

CITY OF BURNABY

PLANNING AND BUILDING
REZONING REFERENCE #21-23
2021 August 25

ITEM #04

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Capitol Hill Neighbourhood Housing Inc.
Attn: James Evans
21618 – 1424 Commercial Drive
Vancouver, BC V5L 3X9
- 1.2 Subject:** Application for the rezoning of:
Lot “A” Except: Part Dedicated Road on Plan LMP27888; District Lot
121 Group 1 New Westminster District Plan 69610
- From:** C8a Urban Village Commercial District (Hastings)
- To:** CD Comprehensive Development District (based on C8a Urban Village
Commercial District (Hastings) and Hastings Street Plan as guidelines)
- 1.3 Address:** 4472 Hastings Street (Sketches #1 and 2 *attached*)
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 32.24 m (106 ft.), lot depth of 40.30 m (132 ft.), and total area of 1,299.26 m² (13,985 sq. ft.).
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.6 Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit the construction of a mixed-use multiple-family rental apartment development with commercial uses at grade.

2.0 CITY POLICIES

The proposed mixed-use development aligns with the following City policies: Corporate Strategic Plan (2017), Regional Context Statement (2013), Official Community Plan (1998), Economic Development Strategy (2007), Social Sustainability Strategy (2011), Environmental Sustainability Strategy (2016), and Mayor’s Task Force on Community Housing Final Report (2019).

3.0 BACKGROUND AND NEIGHBOURHOOD CHARACTERISTICS

The subject site is within the Hastings Street Plan area (see Sketch #2 *attached*), and is designated for mixed-use multiple-family development with commercial uses at grade under the CD Comprehensive Development District, utilizing the C8a Urban Village Commercial District (Hastings) as a guideline.

The property is vacant, and was previously occupied by a gasoline service station. The prevailing zoning is C8a Urban Village Commercial District (Hastings).

4.0 GENERAL INFORMATION

- 4.1 The purpose of this rezoning is to facilitate the development of a mixed-use multiple-family rental apartment development with commercial uses at grade. Although a suitable plan of development has yet to be determined for the site, it is noted that the maximum density permitted may be up to 4.125 FAR, which includes 3.0 FAR (C8a District), and 1.125 FAR (Density Offset), to a maximum height of six storeys, and subject to conditions set out in the Burnaby Zoning Bylaw, Burnaby Rental Use Zoning Policy, and the approval of Council. The applicant has made efforts to include the adjacent property at 4454 Hastings Street for inclusion in the desired two lot consolidation, but has indicated that the owners are not interested in selling at this time.
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

