
TO: CITY MANAGER 2019 April 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development
Hastings Street Area Plan

ADDRESS: 4716, 4736 and 4780 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: 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, and in accordance with the development plan entitled “Valeo” prepared by Rositch Hemphill Architects)

APPLICANT: Streetside Developments
310 – 5620 152nd Street
Surrey, BC V3S 3K2
Attn: Johnathan Meads

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2019 May 28.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2019 May 13 and to a Public Hearing on 2019 May 28 at 6:00 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 Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development

2019 April 24Page 2

- 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 submission of an undertaking to remove all existing improvements on the site.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- g) The granting of any necessary Section 219 Covenants including, but not limited to:
 - to restrict the enclosure of balconies;
 - to ensure all disabled parking spaces remain as common property;
 - to ensure installation and maintenance of a Storm Water Management System; and,
 - to ensure compliance with the accepted acoustical study.
- h) 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.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The submission of a Site Profile and resolution of any arising requirements.
- k) 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.
- l) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- m) Compliance with Council-adopted sound criteria.
- n) The submission of a detailed Comprehensive Sign Plan.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development

2019 April 24Page 3

- o) The provision of a public pedestrian walkway statutory right-of-way from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- p) The provision of facilities for cyclists in accordance with Section 5.8 of the rezoning report.
- q) The deposit of the applicable Parkland Acquisition Charge.
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- s) The deposit of the applicable School Site Acquisition Charge.
- t) 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 POLICY FRAMEWORK

The proposed development is in line with the medium-density mixed-use designation of the Council-adopted Hastings Street Area Plan. The advancement of the proposed zoning bylaw amendment also aligns with the following goals and sub-goals of the Corporate Strategic Plan:

A Safe Community

- Transportation safety – Make City streets, pathways, trails and sidewalks safer.

A Connected Community

- Social connection – Enhance social connections throughout Burnaby.
- Geographic connection – Ensure that people can move easily through all areas of Burnaby, using any form of transportation.

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development

2019 April 24Page 4

An Inclusive Community

- Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

A Dynamic Community

- Economic opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.

3.0 BACKGROUND

- 3.1 The subject site is located within the Hastings Street Plan area, and is designated for redevelopment under the 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 F.A.R. and maximum commercial density of 1.3 F.A.R., for a total cumulative development density of 2.4 F.A.R.
- 3.2 On 2017 October 02, 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.

4.0 GENERAL COMMENTS

- 4.1 The development proposal is for two four-storey buildings on the subject site that are separated by a public pedestrian walkway. The west building includes commercial uses at grade and three storeys of office uses above. The east building includes commercial uses at grade with three storeys of residential above consisting of 62 units. Vehicular access is from the lane. All parking is proposed to be located underground. The maximum permitted density of the project is 2.4 F.A.R.
- 4.2 As approved by Council on 2013 October 29, all developments that are subject to the Comprehensive Development rezoning process are required to supply 20% of the single-level units as adaptable in new market and non-market, multiple-family developments. The Burnaby Zoning Bylaw permits a 1.86 m² (20 sq.ft.) exemption for every adaptable housing unit provided, and 0.93 m² (10 sq.ft.) for each additional adaptable bedroom provided within the unit, beyond the first adaptable bedroom in both market and non-market housing developments. In line with this policy, the subject development has provided thirteen adaptable units, with a corresponding floor area exemption of 24.15 m² (260 sq.ft.).

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development

2019 April 24Page 5

- 4.3 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 mains, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk, including boulevard treatment, street lighting and street trees on the Hastings Street frontage; and,
 - provision of a new separated sidewalk, including boulevard treatment and street trees on the Gamma Avenue frontage.
- 4.4 An approximate 5.0m (15ft.) tapering to 2.0m (6.6ft.) statutory right-of-way along the Hastings Street frontage is required for sidewalk and boulevard improvements.
- 4.5 Section 219 Covenants, including, but not limited to:
- to restrict the enclosure of balconies;
 - to ensure all disabled parking spaces remain as common property;
 - to ensure installation and maintenance of a Storm Water Management System; and,
 - to ensure compliance with the accepted acoustical study.
- 4.6 A suitable on-site Storm Water Management System will be required.
- 4.7 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 4.8 A Site Profile and resolution of any arising requirements will be required.
- 4.9 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.
- 4.10 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 4.11 Development Cost Charges including Parkland Acquisition Charge; School Site Acquisition Charge and GVS & DD Sewerage Development Cost Charge will apply.

5.0 DEVELOPMENT PROPOSAL

5.1	Site Area:	-	4,926.83 m ² (53,032 sq.ft.) (Subject to survey)
5.2	Density:		
	Residential Uses	-	1.1 F.A.R. 5,420 m ² (58,340 sq.ft.)
	<u>Commercial / Office Uses</u>	-	<u>1.3 F.A.R.</u> <u>6,405 m²</u> <u>(68,943 sq.ft.)</u>
	Total	-	2.4 F.A.R. 11,825 m ² (127,283 sq.ft.)

