



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2019 June 19

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #17-20  
AMENDMENT BYLAW NO. 35, 2018; BYLAW #13927  
MIXED-USE COMMERCIAL/RESIDENTIAL  
Hastings Street Area Plan  
Third Reading

**ADDRESS:** 4255 and 4257 Hastings Street

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

**FROM:** C8a 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.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 23;
- b) Public Hearing held on 2018 August 28; and,
- c) Second Reading given on 2018 September 17.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- 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.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2018 October 31 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- 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.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 October 31.*
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory rights-of-ways plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of Section 219 Covenants:
  - to restrict enclosure of balconies; and,
  - to ensure all disabled parking spaces remain as common property.
  - *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- 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.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2018 October 31 agreeing to meet this prerequisite. The requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
  - *This applicant has agreed to this prerequisite in a letter dated 2018 October 31.*
- h) The submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- 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.

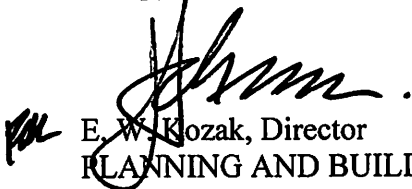
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2018 October 31 agreeing to meet this prerequisite.*
- j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
  - *This is provision is indicated on the development plans and the applicant has submitted a letter dated 2018 October 31 agreeing to meet this prerequisite.*
- k) Compliance with Council-adopted sound criteria.
  - *An acoustic study has been submitted for review by the Engineering Environmental Services Division. The applicant, in a letter dated 2018 October 31, has agreed to comply with the Council-adopted sound criteria and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- l) The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 October 31 and will deposit the necessary funds prior to Final Adoption.*
- m) The submission of a detailed comprehensive sign plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 October 31.*
- n) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2018 October 31 to make the necessary deposits prior to Final Adoption.*
- o) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2018 October 31 to make the necessary deposits prior to Final Adoption.*
- p) The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2018 October 31 to make the necessary deposits prior to Final Adoption.*
- 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.

- *The applicant has provided a letter of undertaking dated 2018 October 31 and the area plan notification sign is in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading 2019 June 24, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

DR:rh

***Attachment***

cc: City Manager

**PUBLIC HEARING MINUTES  
HELD ON: 2018 August 28  
REZ. REF. NO. 17-20  
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW No. 35, 2018 - BYLAW NO. 13927**

**Rez. #17-20**

**4255 and 4257 Hastings Street**

**From: C8 Urban Village Commercial District (Hastings)**

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

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

**No letters were received in response to the proposed rezoning application.**

**No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.**

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL**

**THAT this Public Hearing for Rez. #17-20, Bylaw #13927 be terminated.**

**CARRIED UNANIMOUSLY**