



Item
Meeting..... 2020 October 26

COUNCIL REPORT

TO: CITY MANAGER 2020 October 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-03**
MIXED-USE DEVELOPMENT
Hastings Street Plan

ADDRESS: 3802 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 58 District Lot 116 Group 1 New Westminster District Plan 63799

FROM: CD Comprehensive Development District (based on C8 Urban Village Commercial (Hastings) District)

TO: Amended CD Comprehensive Development District (based on C8r Urban Village Commercial (Hastings) District and Hastings Street Plan) as guidelines, and in accordance with the development plan entitled "S.U.C.C.E.S.S. 3802 Hastings St. Burnaby BC" prepared by dys architecture)

APPLICANT: dys architecture
#260-1770 Burrard Street
Vancouver, BC V6J 3G7
Attn: Dane Jansen

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2020 November 24.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2020 November 09 and to a Public Hearing on 2020 November 24 at 5:00 pm.
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

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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 in accordance with Section 4.0 of this report.
- e. The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.6 of this report.
- f. The deposit of the applicable Parkland Acquisition Charge.
- g. The deposit of the applicable GVS & DD Sewerage Charge.
- h. The deposit of the applicable School Site Acquisition Charge.
- i. The deposit of the Regional Transportation Development Charge.
- j. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.
- k. An acoustical study is required to ensure compliance with the Council-adopted sound criteria.
- l. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- m. The submission of a Site Profile and resolution of any arising requirements.
- n. The submission of a detailed comprehensive sign plan.
- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- p. Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- q. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.

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- r. The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- s. The provision of a public pedestrian walkway statutory right-of-way from from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- t. The review of a detailed Sediment Control System by the Director Engineering.

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 mixed-use affordable housing development, with commercial uses and ancillary child care and adult day care uses at grade.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby.
 - Partnership – Work collaboratively with businesses, educational institutions, associations, other communities and governments.
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries.
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging.
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community.
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging.

3.0 BACKGROUND

3.1 On 2015 November 23, Council amended the Community Benefit Bonus policy to include a new City Land Program for non-market housing projects. The Community Benefit Affordable Housing Reserve allocates density bonus funds for affordable housing projects. The program allows designated City lands to be leased to providers of non-market affordable housing,

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including non-profit and/or co-operative housing associations, and senior levels of government.

- 3.2 On 2016 March 29, Council identified two sites, including the subject site, as appropriate for non-market housing, and authorized staff to initiate a Request for Expressions of Interest (RFEOI) for their development.
- 3.3 On 2017 March 01, Council approved the preliminary selection and further review of the proposal submitted by S.U.C.C.E.S.S. Affordable Housing Society (S.U.C.C.E.S.S.) for the provision of non-market housing for the subject City-owned site. Since this time, S.U.C.C.E.S.S. has been successful in obtaining funding for the construction of the project from BC Housing, and has been working with City staff to prepare a suitable plan of development for the provision of affordable housing.
- 3.4 On 2019 April 29, Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department to continue to work with the applicant in the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date.
- 3.5 The subject site, is located within the Council-adopted Hastings Street Plan area, and consists of a single vacant City-owned property. The property is currently zoned C8 Urban Village Commercial (Hastings) District, and is proposed for rezoning to the Comprehensive Development utilizing the Amended CD Comprehensive Development District based on C8 Urban Village Commercial (Hastings) District as a guideline (Sketches #1 and #2 *attached*).

The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

GENERAL COMMENTS

- 4.1 The development proposal is for two six-storey buildings with 161 non-market rental apartment units, and ground level commercial fronting Hastings Street. The proposal also includes a childcare facility and adult daycare facility located on the ground level. Vehicular access is from the rear lane. The maximum permitted density of the project is 3.0 FAR with full underground parking.
- 4.2 As noted, the property is City-owned. In order to support the intended affordable housing development, a ground lease is to be provided. The ground lease, application fees, and servicing costs may be offset by a grant from the Community Benefit Bonus Housing Fund, subject to Council approval, as part of a future report. The terms and conditions of the lease of this City-owned property will also be provided to Council in a future report. To further protect the affordability of the units and the conditions of tenancy, a housing agreement and/or Section 219 Covenant may be required. These will reflect the investment being made in the project by BC Housing and the City.

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The applicant has confirmed that funding from BC Housing is secured for the residential component of the site, and that rental rates will meet the BC Housing Community Housing Fund (CHF) operating agreement, which establish rental criteria of:

- 30% Affordable housing (moderate income)
- 50% Rent geared to income (housing income limit)
- 20% Deep subsidy (deep subsidy income limit)

On average, the rental rates specified by the BC Housing CHF operating agreement are consistent with the City's Rental Use Zoning requirement of 20% below CMHC Median. The project also meets CMHC requirements as it relates to unit types, accessibility requirements, and rental rates, and is within the terms of the City's agreement with CMHC on the use of the land for non-market housing.