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #16-24
Four-Storey Mixed-Use Development

2019 April 24Page 6

5.3	Site Coverage:	-	72 %
5.4	Height:	-	4 storeys
5.5	Residential Unit Mix:		
	3 Studio	-	46.3 m ² (498 sq. ft.)
	15 One Bedroom (4 adaptable)	-	57.9 - 68.3 m ² (623 - 735 sq.ft.)
	34 Two Bedrooms + Den (9 adaptable)	-	79.4 - 83.6 m ² (855 - 900 sq.ft.)
	<u>10 Three Bedrooms + Den</u>	-	105.9 - 107.3 m ² (1,140 - 1,155 sq.ft.)
	62 Total Units		
5.6	Gross Floor Area:		
	Residential	-	5,420 m ² (58,340 sq. ft.)
	<u>Commercial / Office</u>	-	<u>6,405 m² (68,943 sq. ft.)</u>
	Total Gross Floor Area	-	11,825 m ² (127,283 sq. ft.)
5.7	Vehicle Parking:		
	Residential Required @ 1.6/unit	-	100 spaces
	Commercial / Office Required @ 1/46 m ²	-	140 spaces
	Residential Provided	-	101 spaces (plus one car wash)
	Commercial / Office Provided	-	218 spaces
5.8	Bicycle Parking:		
	Residential Required and Provided	-	69 spaces
	Commercial Required and Provided	-	21 spaces
5.9	Loading:		
	Required	-	3 spaces
	Provided	-	4 spaces



E. W. Kozak, Director
PLANNING AND BUILDING

SMN:rh

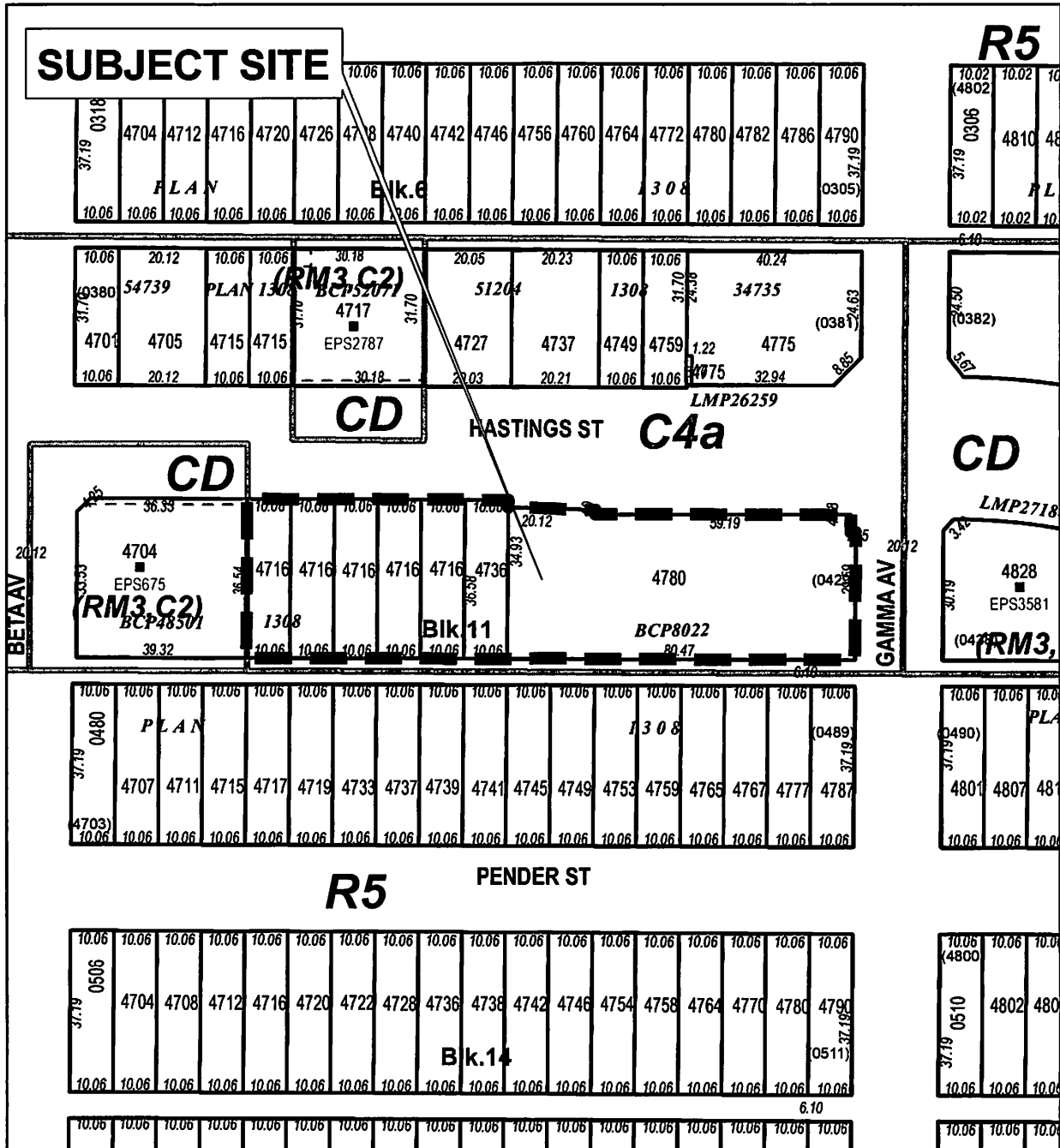
Attachments

cc: 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



PLANNING & BUILDING DEPARTMENT



DATE:
APR 16 2019

SCALE:
1:1,500

DRAWN BY:
AY

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

 Subject Site

Sketch #1

