



## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR  
LEGISLATIVE SERVICES March 11, 2025

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE 21-24**  
**BYLAW 14553, AMENDMENT BYLAW NO. 5, 2023**  
Mixed Use Multiple Family Rental Development  
Reconsideration and Final Adoption

**Address:** 4049 Hastings Street

**Legal:** PIDs: 002-736-489, 002-736-543, 002-736-501, 002-736-578  
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

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

**Current Zoning:** C8 Urban Village Commercial District (Hastings)

**Proposed Zoning:** 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.)

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The following information applies to the subject rezoning bylaw:

1. First Reading given on February 27, 2023;
2. Public Hearing given on March 28, 2023;
3. Second Reading given on April 03, 2023; and,
4. Third Reading given on August 26, 2024.

The prerequisite conditions have been completely satisfied as follows:

- A. The submission of a suitable plan of development.

*A complete suitable plan of development has been submitted.*

- 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.

*The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*

- 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.

*The applicant has agreed to this prerequisite in a letter dated August 15, 2024.*

- 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.

*The applicant has agreed to this prerequisite in a letter dated August 15, 2024.*

- E. The undergrounding of existing overhead wiring abutting the site.

*The installation of wiring to the site is to be underground, with the necessary funds to guarantee the completion of this prerequisite in the future.*

- F. The consolidation of the net project site into one legal parcel.

*The requisite subdivision plan has been deposited in the Land Title Office.*

- G. The dedication of any right-of-way deemed requisite.

*The requisite road dedication has been provided with the subdivision plan.*

- H. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.4 of the public hearing report.

*The requisite statutory rights-of-way and covenant plans have been deposited in the Land Title Office.*

- I. The deposit of the applicable Parkland Acquisition Charge.

*The required deposits have been made to meet this prerequisite.*

- J. The deposit of the applicable GVS & DD Sewerage Charge.

*The required deposits have been made to meet this prerequisite.*

- K. The deposit of the applicable School Site Acquisition Charge.

*The required deposits have been made to meet this prerequisite.*

- L. The deposit of the Regional Transportation Development Charge.

*The required deposits have been made to meet this prerequisite.*

- M. The provision of facilities for cyclists in accordance with Section 5.7 of the public hearing report.

*This provision is indicated on the development plans and the applicant has submitted a letter dated August 15, 2024 agreeing to meet this prerequisite.*

- N. An acoustical study is required to ensure compliance with the Council-adopted sound criteria.

*The applicant has submitted an acoustic study which has been accepted by Climate Action and Energy Division and submitted a letter dated August 15, 2024 agreeing to comply with the Council-adopted sound criteria.*

- O. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.

*The applicant has agreed to this prerequisite in a letter dated August 15, 2024 and the necessary provisions are indicated on the development plans.*

- P. The submission of a Site Disclosure Statement and resolution of any arising requirements.

*The applicant has submitted the required Site Disclosure Statement. No remedial work is required in connection with the proposed development.*

- Q. The submission of a detailed comprehensive sign plan.

*An approvable detailed comprehensive sign plan has been achieved.*

- R. The pursuance of Storm Water Management Best Practices in line with established guidelines.

*The developer proposes to provide oil interceptors and soft landscaping which are indicated on the development plans.*

- S. Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.

*A suitable Groundwater Management system has been approved by the General Manager Engineering, the required covenant has been deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*

- T. The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work.

*This provision is indicated on the development plans and the applicant has submitted a letter dated August 15, 2024 agreeing to meet this prerequisite.*

- U. The submission of a suitable solid waste and recycling plan to the approval of the General Manager Engineering.

*The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated August 15, 2024 committing to implement the solid waste and recycling provisions.*

- 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 develop 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.

*The applicant has provided a letter of undertaking dated August 15, 2024 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on March 11, 2025.

E. W. Kozak, GENERAL MANAGER  
PLANNING AND DEVELOPMENT