

**TO:** MAYOR & COUNCIL  
**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT  
**SUBJECT:** **REZ #20-30 – 4701 AND 4705 HASTINGS STREET  
MIXED-USE DEVELOPMENT – HASTINGS STREET AREA PLAN**

**PURPOSE:** To seek Council authorization to forward this application to a future Public Hearing date.

## REFERENCES

Address: 4701 and 4705 Hastings Street  
Legal: Lot 36 Block 6 District Lot 122 Group 1 New Westminster District Plan 1308;  
Lot 75 District Lot 122 Group 1 New Westminster District Plan 54739  
Applicant: Dan Funaro, Vittori Developments  
2642 East Hastings Street, Vancouver, BC V5K 1Z6  
Current Zoning: C4a Service Commercial District  
Proposed Zoning: CD Comprehensive Development District (based on RM3/RM3r Multiple Family Residential District, C2 Community Commercial District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled “Mixed Use Development 4701 and 4705 Hastings Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

## RECOMMENDATIONS

**THAT** a Rezoning Bylaw be prepared and advanced to First Reading and to a Public Hearing at a future date of Council; and,

**THAT** the introduction of a Housing Agreement Bylaw be authorized according to the terms outlined in Section 3.2 of this report by the General Manager Planning and Development dated June 19, 2023, contingent upon the granting by Council of Second Reading of the subject Rezoning Bylaw, and

**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 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 registration of a Housing Agreement and Housing Covenant.
- e. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- f. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.
- g. The consolidation of the net project site into one legal parcel.
- h. The dedication of any rights-of-way deemed requisite.
- i. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- j. The provision of facilities for cyclists in accordance with this report.
- k. The submission of a suitable Solid Waste and Recycling Plan.
- l. The provision of a car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- m. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person and with allocated disabled parking spaces.
- n. Compliance with Council-adopted sound criteria.
- o. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- p. The submission of a Green Building Plan and Energy Benchmarking.
- q. The submission of a Comprehensive Sign Plan.

- r. The deposit of the Parkland Acquisition Charge.
- s. The deposit of the GVS & DD Sewerage Charge.
- t. The deposit of the School Site Acquisition Charge.
- u. The deposit of the Water Development Cost Charge.
- v. The deposit of the Regional Transportation Development Charge.
- w. The deposit of the Regional Water Development Cost Charge.

## **CHIEF ADMINISTRATIVE OFFICER'S COMMENTS**

I concur with the recommendation of the General Manager Planning and Development.

## **EXECUTIVE SUMMARY**

A rezoning application has been received in order to permit the construction of a six-storey mixed-use multiple-family rental development with commercial retail uses at grade, and underground parking. The purpose of this report is to provide Council with information on the proposal and to recommend that the rezoning application be forwarded to a future Public Hearing.

## **1.0 POLICY SECTION**

The proposed rezoning application is consistent with the following policies and plans adopted by Council:

- Corporate Strategic Plan (2022);
- Regional Context Statement (2013);
- Official Community Plan (1998);
- Hastings Street Plan Area (1992);
- Economic Development Strategy (2007);
- Social Sustainability Strategy (2011);
- Environmental Sustainability Strategy (2016);
- Transportation Plan (2021);
- HOME: Housing and Homelessness Strategy (2021); and,
- Burnaby Housing Needs Report (2021).

## **2.0 BACKGROUND**

2.1 The subject site is located on the northeast corner of Hastings Street and Beta

Avenue, within the Hastings Street Plan, and is designated for mixed-use development under the CD Comprehensive Development District utilizing the RM3/RM3r Multiple Family Residential Districts and C2 Community Commercial District as guidelines (see Attachments 1 and 2). The development site comprises two lots, which currently accommodate two low-rise commercial buildings.

2.2 On 2020 December 07, 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. The applicant has now submitted a plan of development suitable for presentation at a Public Hearing.

### 3.0 GENERAL INFORMATION

3.1 The development proposal, as shown in Figure 1, is for a six-storey mixed-use development with 50 multiple-family residential units above commercial uses at grade, and underground parking. All of the proposed residential units are purpose-built rental units. Vehicular access to the site will be from the rear lane.

