

**TO:** MAYOR & COUNCILLORS

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZ #20-30 – 4701 AND 4705 HASTINGS STREET – PROPOSED ALTERATIONS TO MIXED-USE DEVELOPMENT FOLLOWING PUBLIC HEARING**

**PURPOSE:** To seek Council approval to amend the suitable plan of development for REZ #20-30 following Public Hearing, and introduce the bylaw for Third Reading.

**REFERENCES**

Address: 4701 and 4705 Hastings Street  
Legal: PIDs: 002-937-671; 002-947-218  
Lot 36 Block 6 District Lot 122 Group 1 New Westminster District Plan 1308; and Lot 75 District Lot 122 Group 1 New Westminster District Plan 54739  
Applicant: Vittori Developments  
Attention: Dan Funaro

Current Zoning: C4a Service Commercial District  
Proposed Zoning: CD Comprehensive Development District (based on RM3/RM3r Multiple Family Residential Districts, C2 Community Commercial District and Hastings Street Plan as guidelines, and in accordance with the development plan entitled “Amended Development Plan – Mixed Use Development 4701 Hastings Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc.)

**RECOMMENDATION**

**THAT** the alterations to the suitable plan of development for REZ #20-30, as set out in the report titled “REZ #20-30 – 4701 and 4705 Hastings Street – Proposed Alterations to Mixed-Use Development Following Public Hearing” dated December 16, 2024 be approved; and

**THAT** the City Solicitor be authorized to bring forward Bylaw No. 14581 with an amended development plan reflecting these alterations for Third Reading.

**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 Area Land Use Plan (1992),
- Economic Development Strategy (2007),
- Social Sustainability Strategy (2011),
- Transportation Plan (2021),
- “HOME: Housing and Homelessness Strategy” (2021), and
- Burnaby Housing Needs Report (2021).

**2.0 BACKGROUND**

- 2.1 On June 19, 2023, Council received a report recommending a Rezoning Bylaw be brought forward for First Reading and a Public Hearing be held for the subject rezoning application, which proposes rezoning to the Comprehensive Development District based on the RM3/RM3r Multiple Family Residential Districts, C2 Community Commercial District, and Hastings Street Plan as guidelines. The proposed development, located at 4701 and 4705 Hastings Street in the Hastings Street Area Land Use Plan, is comprised of 50 market and non-market residential rental units at various levels of affordability (see **Attachment 1 - Sketch 1 and Sketch 2**).
- 2.2 On June 19, 2023, the Rezoning Bylaw (Bylaw No. 14581) for the rezoning application was given First Reading. Subsequently, a Public Hearing was held July 25, 2023 for Rezoning Reference #20-30. On August 28, 2023, Council granted Second Reading of the Rezoning Bylaw.
- 2.3 The purpose of this report is to provide Council with information on the proposed changes to the original proposal, and to recommend that the Rezoning Bylaw be brought forward with the amended development plan reflecting these alterations for Third Reading.

**3.0 GENERAL INFORMATION**

- 3.1 Subsequent to Second Reading of the subject rezoning, staff noted a discrepancy in the application of the City’s Rental Use Policy. Specifically, the required non-market rental units to be rented at 20% below CMHC median rates were over provided, and the number of units to be rented at CMHC median rates were under provided. The correct number of non-market rental units and their affordability requirements are reflected in the amended suitable plan of development titled “Amended Development Plan - Mixed Use Development 4701 Hastings Street, Burnaby, British Columbia” (See **Attachments 2 and 3**). The amended

development plan now includes 3 units to be rented at 20% below CMHC median rates and 7 units to be rented at CMHC median rates. The number of required non-market rental units to be rented at 20% below CMHC median rates has been reduced by 1 unit, and the number of non-market units to be rented at CMHC median rates has increased by 3 units. Overall, this amendment to the plan of development will result in 10 non-market rental units at the two affordability levels, as compared to 8 units under the original development plan. All other elements of the development plan remain consistent with what was presented at Public Hearing. The amended plan is fully consistent with the Council adopted Rental Use Zoning Policy.

- 3.2 Under section 470(1)(b) of the *Local Government Act*, Council may alter and then adopt a Rezoning Bylaw after a Public Hearing, without further notice or a further Public Hearing, as long as the alterations do not alter the use, increase the density or (without the owner’s consent) decrease the density. In this case, the applicant is not proposing any changes to the uses on the site, and is not increasing the proposed density measured in FAR. As such, Council has the authority to approve these alterations to the proposed development prior to Final Adoption of the Rezoning Bylaw without a further Public Hearing or public consultation.
- 3.3 It is recommended that Council authorize the City Solicitor to bring forward Bylaw No. 14581 with an amended development plan reflecting the proposed changes, as shown in “Amended Development Plan – Mixed Use Development 4701 Hastings Street, Burnaby, British Columbia” prepared by Jordan Kutev Architect Inc. (See **Attachment 3**) for Third Reading.
- 3.4 Subject to Council approval, staff will continue to work with the applicant towards Final Adoption of the Rezoning Bylaw with the amended development plan. The rezoning application would be brought forward for Final Adoption once all prerequisite conditions of the rezoning have been satisfied.

**4.0 COMMUNICATION AND COMMUNITY ENGAGEMENT**

As noted above, further communication and community engagement for the proposed amendments to the development plan are not required.

**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 and Sketch 2
- Attachment 2 – Amended Development Statistics
- Attachment 3 – Amended Development Plan

**REPORT CONTRIBUTORS**

This report was prepared by Shawn Natrasony, Development Planner, and reviewed by Mark Norton, Manager Development, Jesse Dill, Director Development and May Leung, City Solicitor.