



INTER-OFFICE MEMORANDUM

TO: DIRECTOR
LEGISLATIVE SERVICES

March 11, 2025

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE 20-30**
BYLAW 14581, AMENDMENT BYLAW NO. 17, 2023
Mixed-Use Development
Reconsideration and Final Adoption

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;

Lot 75 District Lot 122 Group 1 New Westminster District Plan 54739

Applicant: Vittori Developments

2642 Hastings Street East, Vancouver, BC V5K 1Z6

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.)

The following information applies to the subject rezoning bylaw:

1. First Reading given on June 19, 2023;
2. Public Hearing given on July 25, 2023
3. Second Reading given August 28, 2023; and,
4. Third Reading given on December 16, 2024.

The prerequisite conditions have been completely satisfied as follows:

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

An approvable detailed comprehensive sign plan has been achieved.

- 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 January 10, 2025.

- D. The registration of a Housing Agreement and Housing Covenant.

A Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of an Occupancy Permit until such time that a Housing Agreement has been approved, and the requisite covenant to guarantee its provision has been deposited.

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

The applicant has agreed to this prerequisite in a letter dated January 10, 2025.

- F. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.

The applicant has agreed to this prerequisite in a letter dated January 10, 2025.

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

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

- H. The dedication of any rights-of-way deemed requisite.

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

- I. The granting of any necessary statutory rights-of-way, easements and/or covenants.

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

- J. The provision of facilities for cyclists in accordance with the public hearing report.

This provision is indicated on the development plans and the applicant has submitted a letter dated January 10, 2025 agreeing to meet this prerequisite.

- K. The submission of a suitable Solid Waste and Recycling Plan.

The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated January 10, 2025 committing to implement the recycling provisions.

- 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.

The necessary provisions are indicated on the development plans.

- 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.

This provision is indicated on the development plans and the applicant has submitted a letter dated January 10, 2025 agreeing to meet this prerequisite.

- N. Compliance with 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 January 10, 2025 agreeing to comply with the Council-adopted sound criteria.

- O. 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.

- P. The submission of a Green Building Plan and Energy Benchmarking.

The applicant has submitted a Green Building Strategy which has been accepted, and a Section 219 Covenant to ensure compliance with the submitted strategy has been deposited in the Land Title Office Final Adoption.

- Q. The submission of a detailed Comprehensive Sign Plan.

An approvable detailed Comprehensive Sign Plan has been achieved.

- R. The deposit of the Parkland Acquisition Charge.

The required deposits have been made to meet this prerequisite.

- S. The deposit of the GVS & DD Sewerage Charge.

 The required deposits have been made to meet this prerequisite.
- T. The deposit of the School Site Acquisition Charge.

 The required deposits have been made to meet this prerequisite.
- U. The deposit of the Water Development Cost Charge

 The required deposits have been made to meet this prerequisite.
- V. The deposit of the Regional Transportation Development Charge.

 The required deposits have been made to meet this prerequisite.
- W. The deposit of the Regional Water Development Cost Charge.

 The required deposits have been made to meet this prerequisite.

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