



## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR  
LEGISLATIVE SERVICES

June 10, 2025

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE #21-47**  
**BYLAW 14589, AMENDMENT BYLAW NO. 22, 2023**  
Mixed-Use Development  
Reconsideration and Final Adoption

**Address:** 4472 Hastings Street

**Legal:** PID: 001-725-491

Lot "A" Except: Part Dedicated Road on Plan LMP27888; and District  
Lot 121 Group 1 New Westminster District Plan 69610

**Applicant:** Capitol Hill (4472 Hastings) Limited Partnership  
Unit 21618 – 1424 Commercial Drive  
Vancouver, BC V5L 3X9  
Attention: James Evans

**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)

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The following information applies to the subject rezoning bylaw:

1. First Reading given on July 24, 2023;
2. Public Hearing given on August 29, 2023;
3. Second Reading given on September 11, 2023; and,
4. Third Reading given on October 07, 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 May 1, 2025 and has deposited the necessary funds to guarantee the completion of this prerequisite.*

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

*A suitable on-site stormwater 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.*

- E. 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 May 1, 2025.*

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

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

- G. 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.*

- H. 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 May 1, 2025 agreeing to meet this prerequisite.*

- I. 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 May 1, 2025 committing to implement the recycling provisions.*

- 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.

*The necessary provisions are indicated on the development plans.*

- 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.

*This provision is indicated on the development plans and the applicant has submitted a letter dated May 1, 2025 agreeing to meet this prerequisite.*

- L. 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 May 1, 2025 agreeing to comply with the Council-adopted sound criteria.*

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

*The Ministry of Environment and Parks has issued a Certificate of Compliance to facilitate the proposed development on the site.*

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

*The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated May 1, 2025.*

- O. 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.*

- P. The submission of a Comprehensive Sign Plan.

*An approvable detailed Comprehensive Sign Plan has been achieved.*

- Q. The deposit of the Parkland Acquisition Charge.

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

R. The deposit of the GVS & DD Sewerage Charge.

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

S. The deposit of the School Site Acquisition Charge.

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

T. The deposit of the Regional Transportation Development Charge.

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

U. 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 June 10, 2025.

E. W. Kozak, GENERAL MANAGER  
PLANNING AND DEVELOPMENT