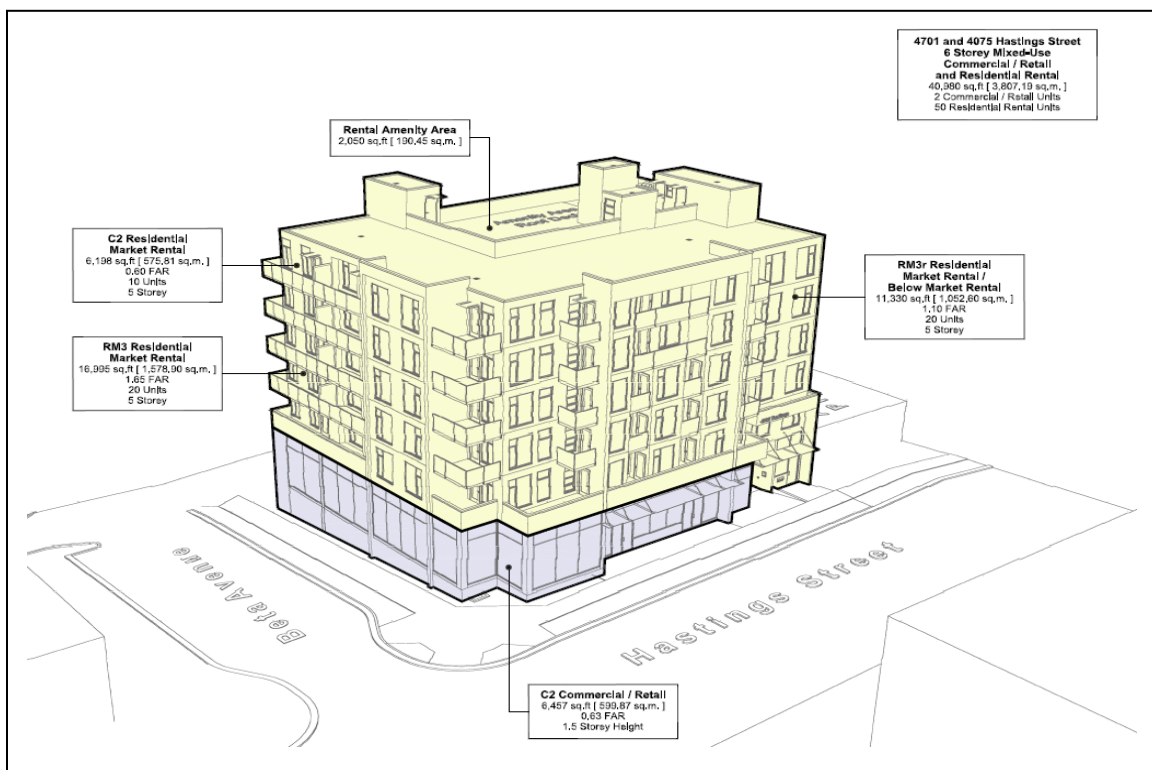


Figure 1 – Land Use and Tenure

3.2 The maximum potential density for this site may be up to 4.05 F.A.R., comprised of 1.1 FAR (RM3), 1.1 FAR (RM3r), 1.3 FAR (C2), and 0.55 FAR (Density Offset). The proposed total density for the subject site is 3.98, as outlined in Table 1 below.

	<b>Permitted (FAR)</b>	<b>Proposed (FAR)</b>
RM3 Density	1.1	1.1
RM3r Density	1.1	1.1
C2 Density	1.3	1.23
Density Offset	0.55	0.55
<b>Total Density</b>	<b>4.05</b>	<b>3.98</b>

**Table 1**

3.3 In accordance with Council's adopted Rental Use Zoning Policy, Stream 2 – Inclusionary Rental, the applicant is providing four inclusionary rental units as part of the development proposal (20% of the 20 market rental units proposed under the RM3 District), which utilizes 0.44 F.A.R. of the permitted 1.1 F.A.R. of the RM3r rental density. For the provision of the 20% inclusionary rental, the applicant is taking advantage of the 0.55 F.A.R. density offset for additional market rental units. The applicant has also elected to utilize the remainder 0.66 F.A.R RM3r rental density available in order to provide additional market and CMHC median market rental units. In addition, the applicant has utilized 0.60 F.A.R of the C2 District for the provision of additional market rental units. It is noted that the proposed number of market rental units in the C2 District meets the requirements of the Rental Use Zoning Policy to provide a minimum ratio of 51% commercial uses, to 49% market rental uses.

3.4 The registration of a Section 219 Covenant to restrict stratification of the residential rental units will be required. A Section 219 Covenant requiring the execution of a Housing Agreement and Council consideration of a Housing Agreement Bylaw will be required prior to occupancy. The Housing Agreement will be required to protect and regulate affordability measures and tenure of the rental units. Terms of the Housing Agreement are to be established prior to Final Adoption of the Rezoning Bylaw.

3.5 The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site including, but not necessarily limited to, the construction of separated sidewalks with street trees, and street lighting across the development frontage on Hastings Street, and construction of the rear lane to its final standard.

3.6 There are no dedications required in connection with the subject rezoning application. To support the off-site servicing requirements, a 1.2 m (4 ft.) statutory right-of-way along the Hastings Street frontage is required. In addition, 3.0 m (10

ft.) by 3.0 m (10 ft.) statutory right-of-way corner truncations at Hastings Street and Beta Avenue, and at Beta Avenue and at the rear lane are required.

