

TO: CITY MANAGER 2007 January 15

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #06-51
MIXED-USE DEVELOPMENT
Hastings Street Area Plan**

ADDRESS: 4302 Hastings Street (see attached Sketch #1)

LEGAL: Lot 52, D.L. 121, Group 1, NWD Plan 48987

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "4302 Hastings St. Vancity Credit Union – Branch 6" prepared by Walter Francel Architect Inc.)

APPLICANT: Walter Francel Architect Inc.
1684 West 2nd Avenue
Vancouver, B.C. V6J 1H4
(Attention: Walter Francel)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2007 February 20.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2007 February 05, and to a Public Hearing on 2007 February 20 at 7:30 p.m.
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 within six months of the rezoning being effected, but not prior to Third Reading of the Bylaw.

Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.

- e) The granting of any necessary easements and covenants, including, but not necessarily limited to, Section 219 Covenants restricting the enclosure of balconies, the installation of gates at surface driveways and respecting provision of affordable rental units.
- f) The dedication of any rights-of-way deemed requisite.
- g) The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- j) The deposit of the applicable Parkland Acquisition Charge.
- k) The deposit of the applicable School Site Acquisition Charge.
- l) The undergrounding of existing overhead wiring adjacent to the site.
- m) Compliance with the Council-adopted sound criteria.
- n) The submission of a Site Profile and resolution of any arising requirements.

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- o) 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 a mixed-use commercial/multiple-family residential development.

2.0 BACKGROUND

- 2.1 On 2006 September 25 Council received the report of the Planning and Building Department concerning the rezoning of the subject site and authorized the Department 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.
- 2.2 The subject site is comprised of a single lot at the southeast corner of Hastings Street and Madison Avenue, and is currently developed with a credit union building (Van City) and surface parking which is accessed from Madison Avenue.
- 2.3 The Hastings Street Area Plan designates this site for Non-Core Commercial, which comprises a mixed-use form of development and rezoning to the C8a Hastings Street Village District (see Sketch #2 attached). In terms of the governing allowable density for the site, the maximum allowable residential floor area ratio would be 3.0 FAR applicable to the net site.
- 2.4 The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The proposed development concept is comprised of credit union, commercial retail, and community room uses at the ground level with three storeys of residential apartments above. While this basic form of development is permitted under the site's prevailing C8a District zoning, bank use frontages are restricted to 15 ft., and thus a rezoning is being sought under the Comprehensive Development District to allow the credit union some flexibility in its frontages on Hastings Street and Madison Avenue and the specific development as proposed. The current credit union has a frontage of approximately 31m (102 ft.). Use of the CD District and the addition of the proposed commercial units

would provide for a varied frontage, hence maintaining the intent of the Zoning Bylaw which restricts bank frontages. Under the proposed design, the bank frontage is limited to approximately 15.8m (52 ft.). It is noted that the design for the project does show some relatively minor roof-line projections into the required upper storey setback requirements of the fourth storey (45° incline plane); however, the development form continues to be terraced in such a manner as to avoid the appearance of streetwalls and to allow light penetration onto Hastings Street. The projections are considered relatively minor and supportable and would be encompassed by the proposed CD zoning. Vehicular access is proposed to be taken from the lane and parking located underground, with some convenience surface parking accessed directly from the rear lane.

Furthermore, the developer is proposing to provide community amenity space in the range of 430 sq. ft. for use by the community, as well as provide 7 affordable rental units within the commercial envelope (storey), thus adding an extra storey at the rear of the building (the development will consist of four storeys fronting Hastings Street and five storeys fronting the rear lane). These units will not add any additional bulk or height to the development - the development remains within the 52.5 ft. dimensional height requirement of the C8a District. These units will be owned by the credit union and rented to tenants meeting certain eligibility criteria. The affordable rental nature of these units will be protected by a Section 219 Covenant. Finally, the developer is aiming to have the building certified LEEDS Silver, as an environmentally sustainable development. The proposed development achieves a significant revitalization objective of the Hastings Street Area Plan.

- 3.2 A dedication of 0.91 m. along Madison Avenue is required for a separated sidewalk and front boulevard.
- 3.3 The Engineering Department will assess the need for any further required services to the site, including, but not necessarily limited to:
 - Construction of road widening, separated sidewalks, front boulevards and pedestrian lighting on the east side of Madison Avenue. Construction of Madison Avenue to a full urban standard, including angled parking, from Hastings Street to the lane south of Hastings Street;
 - Reconstruction of the Hastings Street frontage to a full standard including front boulevards with street trees and pedestrian lighting;
 - As entries to the commercial and residential components as well as the at-grade commercial parking and the community amenity space are accessible from the lane, pedestrian-oriented lane improvements including upgraded paving, lighting and underground wiring; and,
 - Storm, sanitary sewer and water main upgrades as required.

