



Item
Meeting 2018 July 18

COUNCIL REPORT

TO: CITY MANAGER 2018 July 23

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #17-20
Five-Storey Mixed-Use Development
Hastings Street Area Plan**

ADDRESS: 4255 and 4257 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 23 and 24, Block 7, DL 121, Group 1, NWD Plan 1054

FROM: C8 Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8a Hastings Urban Village Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled “Classico” prepared by Collabor8 Architecture & Design Inc.)

APPLICANT: Derek Dalla-Zanna
Censorio Group of Companies
4723 Hastings Street 2nd Floor
Burnaby, BC V5C 2K8

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2018 August 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2018 July 23 and to a Public Hearing on 2018 August 28 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

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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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- e) The granting of Section 219 Covenants:
 - to restrict enclosure of balconies; and,
 - to ensure all disabled parking spaces remain as common property.
- 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.

REPORT

1.0 REZONING PURPOSE

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

2.0 BACKGROUND

- 2.1 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.
- 2.2 On 2017 July 24, 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 of the C8 District, with the exception of the required access to the proposed rooftop

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amenity area. Vehicular access is proposed from the rear lane and all required on-site parking is proposed to be located underground.

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 three (3) adaptable units, reflective of eleven single level units in the development, with a corresponding floor area exemption of 5.55 m² (60 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, 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 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.

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- 3.7 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.
- 3.8 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.9 A Site Profile and resolution of any arising requirements will be required.
- 3.10 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.
- 3.11 Undergrounding of overhead wiring in the lane, abutting the site, will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.12 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.13 Development Cost Charges including Parkland Acquisition Charge; School Site Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply. The applicable fees will be based on the rates at the time of payment.

4.0 DEVELOPMENT PROPOSAL

4.1	<u>Site Area:</u>	-	700.6 m ² (7,582 sq.ft.) (Subject to detailed survey)
4.2	<u>Density:</u>		
	Commercial Uses	-	0.46 FAR 321.9 m ² (3,465.1 sq.ft.)
	<u>Residential Uses</u>	-	<u>2.44 FAR 1,695.6 m² (18,497.8 sq.ft.)</u>
	Total	-	2.90 FAR 2,017.5m ² (21,963.0 sq.ft.)
	Site Coverage	-	74.3%
4.3	<u>Height:</u>	-	5 storeys
4.4	<u>Residential Unit Mix:</u>		
	1 One bedroom unit	-	57.5 m ² (618.8 sq ft.) per unit
	4 Two bedroom units	-	122.5 – 136.2 m ² (1,319 – 1,466 sq.ft.) per unit

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3	Adaptable Two bedroom units	-	128.3 m ² (1381.1 sq.ft.) per unit
<u>3</u>	Three bedroom units	-	140.1 – 142.3 m ² (1,509 -1531.5 sq.ft.) per unit
11	Total Units		

4.5 Parking

Required:	-	18 spaces
- Commercial: 331.6 @ 1 space per 46 m ²	-	7 spaces
- Residential @ 1.0 spaces per unit	-	11 spaces (plus one car wash stall)

Provided:	-	21 spaces
- Commercial	-	7 spaces
- Residential	-	14 spaces (plus one car wash stall)

4.6 Bicycle Parking - **15 spaces**

Total Required and Provided

- Residential Uses	-	11 secure spaces
- Commercial Uses	-	2 secure spaces
- Visitor (All uses)	-	2 spaces in racks

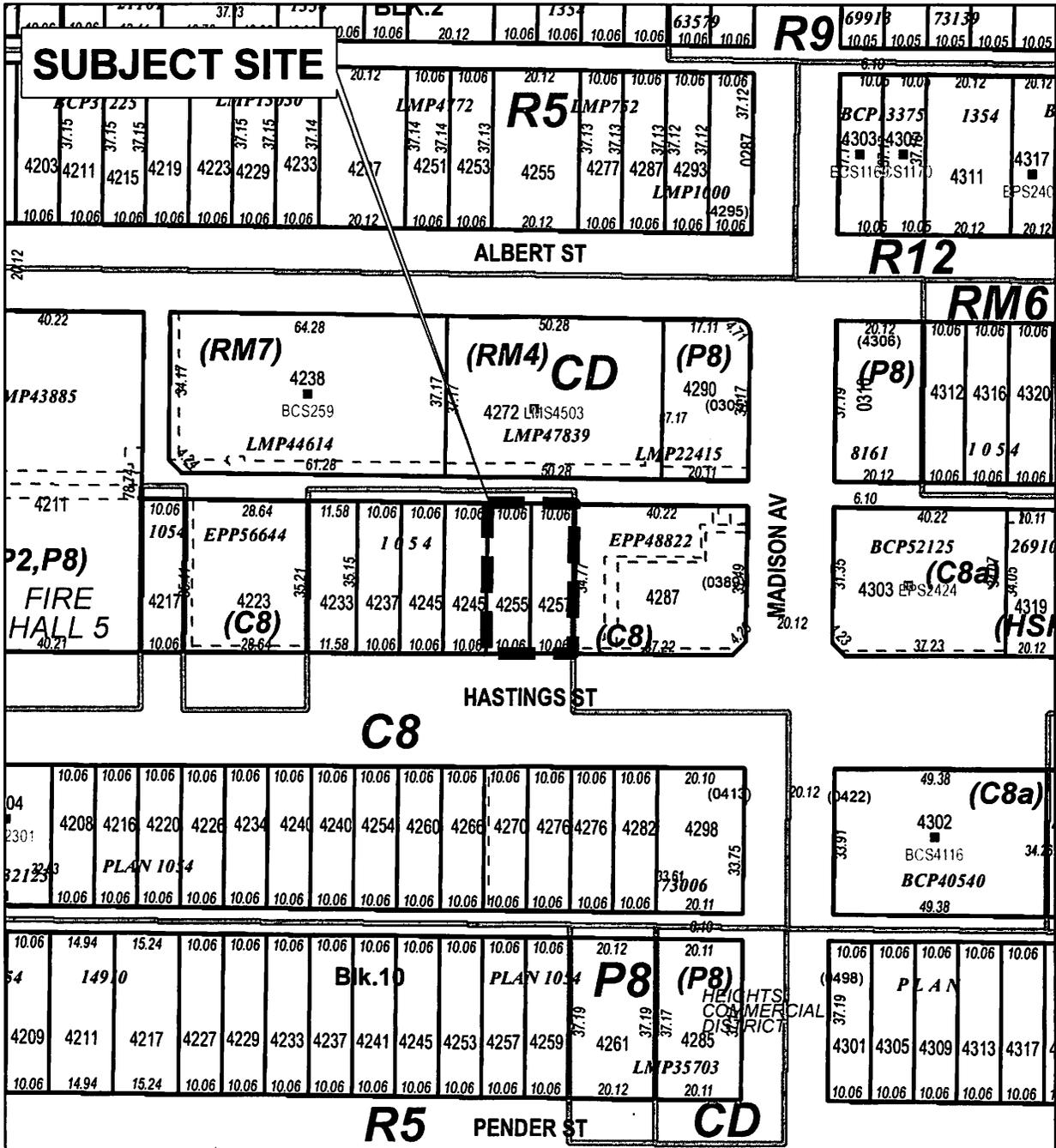
4.7 Loading – Total Required and Provided - **1 space**


