

## CITY OF BURNABY

PLANNING AND BUILDING  
REZONING REFERENCE #21-24  
2021 August 25

### ITEM #05

#### 1.0 GENERAL INFORMATION

- 1.1 Applicant:** Domus Projects Ltd.  
Attn: Richard Wittstock  
918 – 1030 West Georgia Street  
Vancouver, BC V6E 2Y3
- 1.2 Subject:** Application for the rezoning of:  
Lot 13 Except: The West 33 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,  
West 33 Feet Lot 13 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,  
East 34 Feet Lot 14 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236, and,  
Lot 12 Except: The East 34 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236
- From:** C8 Urban Village Commercial District (Hastings)
- To:** CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines)
- 1.3 Address:** 4049 Hastings Street (Sketches #1 and 2 *attached*).
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 30.48 m (100 ft.), lot depth of 37.19 m (122 ft.), and total area of 1,133.42 m<sup>2</sup> (12,200 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 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), and Environmental Sustainability Strategy (2016).

### 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 C8 Urban Village Commercial District (Hastings).

The property is comprised of four lots, and is improved with an older one-storey commercial building. The prevailing site zoning is C8 Urban Village Commercial District (Hastings).

### 4.0 GENERAL INFORMATION

4.1 The purpose of this rezoning is to facilitate the development of a 5 or 6 storey mixed-use multiple-family 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 (C8 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 proposed a density of up to 3.0 FAR as they are pursuing a fully stratified development, and will not be utilizing the available 1.125 FAR density offset.

4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

### 5.0 RECOMMENDATION

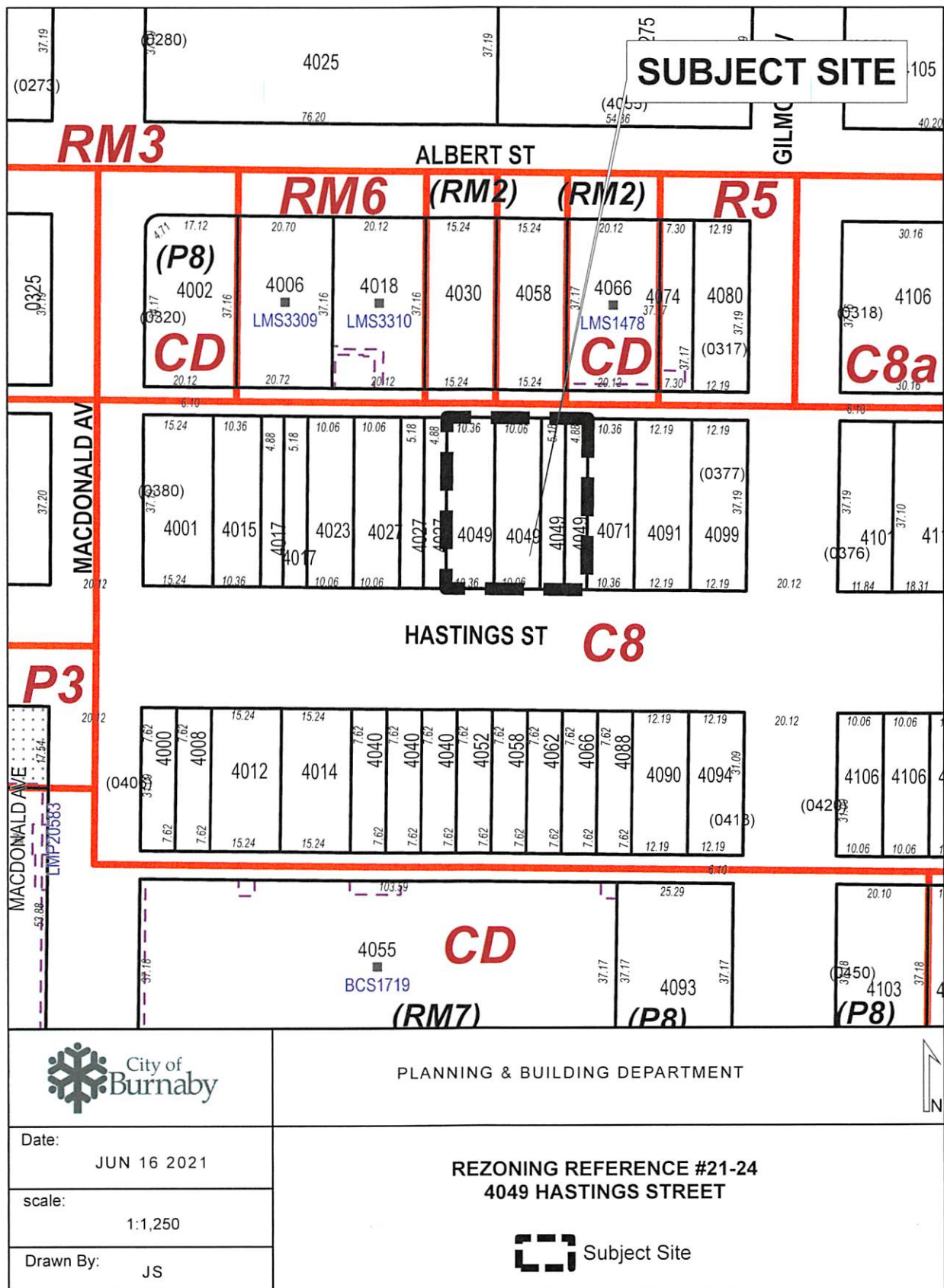
**THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