- 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; and
 - provision of a new separated sidewalk, including boulevard treatment, street lighting and street trees on the Hastings Street and Esmond Street frontages.
- 4.4 Road dedication truncations of 3.0 m (10 ft.) by 3.0 m (10 ft.) at Hastings Street and Esmond Street, as well as Esmond Street and the rear lane will be required.
- 4.5 Statutory right-of-ways of 1.2 m (4 ft.) along the Hastings Street frontage and 1.1 m (3.7 ft.) along the Esmond Avenue frontage are required for sidewalk and boulevard improvements.
- 4.6 The registration of a Housing Covenant and a Housing Agreement will be required to protect and regulate affordability measures of the affordable rental units. The terms of the Housing Agreement are to be established prior to Third Reading of the Rezoning Bylaw. A separate report detailing the terms of the Housing Agreement will be forwarded to Council for consideration and approval prior to the subject amendment bylaw receiving Third Reading. Council consideration and approval of a Housing Agreement Bylaw will be required as a condition of rezoning Final Adoption.
- 4.7 The development is providing 76 adaptable units, which exceeds the 20% minimum requirements of the Council-adopted Adaptable Housing policy. A total of 35 accessible parking stalls, inclusive of 9 van accessible parking stalls, will be provided in the underground parking area.
- 4.8 Any necessary easements, covenants, and statutory rights-of-way for the site are to be provided, including, but not necessarily limited to:
- Section 219 Covenant required restricting enclosure of balconies;
 - Section 219 Covenant requiring all disabled parking be held as common property;

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- Section 219 Covenant to ensure that the use and ownership of the site is for affordable housing;
 - Section 219 Covenant ensuring compliance with the submitted acoustical analysis; and
 - Statutory right-of-way for sidewalk and boulevard improvements.
- 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 Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.11 The developer is responsible for the undergrounding of the overhead wiring abutting the site on Esmond Street.
- 4.12 As the site will be fully excavated for development, a tree survey will be required identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm (8 inches) in diameter. A detailed landscape and tree planting plan has been provided as part of the suitable plan of development to replace existing trees to be removed from the site.
- 4.13 The submission of a groundwater and a stormwater management plan is required. As well, a suitable engineered design to the approval of the Director Engineering will be required for the on-site stormwater management system, as well as a Section 219 Covenant to guarantee its provision and continuing operation.
- 4.14 Due to the commercial history of the site, a site profile and resolution of any resultant conditions is required.
- 4.15 The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering is required.
- 4.16 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption.
- 4.17 The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.
- 4.18 Applicable development cost charges will include:
- Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Charge.
- 4.19 A Comprehensive Sign Plan is required.

