

**TO:** MAYOR & COUNCIL

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZ #21-47 – 4472 HASTINGS STREET – MIXED-USE  
DEVELOPMENT – HASTINGS STREET AREA PLAN**

**PURPOSE:** To seek Council authorization to forward REZ #21-47 application to a future Public Hearing date.

### REFERENCES

**Address:** 4472 Hastings Street  
**Legal:** Lot “A” Except: Part Dedicated Road on Plan LMP27888; District Lot 121 Group 1 New Westminster District Plan 69610  
**Applicant:** James Evans, Capitol Hill (4472 Hastings) Limited Partnership  
Unit 21618 – 1424 Commercial Drive, Vancouver, BC V5L 3X9  
**Current Zoning:** C8a Urban Village Commercial District (Hastings)  
**Proposed Zoning:** CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines, and in accordance with the development plan entitled “4472 Hastings Street” prepared by Shift Architecture)

### RECOMMENDATIONS

**THAT** a Rezoning Bylaw for REZ #21-47 be prepared and advanced to First Reading and to a Public Hearing at a future date of Council; 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 pursuance of Storm Water Management Best Practices in line with established guidelines.
- e. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.
- f. The dedication of any rights-of-way deemed requisite.
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
- h. The provision of facilities for cyclists in accordance with this report.
- i. The submission of a suitable Solid Waste and Recycling Plan.
- j. 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.
- k. 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.
- l. Compliance with Council-adopted sound criteria.
- m. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- n. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- o. The submission of a Green Building Plan and Energy Benchmarking.
- p. The submission of a Comprehensive Sign Plan.
- q. The deposit of the Parkland Acquisition Charge.
- r. The deposit of the GVS & DD Sewerage Charge.
- s. The deposit of the School Site Acquisition Charge.

- t. The deposit of the Regional Transportation Development Charge.
- u. 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 five-storey mixed-use multiple-family strata residential 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 southwest corner of Hastings Street and Willingdon Avenue within the Hastings Street Plan area. The site is designated for medium-density mixed-use development under the CD Comprehensive Development District, utilizing the C8a Urban Village Commercial District (Hastings) as a guideline (see Attachments 1 and 2). The site is currently vacant. Vehicular access to the site is currently provided from Hastings Street.

2.2 On January 27, 2022, the Mayors’ Council and TransLink approved the Transport 2050 Plan, which anticipates a number of new rapid transit lines in Metro Vancouver. One of the proposed lines is the “Purple Line”, which would originate in West Vancouver at Park Royal Mall and proceed east along Marine

Drive, turn south along the Second Narrows Bridge, proceed east along Hastings Street; turn south at Willingdon Avenue, and continue to Metrotown. The subject property is strategically located at the southwest corner of Hastings Street and Willingdon Avenue where the proposed line would turn east to south.

At this time the technology of the proposed line is unknown, and funding is yet to be determined, however, it is desirable to protect this site for a future potential Purple Line rapid transit alignment. Staff have recommended the acquisition of the property, and at the Closed Council meeting on June 19, 2023, Council authorized the Lands and Facilities Department to negotiate the acquisition of the property at 4472 Hastings Street. Notwithstanding the desire to negotiate the site’s acquisition, Staff have agreed to continue to work with the applicant to advance the subject rezoning application as negotiations are underway. The property owner has indicated that they are prepared to cooperate with the City and negotiate the sale of the property while the rezoning is ongoing.

2.3 On January 31, 2022, Council received an initial rezoning report which proposed to rezone the subject property to the CD Comprehensive Development District, utilizing the C8a Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines. Council authorized Staff to work with the applicant towards the preparation of a suitable plan of development with the understanding that a further and more detailed report would be submitted at a future 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 five storey mixed-use development with 34 multiple-family residential dwelling units above commercial uses at grade, and underground parking. The maximum potential density may be up to 3.0 F.A.R. utilizing the C8a Urban Village Commercial District (Hastings). The proposed total density for the subject site is 2.69 F.A.R. Vehicular access to the site will be from the rear lane.

