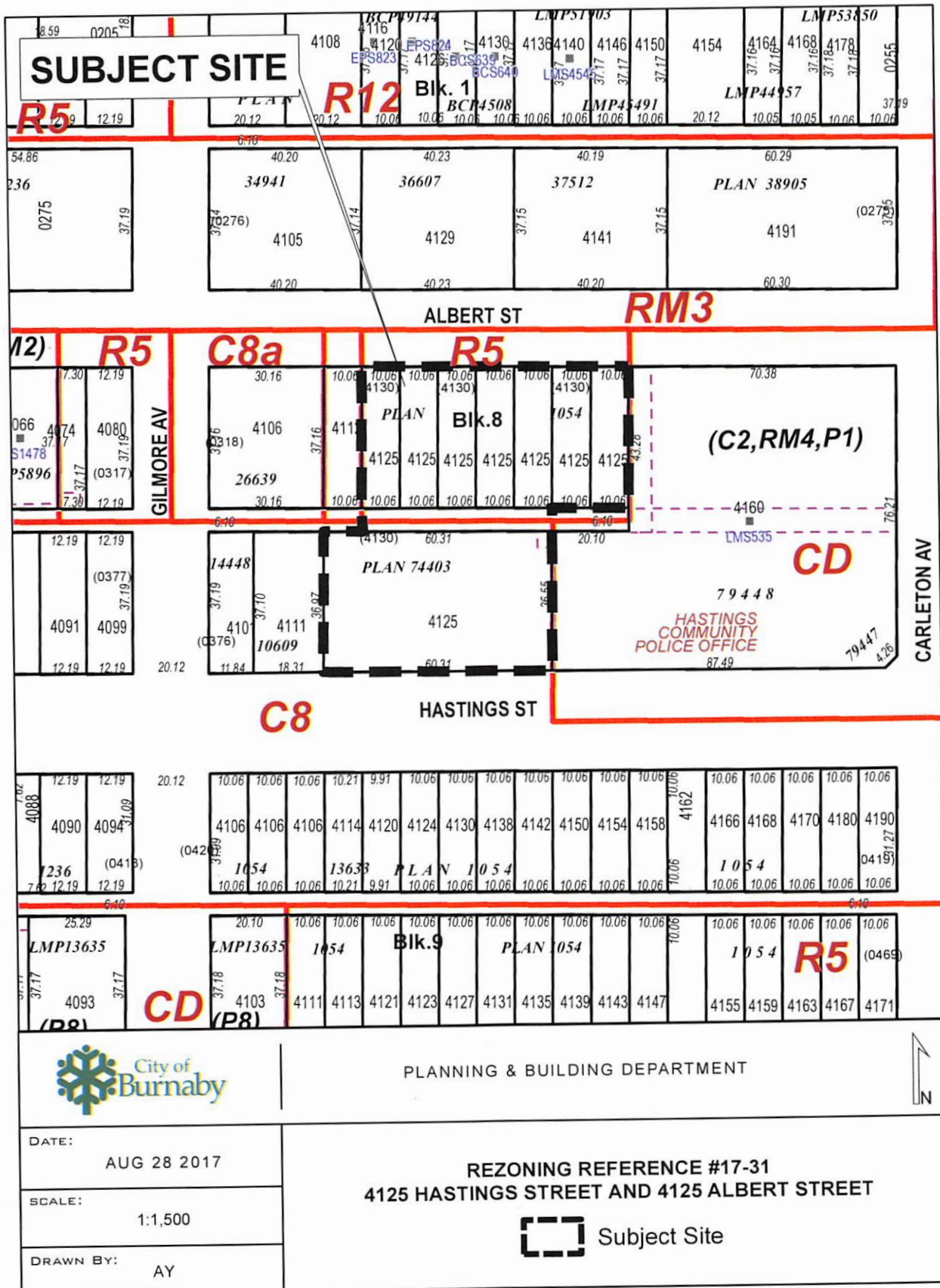
4.0 RECOMMENDATIONS

- 1. **THAT** the sale be approved in principle of City-owned property for inclusion within the subject development site in accordance with Section 3.7 of this report, and subject to the applicant pursuing the rezoning proposal to completion.
- 2. **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.