Lou Pelletier, Director
PLANNING AND BUILDING

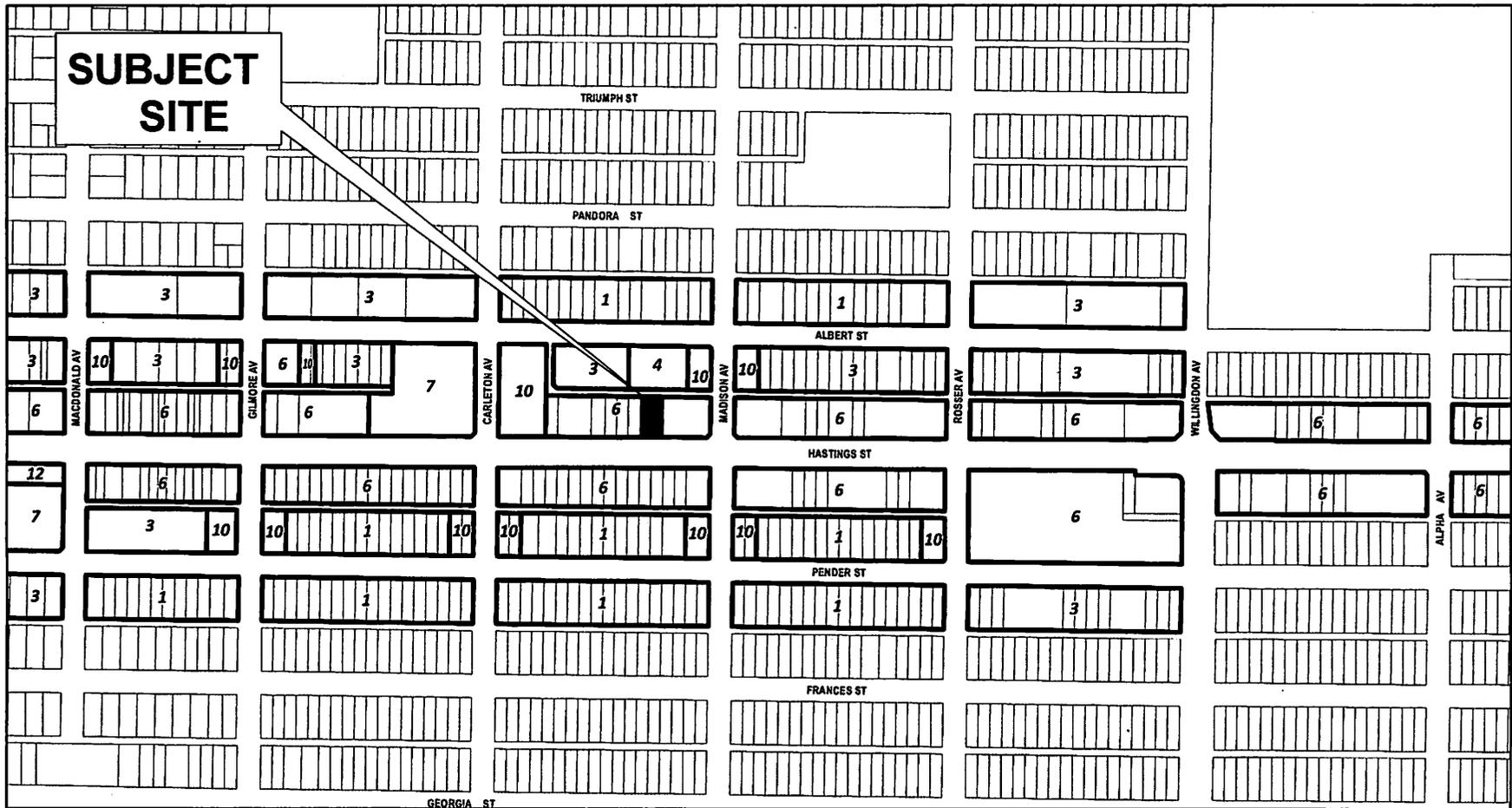
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Attachments

cc: 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