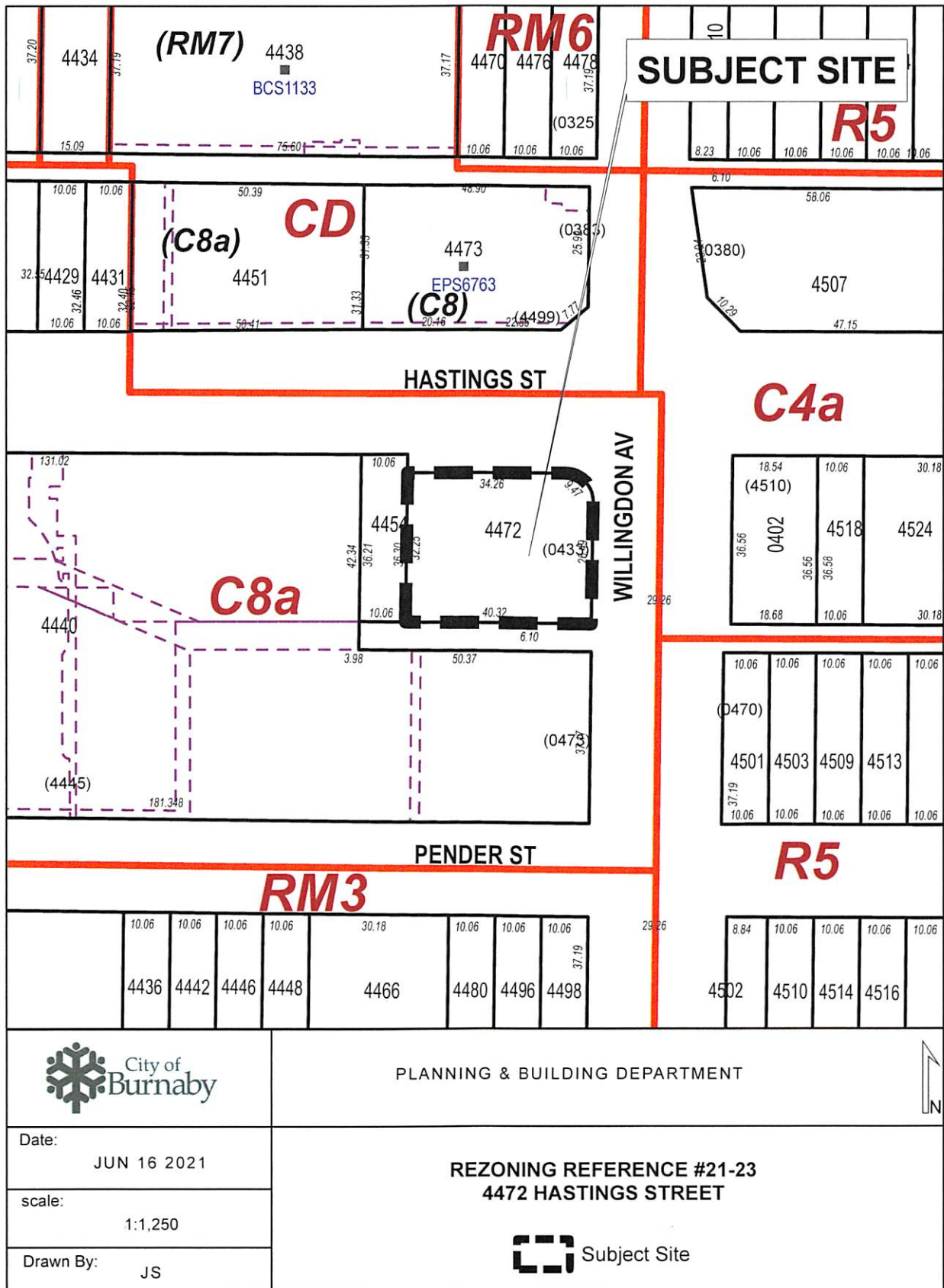
5.0 RECOMMENDATIONS

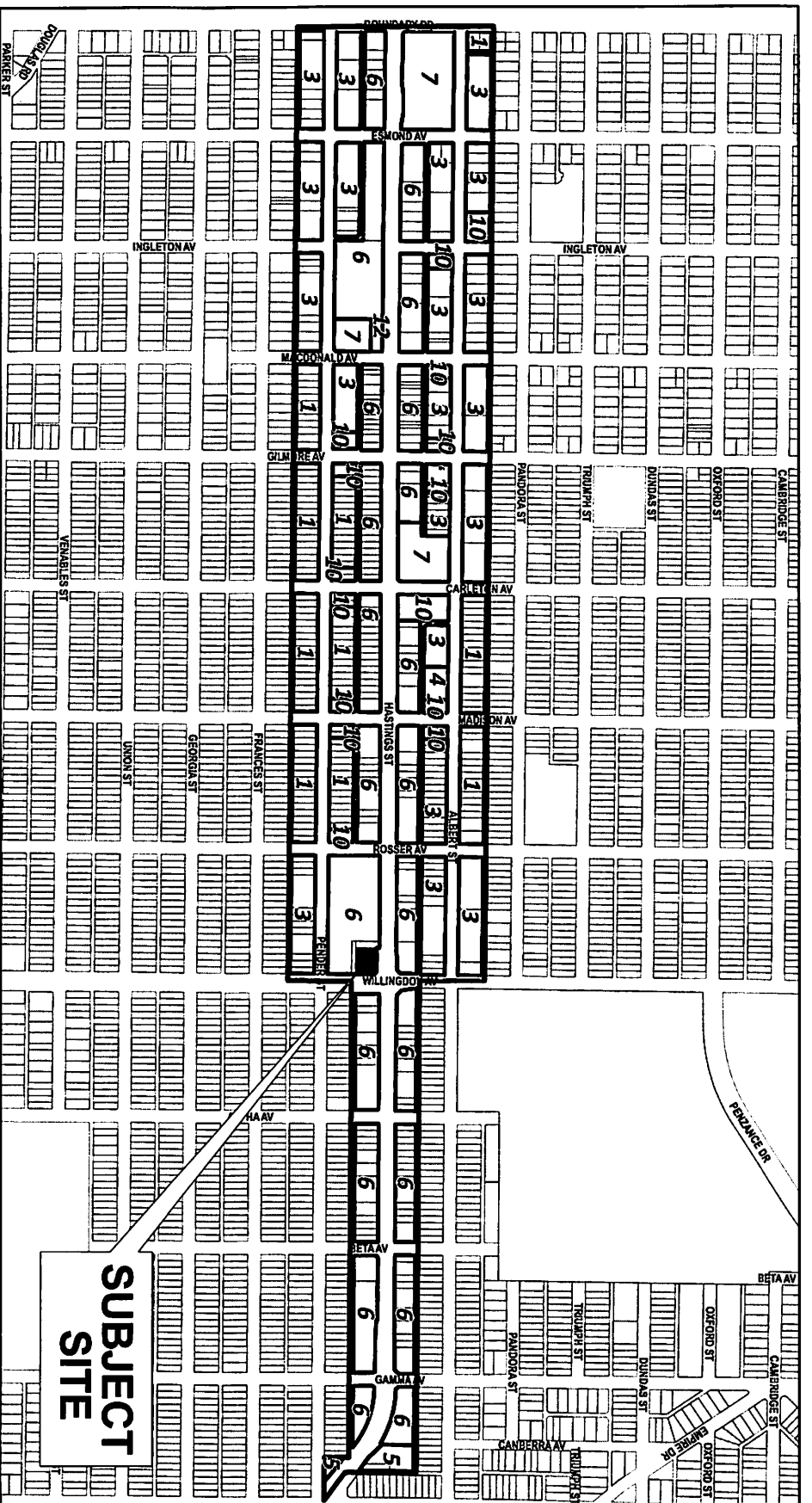
1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.
2. **THAT** a copy of this report be sent to the property owner of 4454 Hastings Street for information purposes.



SMN:ll:spf
Attachments

cc: City Solicitor
City Clerk



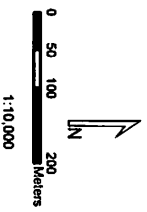


Heights Community Plan



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



CAPITOL HILL NEIGHBOURHOOD HOUSING INC

June 15, 2021

Edward Kozak, Director
City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2

Re: Rezoning Letter of Intent for 4472 Hastings Street

I, James Evans, on behalf of Capitol Hill Neighbourhood Housing Inc, have submitted this application to rezone 4472 Hastings Street from C8a District to the CD Comprehensive Development District (utilizing the C8a District). The intent of this rezoning application is to construct A 6 story mixed use building comprising retail at grade and secured rental housing units on the 5 levels above, a portion of those housing units to be below market rental units

Sincerely
CAPITOL HILL NEIGHBOURHOOD HOUSING INC



James Evans
Director