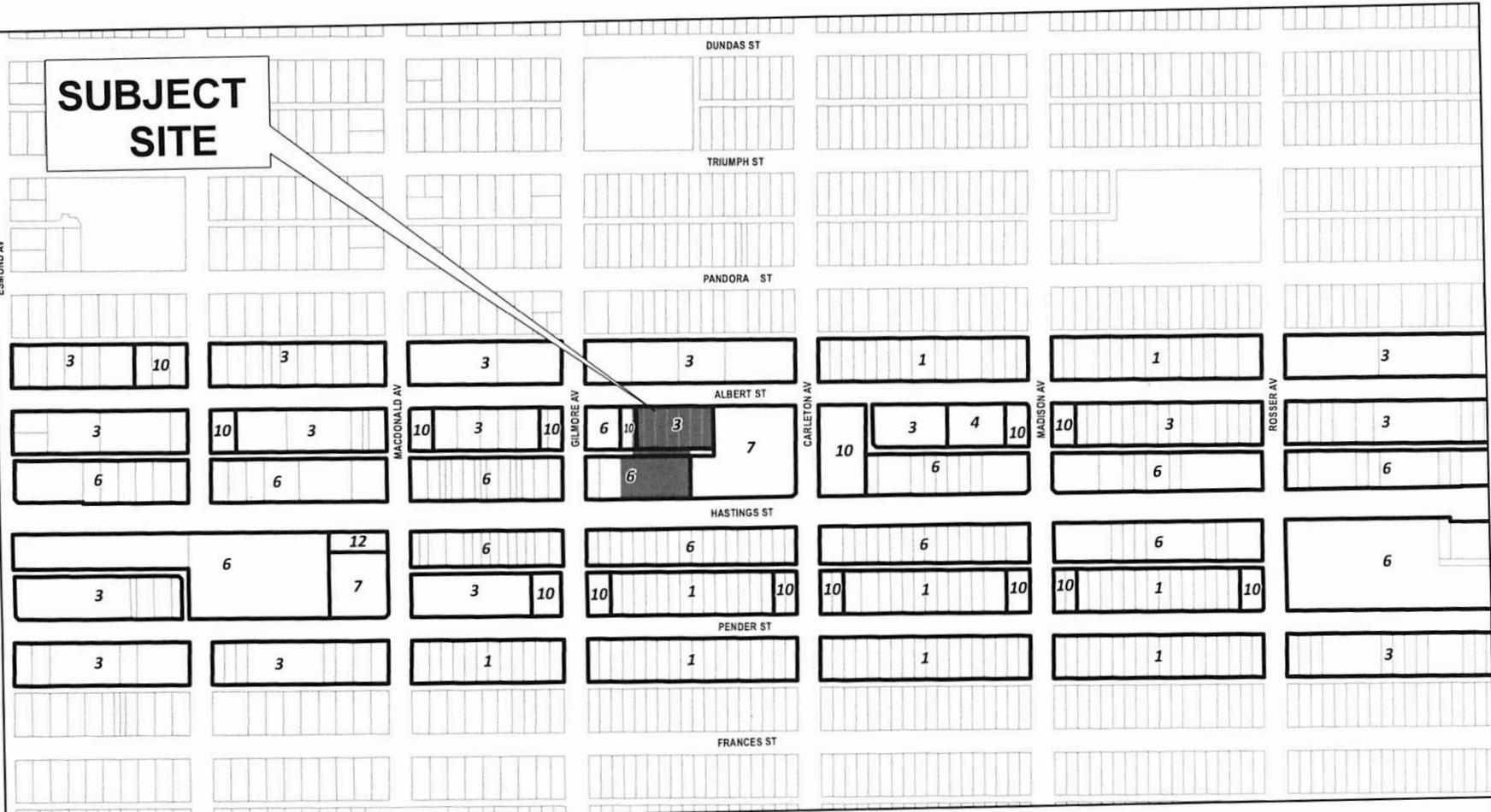
LP

DR/GT:eb
Attachments

cc: Director Engineering
Director Public Safety and Community Services
City Solicitor
City Clerk



**SUBJECT
SITE**



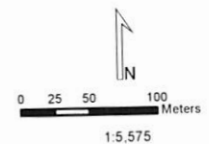
Hastings Street Area Development Plan



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



Sketch #2

4308 Investments Ltd

4125 Hastings Street

Burnaby, BC, V5C 2J3

Burnaby August 2, 2017.

City of Burnaby

Planning department

Re: Letter of intent

Dear Madam, Sir's

This application is to rezone our properties at 4125 Hastings Street and 4125 Albert Street. We are also wish to propose the inclusion of the lane between the properties in our development site.

Legally Described as: Lots 5 to Lots 11 Block 8 District Lot 121 Group 1 New Westminster District Plan 1054; Parcel "One" District Lot 121 Group 1 New Westminster District Reference Plan 74403

PID: 003-389-669; 003-389-715; 003-390-721; 003-390-756; 003-389-740; 003-389-766;

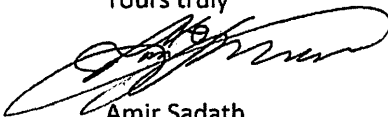
Please find attached the title searches for all the above parcels.

The purpose of the rezoning application is to develop the property in line with community designation for CD based on C8, C2h and RM3 to permit the development of a mixed use development with underground parking, commercial ground level units (including the retention of the existing liquor store) and residential above facing Hastings Street and ground-oriented residential units facing Albert Street.

We intend to create an airspace parcel for the CRU's and the rest of this development will be stratified to create residential strata lots.

Thank you.

Yours truly



Amir Sadath

Owner / Director