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- 3.4 Any necessary statutory rights-of-way, easements and covenants for the site are to be provided, including, but not necessarily limited to, Section 219 Covenants restricting enclosure of balconies, prohibiting gates from the project's surface driveways and respecting the proposed affordable rental units.
- 3.5 Due to the proximity of the subject site to Hastings Street, the applicant is required to provide an acoustical study showing that the proposed development would meet the Council-adopted noise criteria.
- 3.6 Provision of an adequately sized and sited garbage and recycling area is required. As well, a separate car wash stall is required.
- 3.7 The applicable GVS & DD Sewerage, Parkland Acquisition and School Site Acquisition Cost Charges will be required with this application. Staff will explore the possibility of excluding the seven affordable rental units from School Site Acquisition Cost Charge.
- 3.8 A site profile application and resolution of any resultant conditions is required.
- 3.9 Given the size of the development site, on-site Stormwater Management Best Practices will apply.
- 3.10 An on-site sediment control system is a requirement of Preliminary Plan Approval and must be approved by the Environmental Services Division - Engineering Department.

4.0 DEVELOPMENT PROPOSAL

- 4.1 Site Area

Gross Site	-	1,716.8 m ² /18,480 sq. ft.
(Road Dedication)	-	(35 m ² /377 sq. ft.)
Total Net Site	-	<u>1,681.8 m²/18,103 sq. ft.</u>
		(subject to detailed survey)
- 4.2 Density

F.A.R. Permitted & Provided:	-	3.0 F.A.R.
Gross Floor Area Permitted & Provided:		
Commercial	-	1,174.7 m ² /12,645 sq. ft.
Residential	-	<u>3,867.1 m²/41,627 sq. ft.</u>
TOTAL	-	<u>5,041.9 m²/54,272 sq. ft.</u>
Site Coverage	-	61%
- 4.3 Height

	-	52.5 ft.
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4.4 Residential Unit Mix

	<u>Unit Type</u>	<u>Unit Size</u>
	10 - Studio	471 – 574 sq.ft.
	33 - 1 Bedroom	605 – 632 sq.ft.
	<u>12 - 2 Bedroom</u>	748 – 866 sq.ft.
TOTAL:	55 UNITS	
	*Includes 7 affordable rental units [1-2 bedroom, 5-1 bedroom, 1-studio] with 7 associated parking spaces	

4.5 Parking

Vehicle Parking

55 Apartment Units (1.0 space/unit)
12,669 sq. ft. Commercial
(1.0 space/495.16 sq. ft.)

Total Provided

Required and Provided Spaces

- 55
- 26
- **83** (2 extra spaces shown)

Car Wash Stall

- 1

Loading Bay

- 1

Bicycle Parking

Residential

Resident - 1/unit @ 55 units

Required and Provided Spaces

- 55 in storage


Visitor

(10% of required vehicle parking)

- 6 in racks (throughout the site)