- 3.7 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 restricting enclosure of balconies;
  - Section 219 Covenant to ensure the rental units are not stratified;
  - Section 219 Covenant to ensure a Housing Agreement Bylaw is completed prior to Occupancy Permit being issued and ensure the affordability measures of the rental units;  
Section 219 Covenant ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the rental management company;
  - Section 219 Covenant ensuring compliance with the approved acoustical study; and,
  - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 3 of the BC Energy Step Code) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- 3.8 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken.
- 3.9 The submission of a groundwater management plan and pursuance of storm water management best practices is required.
- 3.10 The submission of a suitable Solid Waste and Recycling Plan is required.
- 3.11 Due to the commercial history of the site, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.12 The submission of a Green Building Plan and energy benchmarking is required. The applicant has indicated that the building will meet Step 3 of the BC Energy Step Code.
- 3.13 Applicable development cost charges will include:
- Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - Water Development Cost Charge;
  - GVS & DD Sewerage Charge;
  - Regional Transportation Development Charge; and,
  - Regional Water Development Cost Charge.
- 3.14 Development Statistics:

Gross Site Area - 956.91 m<sup>2</sup> (10,300 sq. ft.)

Site Coverage - 75.4 %

Building Height - 6 Storeys

Density and Gross Floor Area

Residential Density:

RM3 Floor Area Ratio - 1.1 F.A.R.

RM3r Floor Area - 1.1 F.A.R.

Density Offset Floor Area Ratio - 0.55 F.A.R.

C2 Floor Area Ratio - 0.60 F.A.R.

Total F.A.R. - 3.35 F.A.R.

Gross Floor Area - 3,207.32 m<sup>2</sup> (34,523 sq. ft.)

Commercial Density:

C2 Floor Area Ratio - 0.63 F.A.R.

Gross Floor Area - 599.87 m<sup>2</sup> (6,475 sq. ft.)

Total Site Floor Area Ratio - 3.98 F.A.R.

Total Site Proposed Floor Area - 3807.19 m<sup>2</sup> (40,980 sq. ft.)

Unit Mix - 50 Units Total

Market Rental Units:

4 – Studio - 45.71 m<sup>2</sup> (492 sq. ft.)

1 – Studio (Adaptable) - 45.71 m<sup>2</sup> (492 sq. ft.)

24 – 1 Bedroom - 50.07 – 63.82 m<sup>2</sup> (539 – 687 sq. ft.)

5 – 1 Bedroom (Adaptable) - 50.07 – 63.82 m<sup>2</sup> (539 – 687sq.ft.)

8 – 2 Bedroom - 65.03 – 76.27 m<sup>2</sup> (700 – 821 sq. ft.)

42 Units

80% CMHC Median Rental Units:

1 – Studio - 45.71 m<sup>2</sup> (492 sq. ft.)

2 – Studio (Adaptable) - 45.71 m<sup>2</sup> (492 sq. ft.)

1 – 1 Bedroom - 50.07 – 63.82 m<sup>2</sup> (539 – 687 sq. ft.)

4 Units

CMHC Median Rental Units:

1 – Studio - 45.71 m<sup>2</sup> (492 sq. ft.)

2 – Studio (Adaptable) - 45.71 m<sup>2</sup> (492 sq. ft.)

1 – 1 Bedroom - 50.07 – 63.82 m<sup>2</sup> (539 – 687 sq. ft.)

4 Units

Vehicle Parking

Residential Rental @ 1 / unit

Commercial @ 1 / 46 m<sup>2</sup>

Required and Provided

- 50 spaces

- 13 spaces

<u>Bicycle Parking</u>	<u>Required and Provided</u>
Residential	- 50 spaces
Commercial and Visitor	- 7 spaces
<u>Loading</u>	<u>Required and Provided</u>
	- 1 space

Amenity Facilities:

Outdoor amenity facilities for the residents of the development are located on the rooftop, which include a common area for all residents featuring a barbecue and seating areas, as well as a number of individual private amenity areas. The proposed internal lobby amenity area of the project is up to 36.51 m<sup>2</sup> (393 sq. ft.), which is less than the permitted 5% or 190.35 m<sup>2</sup> (2,049 sq. ft.) to be excluded from Gross Floor Area under the Zoning Bylaw.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

A Public Hearing will be held at a future date. In advance of that, the City will send a notice, at least 10 days before a Public Hearing, to those properties that are within a 30m (100 ft.) radius of the property. A notice will also be published in two consecutive issues of the local newspaper, and a sign regarding the proposal will be posted on the site.

**5.0 FINANCIAL CONSIDERATIONS**

There are no financial considerations related to this proposal.

Respectfully submitted,

E. W. Kozak, General Manager Planning and Development

**ATTACHMENTS**

- Attachment 1 – Sketch #1
- Attachment 2 – Sketch #2

**REPORT CONTRIBUTORS**

This report was prepared by Shawn Natrasony, Development and Urban Design Planner, and reviewed by Ian Wasson, Senior Development and Urban Design Planner, Johannes Schumann, Director Development and Urban Design and Lee-Ann Garnett, Deputy General Manager.