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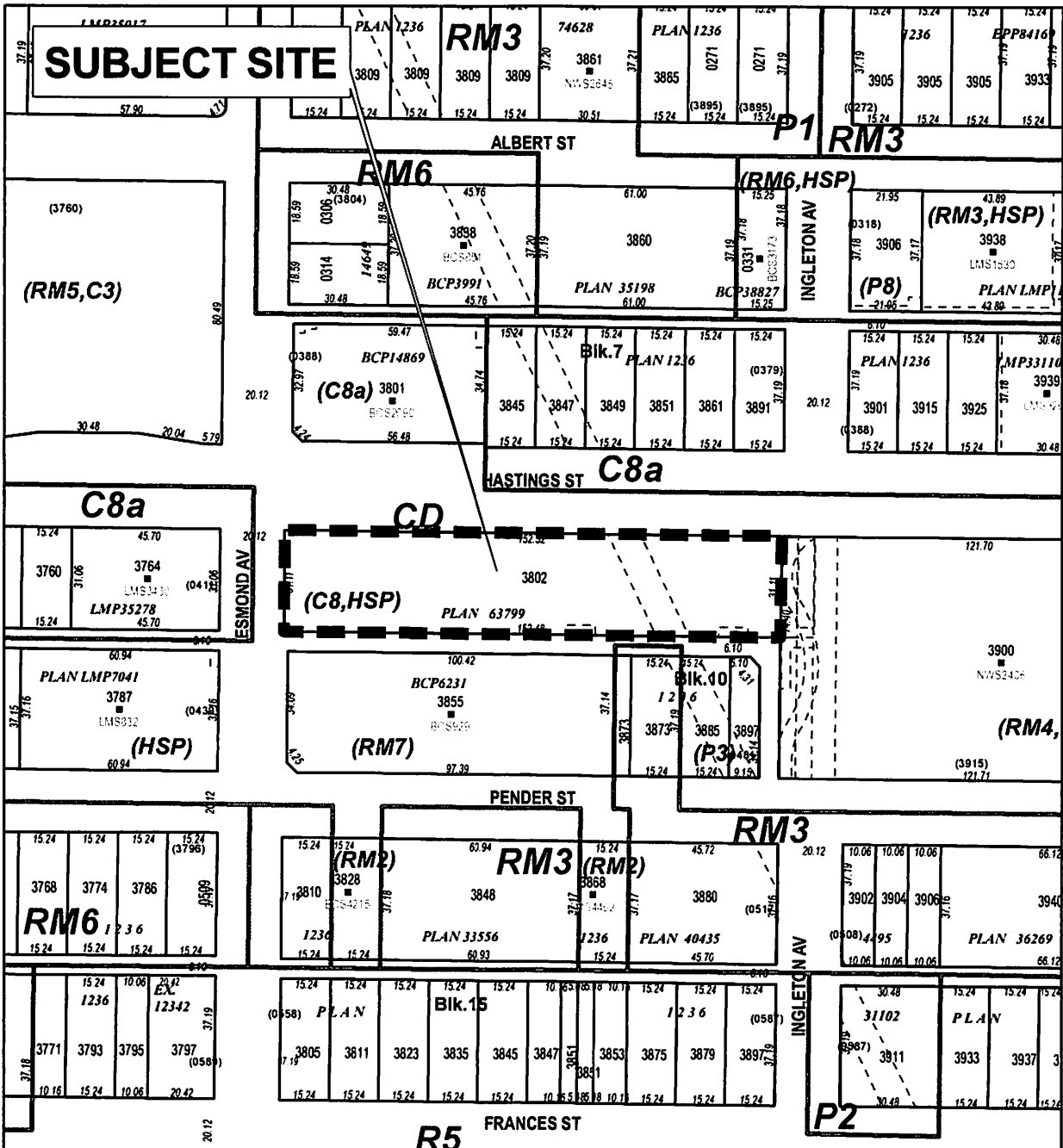
5.0 DEVELOPMENT PROPOSAL

5.1	Gross Site Area	-	4,745.5 m ² (51,080 sq. ft.)
	Dedications	-	9 m ² (97 sq. ft.)
	Net Site Area	-	4,736.5 m ² (50,983 sq. ft.)
5.2	Density and Gross Floor Area:		
	Residential Uses	-	2.60 F.A.R. 12,297 m ² (132,367 sq. ft.)
	<u>Commercial Uses</u>	-	<u>0.37 F.A.R. 1,789 m² (19,255 sq. ft.)</u>
	Total	-	2.97 F.A.R. 14,086 m ² (151,622 sq. ft.)
5.3	Site Coverage:	-	72 %
5.4	Building Height	-	6 Storeys
5.5	Residential Unit Mix:		
	26 Studio	-	32.1 - 33.5 m ² (346 - 361 sq. ft.)
	85 One Bedroom (75 adaptable)	-	52.4 - 52.9 m ² (564 - 570 sq. ft.)
	30 Two Bedrooms (9 adaptable)	-	66.5m ² (716 sq. ft.)
	<u>20 Three Bedrooms</u>	-	<u>88.1 - 88.5 m² (949 - 953 sq. ft.)</u>
	161 Total Units		
5.6	Vehicle Parking:		<u>Required and Provided</u>
	Residential @ 0.6 / unit	-	97 spaces and 99 spaces (plus one car wash)
	Commercial / Office @ 1 / 46 m ²	-	39 spaces and 42 spaces
5.7	Bicycle Parking		<u>Required and Provided</u>
	Residential	-	194 spaces and 198 spaces
	Commercial	-	11 spaces and 30 spaces
5.8	Loading:		<u>Required and Provided</u>
	Commercial	-	2 spaces


 E.W. Kozak Director
 PLANNING AND BUILDING

SMN:ll
Attachments

cc: City Solicitor
 City Clerk



SUBJECT SITE

C8a

(HSP)

RM6

R5



PLANNING & BUILDING DEPARTMENT



Date: OCT 07 2020
 scale: 1:2,000
 Drawn By: JS

**REZONING REFERENCE #19-03
 3802 HASTINGS STREET**

Subject Site



*Hastings Street Area
Development Plan*



PLANNING & BUILDING DEPARTMENT

- | | |
|---|-----------------------------------|
| 1 Single and Two Family Residential | 6 Medium Density Mixed Use |
| 3 Medium Density Multiple Family Residential | 7 High Density Mixed Use |
| 4 High Density Multiple Family Residential | 10 Institutional |
| 5 Commercial | |

