



Item
Meeting..... February 27, 2023

COUNCIL REPORT

TO: CHIEF ADMINISTRATIVE OFFICER February 16, 2023

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE #21-24
MIXED-USE DEVELOPMENT
Hastings Street Plan**

ADDRESS: 4049 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lot 13 Except: The West 33 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,
West 33 Feet Lot 13 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236,
East 34 Feet Lot 14 Block 5 District Lot 116 Group 1 New Westminster District Plan 1236, and,
Lot 12 Except: The East 34 Feet; Block 5 District Lot 116 Group 1 New Westminster District Plan 1236

FROM: C8 Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District (Hastings) and Hastings Street Plan as guidelines, and in accordance with the development plan entitled "4049 Hastings Burnaby B.C." prepared by Stuart Howard Architects Inc.)

APPLICANT: Vittori Developments
Attn: Dan Funaro
2642 East Hastings Street
Vancouver, BC V5K 1Z6

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on March 28, 2023.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on March 13, 2023 and to a Public Hearing on March 28, 2023 at 5:00 pm.

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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 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 submission of an undertaking to remove all existing improvements from the site prior to or within twelve months of the rezoning being effected.
 - e. The undergrounding of existing overhead wiring abutting the site.
 - f. The consolidation of the net project site into one legal parcel.
 - g. The dedication of any right-of-way deemed requisite.
 - h. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.4 of this report.
 - i. The deposit of the applicable Parkland Acquisition Charge.
 - j. The deposit of the applicable GVS & DD Sewerage Charge.
 - k. The deposit of the applicable School Site Acquisition Charge.
 - l. The deposit of the Regional Transportation Development Charge.
 - m. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report.
 - n. An acoustical study is required to ensure compliance with the Council-adopted sound criteria.
 - o. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.

- p. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- q. The submission of a detailed comprehensive sign plan.
- r. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- s. Compliance with the City’s Groundwater Management for Multi-Family Development guidelines is required.
- t. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.
- u. The submission of a suitable Solid Waste and Recycling plan to the approval of the General Manager Engineering.
- v. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.

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 multiple-family rental apartment development with commercial uses at grade.

2.0 POLICY FRAMEWORK

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 (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), and Rental Use Zoning Policy (2020).

3.0 BACKGROUND

3.1 The subject site is located on the north side of Hastings Street between Macdonald Avenue and Gilmore Avenue, within the Hastings Street Plan, and is designated for mixed-use

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development under the CD Comprehensive Development District utilizing the C8 Urban Village Commercial District (Hastings) as guidelines (Sketches #1 and #2 *attached*). The development site comprises four lots, which currently accommodate one low-rise commercial building.

3.2 On August 30, 2021 Council received the report of the Planning and Development 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.

4.0 GENERAL COMMENTS

4.1 The development proposal is for a six-storey mixed-use development with 35 market rental units and commercial uses at grade with underground parking. The maximum proposed density of the project is 3.0 FAR. Vehicular access to the site will be from the rear lane.

4.2 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.

4.3 A road dedication of 0.61 m. tapering to 1.83 m. along Hastings Street is required.

4.4 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.

4.5 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.

4.6 The submission of a groundwater management plan and pursuance of storm water management best practices is required.

4.7 The developer is responsible for the undergrounding of the overhead wiring abutting the site

- 4.8 The submission of a suitable Solid Waste and Recycling Plan is required.
- 4.9 Due to the commercial history of the site, a Site Disclosure Statement and resolution of any resultant conditions is required.
- 4.10 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.
- 4.11 Applicable development cost charges will include:
 - Parkland Acquisition Charge;
 - School Site Acquisition Charge;
 - GVS & DD Sewerage Charge; and,
 - Regional Transportation Development Charge.
- 4.12 A Comprehensive Sign Plan is required.

5.0 DEVELOPMENT PROPOSAL

5.1	Gross Site Area	-	1,132 m ² (12,184 sq. ft.)
	Road Dedication	-	37.1 m ² (399 sq. ft.)
	Net Site Area	-	1,094.9 m ² (11,785 sq. ft.)
5.2	Site Coverage	-	70.4 %
5.3	Building Height	-	6 Storeys
5.4	Density and Gross Floor Area:		
	Residential Uses	-	2.48 F.A.R. 2,809.9 m ² (30,246 sq. ft.)
	<u>Commercial Uses</u>	-	<u>0.52 F.A.R. 586.0 m² (6,307 sq. ft.)</u>
	Total	-	3.0 F.A.R. 3,395.9 m ² (36,553 sq. ft.)

5.5 Unit Mix

Market Rental Units:

9 – Studio	-	44 - 50.75 m ² (474 - 546 sq. ft.)
12 – 1 Bedroom + Den	-	58.15 - 70 m ² (625 - 753 sq. ft.)
6 – 1 Bedroom + Den (Adaptable)	-	58.15 - 70 m ² (625 - 753 sq. ft.)
1 – 2 Bedroom	-	65 m ² (701 sq. ft.)
6 – 2 Bedroom + Den	-	70.05 - 85.47 m ² (754 - 920 sq. ft.)
<u>1 – 3 Bedroom (Adaptable)</u>	-	<u>95.22 m² (1,025 sq. ft.)</u>
35 Units		

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- 5.6 Vehicle Parking Required and Provided
 - Residential Required @ 0.6 / unit - 21 spaces
 - Residential Provided @ 1.0 / unit - 35 spaces
 - Commercial @ 1 / 46 m² - 12 spaces

- 5.7 Bicycle Parking Required and Provided
 - Residential - 59 spaces
 - Commercial - 3 spaces

- 5.8 Loading Required and Provided
 - Commercial - 1 space

- 5.9 Amenity Facilities:
Amenity facilities include an outdoor rooftop deck.


E.W. Kozak, General Manager
PLANNING AND DEVELOPMENT

SMN:spf
Attachments