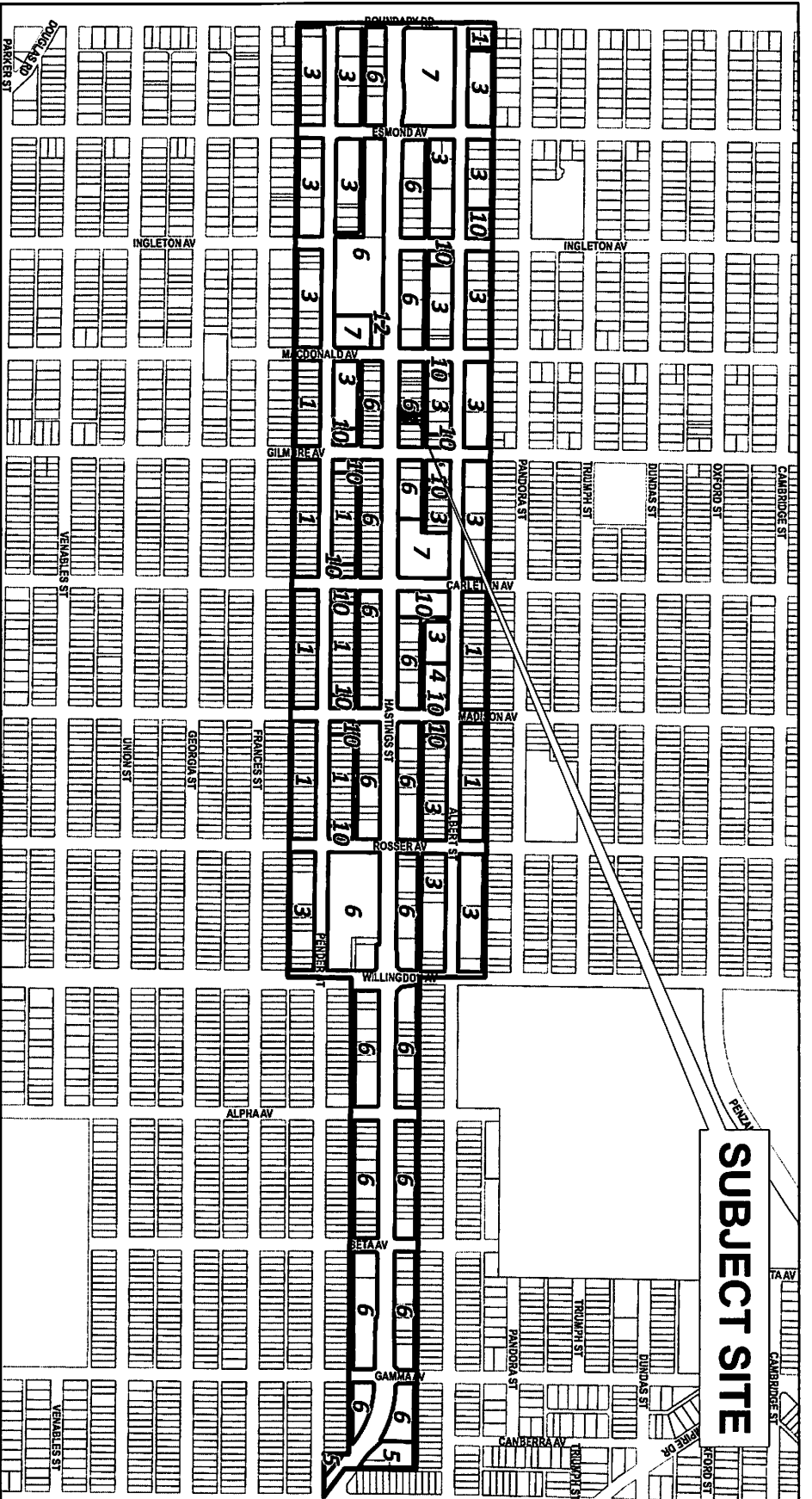
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*Attachments*

cc: City Solicitor  
City Clerk



Sketch #1

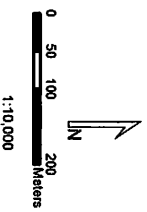


## Heights Community Plan



PLANNING & BUILDING DEPARTMENT

- |                            |  |                             |                          |
|----------------------------|--|-----------------------------|--------------------------|
| <input type="checkbox"/> 1 | Single and Two Family Residential          | <input type="checkbox"/> 6  | Medium Density Mixed Use |
| <input type="checkbox"/> 3 | Medium Density Multiple Family Residential | <input type="checkbox"/> 7  | High Density Mixed Use   |
| <input type="checkbox"/> 4 | High Density Multiple Family Residential   | <input type="checkbox"/> 10 | Institutional            |
| <input type="checkbox"/> 5 | Commercial                                 |                             |                          |





Richard Wittstock, Principal  
Domus Projects Ltd.  
918-1030 W Georgia Street  
Vancouver, BC  
V6E 2Y3

May 15, 2021

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

**Re: Rezoning Letter of Intent  
4049 HASTINGS STREET**

I, on behalf of Domus Projects Ltd., have submitted this application to rezone 4049 Hastings Street from the C8 District to CD Comprehensive Development District (utilizing the C8 District). The intent of this rezoning application is to construct a four-storey plus mezzanine residential/retail building.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Wittstock", with a horizontal line extending to the right.

Richard Wittstock, Principal  
**DOMUS PROJECTS LTD.**



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