

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #20-30 2020 December 02

ITEM #06

1.0 GENERAL INFORMATION

- 1.1 Applicant:** Vittori Developments
Attn: Dan Funaro
2642 Hastings Street
Burnaby, BC V5K
- 1.2 Subject:** Application for the rezoning of:
Lot 36, Block 6, District Lot 122, Group 1, NWD Plan 1308; and,
Lot 75, District Lot 122, Group 1, NWD Plan 54739
- From:** C4a Service Commercial District
- To:** CD Comprehensive Development District (based on RM3/RM3r Multiple Family Residential District, C2 Community Commercial District and Hastings Street Plan as guidelines)
- 1.3 Address:** 4701 and 4705 Hastings Street (Sketch #1 *attached*)
- 1.4 Size:** The site is rectangular in shape with an approximate lot width of 30.18 m (99 ft.), lot depth of 63.4 m (208 ft.), and total area of 956.68 m² (10,298 sq.ft.)
- 1.5 Services:** The Director Engineering will be requested to provide all relevant servicing information.
- 1.7 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 POLICY FRAMEWORK

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

A Connected Community

- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments

A Dynamic Community

- Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging

An Inclusive Community

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

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 RM3/RM3r Multiple Family Residential and C2 Community Commercial Districts as guidelines.

The property is improved with two, two-storey commercial buildings, which were constructed in 1961 and 1997 respectively. The prevailing site zoning is C4a Service Commercial District.

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 4.05 FAR, which includes 1.1 FAR (RM3), 1.1 FAR (RM3r), 0.55 FAR (Density Offset), and 1.3 FAR (C2), 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 2.95 FAR as they are pursuing a fully rental development, and will not be utilizing the 1.1 FAR (RM3).
- 4.2 The proposed prerequisite conditions to the rezoning will be included in a future report.

5.0 RECOMMENDATION

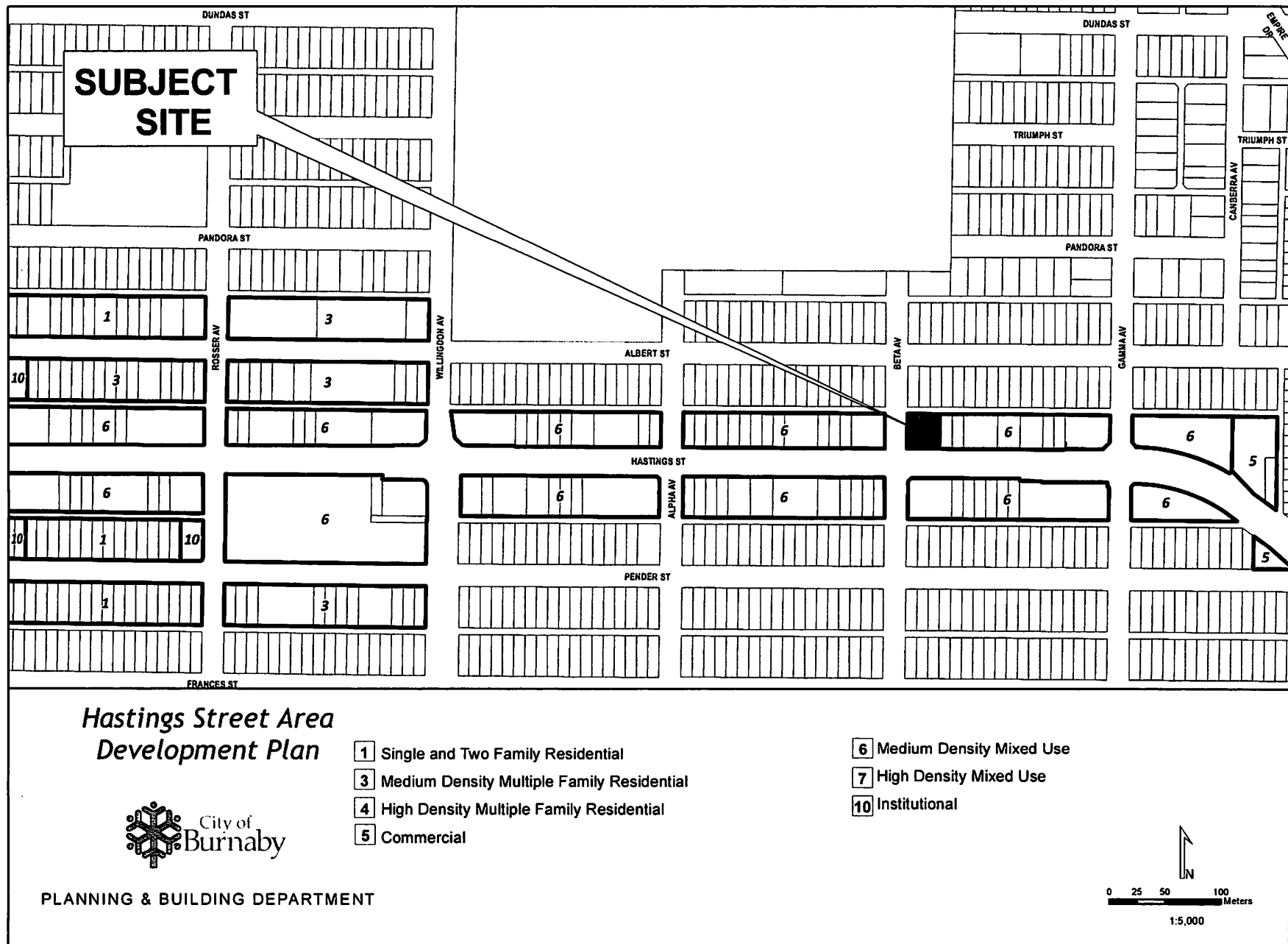
THAT the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.



SMN:tn

Attachments

cc: City Solicitor
City Clerk





October 28, 2020

City of Burnaby
Planning & Building Department

To whom it may concern:

Re: Rezoning Application - Letter of Intent

I would like to make a request for a change to the present zoning of two properties at 4701 & 4705 Hastings St. Burnaby. Presently the Current zoning is C4a with the proposed zoning requested for CD C2 RM3r – commercial buildings.

The area where the properties are located, is in the process of complete redevelopment and transitioning into newer mixed-use buildings. It is in very close proximity to the busy Hastings and Willingdon intersection, and conveniently having access to the majority of public transit and the nearby Brentwood Mall Sky Train station.

Following the newer City rental policies and guidelines, the proposal consists of a 100% rental building with commercial ground level and rental units on levels 2 to 6. It includes:

- 2 retail units on the ground level
- 55 rental units on levels 2 to 6, including 2 affordable
- Underground Parking

The overall look will be west-coast contemporary with clean simple lines and a modern palette of materials. It will blend well with the new developments already in place and with slightly imposing façade, it will surely enhance the immediate neighborhood and provide for a rather unique typology within the area plan.

Sincerely,

A handwritten signature in dark ink, appearing to be "Dan Funaro", written over a light blue horizontal line.

Dan Funaro
President