Figure 1 – Land Use and Tenure



- 3.2 The Council-adopted Rental Use Zoning Policy (2020) applies to sites within community plan areas which are undergoing rezoning utilizing the RM3 to RM5 Districts as guidelines. The subject site is designated for development under the C8a Urban Village Commercial District (Hastings) as a guideline, as such the Rental Use Zoning Policy does not apply. The applicant has chosen not to undertake a voluntary non-market provision and the density offset that would apply to the site.
- 3.3 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 frontages on Hastings Street and Willingdon Avenue, and construction of the rear lane to its final standard.
- 3.4 To support the off-site servicing requirements, road dedications of 1.6 m (5 ft.) tapering to 1.8 m (6 ft.) along Hastings Street, and 2.1 m (7 ft.) along Willingdon Avenue will be required. In addition, road dedication truncations of 5.0 m (16 ft.) by 5.0 m (16 ft.) at Hastings Street and Willingdon Avenue, and 3.0 m (10 ft.) by 3.0 m (10 ft.) at Willingdon Avenue and the rear lane will be required.
- 3.5 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 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.
- 3.6 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken.
- 3.7 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.
- 3.8 The submission of a groundwater management plan and pursuance of storm water management best practices is required.
- 3.9 The submission of a suitable Solid Waste and Recycling Plan is required.

- 3.10 Due to the commercial history of the site, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 3.11 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.
- 3.12 Applicable development cost charges will include:
  - Parkland Acquisition Charge;
  - School Site Acquisition Charge;
  - GVS & DD Sewerage Charge;
  - Regional Transportation Development Charge; and,
  - Regional Water Development Cost Charge.

3.13 Development Statistics:

Gross Site Area	-	1,297.02 m <sup>2</sup> (13,961 sq. ft.)
Road Dedications	-	141.40 m <sup>2</sup> (1,522 sq. ft.)
Net Site Area	-	1,155.62 m <sup>2</sup> (12,439 sq. ft.)
Site Coverage	-	61 %
Building Height	-	5 Storeys

Density and Gross Floor Area

Residential Density:

C8a Floor Area Ratio	-	2.23 F.A.R.
Gross Floor Area	-	2,887.33 m <sup>2</sup> (31,079 sq. ft.)

Commercial Density:

C8a Floor Area Ratio	-	0.46 F.A.R.
Gross Floor Area	-	593.93 m <sup>2</sup> (6,393 sq. ft.)

Total Floor Area Ratio - 2.69 F.A.R.

Total Site Proposed Floor Area - 3,481.26 m<sup>2</sup> (37,472 sq. ft.)

Unit Mix - 34 Units Total

Strata Units:

3 – Studio	-	42.64 m <sup>2</sup> (459 sq. ft.)
4 – 1 Bedroom	-	56.00 m <sup>2</sup> (603 sq. ft.)
6 – 1 Bedroom + Den	-	68.19 m <sup>2</sup> (734 sq. ft.)
6 – 1 Bedroom + Den (Adaptable)	-	68.19 m <sup>2</sup> (734 sq. ft.)
11 – 2 Bedroom	-	83.52 – 89 m <sup>2</sup> (899 – 958 sq. ft.)

4 – 2 Bedroom (Adaptable) - 84.91 m<sup>2</sup> (914 sq. ft.)

Vehicle Parking

Required and Provided

Residential Rental @ 1 / unit - 34 spaces and 35 spaces  
Commercial @ 1 / 46 m<sup>2</sup> - 13 spaces

Bicycle Parking

Required and Provided

Residential - 34 spaces  
Commercial and Visitor - 7 spaces

Commercial Loading

Required and Provided

- 1 space

Amenity Facilities:

Outdoor amenity facilities for the residents of the development are located on the rooftop. In addition to a common area for all residents which features a barbecue and seating areas, there are a number of individual/private common areas.

#### **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 30 m (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,

and Johannes Schumann, Director Development and Urban Design Planner, and Lee-Ann Garnett, Deputy General Manager Planning and Development.