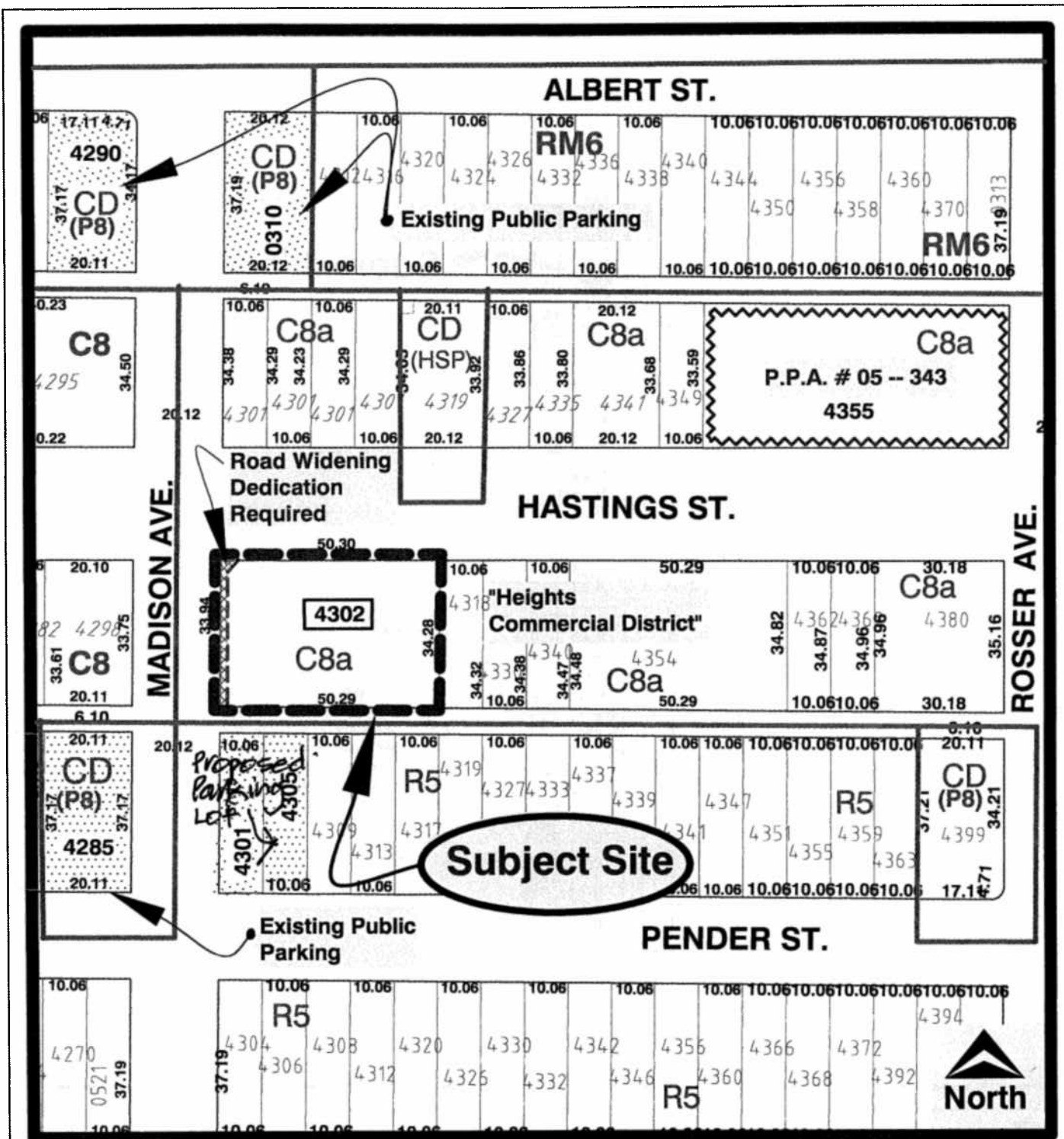
4.6 Communal Facilities

- Roof garden/green space


B. Luksun
Director Planning and Building

EK:gk
Attachments

cc: Director Engineering
City Solicitor
City Clerk



Planning and Building Department

Scale: 1 : 1500

Drawn By: J.P.C.

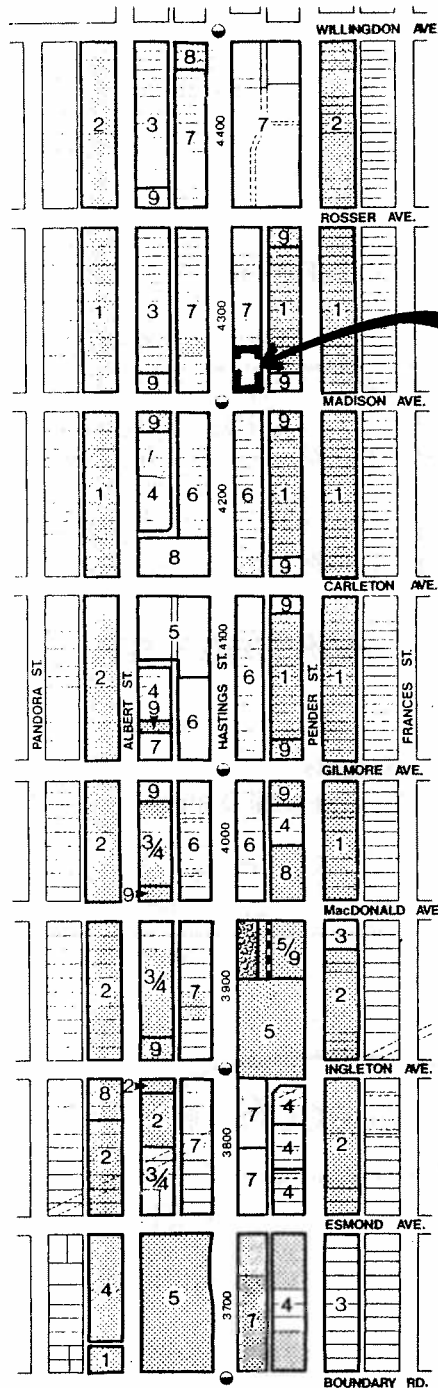
Date: September 2006

REZONING REFERENCE # 06 -- 51

4302 Hastings St.

 City Property

Sketch # 1

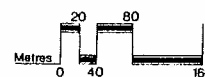


Subject Site

Hastings Street Area Plan (Adopted)

Legend:

- 1 ► Single and Two Family Dwellings (Retained)
- 2 ► Low Rise Multi Family Residential
- 3 ► Single, Two Family Or 2 1/2 Storey Townhousing (RM6)
- 4 ► 3 1/2 Storey Townhousing (CD-RM7)
- 5 ► Comprehensive Development (CD)
- 6 ► Core Commercial (4 Storey Mixed Use) (C8)
- 7 ► Non-Core Commercial (4 Storey Mixed Use) (C8a)
- 8 ► Institutional
- 9 ► Parking
- Park
- Existing
- Existing Traffic Signal



← North

Community Plan Three



Planning and Building Department

Scale: N.T.S.

Drawn By: J.P.C.

Date: September 2006

REZONING REFERENCE # 06 -- 51

4302 Hastings St.

Sketch # 2