

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

RE: REZONING REFERENCE #38/77A
HASTINGS STREET/BOUNDARY ROAD/ALBERT STREET/ESMOND AVENUE

Following is a report from the Director of Planning on a proposed rezoning.

RECOMMENDATION:

1. THAT the recommendations of the Director of Planning be adopted.

* * * * *

PLANNING DEPARTMENT
1979 JUNE 12

TO: MUNICIPAL MANAGER
FROM: DIRECTOR OF PLANNING
SUBJECT: REZONING REFERENCE #38/77A
Hastings Street/Boundary Road/
Albert Street/Esmond Avenue

RECOMMENDATIONS:

1. THAT Council authorize the introduction of a lane closing bylaw according to the terms outlined in Section 3.6 of this report, contingent upon the granting by Council of First and Second Reading of the subject rezoning bylaw.
2. THAT Council request that an amendment rezoning bylaw be prepared and that the rezoning be advanced to a Public Hearing on 1979 July 17, and that the following be established as prerequisite conditions to completion of the rezoning:
 - a) The submission of a suitable plan of development.
 - b) The deposit of sufficient monies to cover the costs of all services necessary to serve this site. All services are to be designed and constructed to the approval of the Municipal Engineer. 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.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

137

PLANNING DEPARTMENT
 REZONING REFERENCE #38/77A
 1979 JUNE 12 - page 2

- 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.
- e) The consolidation of the net project site into one legal parcel.
- f) The granting of any necessary easements.
- g) The dedication of any rights-of-way deemed requisite.
- h) The completion of the requisite Road Closing Bylaw as outlined in Section 3.6 of this report.
- i) All applicable condominium guidelines as adopted by Council shall be adhered to by the applicant.
- j) The deposit of a levy of \$1,080 per unit to go towards the acquisition of proposed neighbourhood parks.
- k) Submission of applicant's schedule for the construction staging of the subject proposal.
- l) The preparation of a noise study assessing the site under the HUD guidelines should the Environmental Health Department ascertain that ambient noise levels on the site indicate that such a study is warranted.
- m) The undergrounding of all existing overhead lines on all perimeter streets flanking the subject site from property line to curb.

REPORT

1.0 DESCRIPTION OF PROJECT:

The applicant, Bosa Bros. Construction Ltd., requests rezoning to permit construction of a large, mixed-use development consisting of C3-type retail and office commercial space on Hastings Street with two high rise apartment towers based upon RM5 guidelines.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

PLANNING DEPARTMENT
REZONING REFERENCE #38/77A
1979 JUNE 12 - page 3

1.0 Description of Project - cont'd.

1.1 Subject: Application for the rezoning of -

Lot 20, Blk. 8, D.L. 116 N.Pt., Plan 1236;
Pcl. "A" Expl.Pl. 12916 of Lot 19, Blk. 8,
D.L. 116, Plan 1236; Lot 19 exc. W. 18.7' Expl.
Pl. 12916 and exc. E.9", Blk. 8, D.L. 116,
Pl. 1236; Lot 18 W $\frac{1}{2}$ & 19 E.9", Blk. 8, D.L. 116
N $\frac{1}{2}$, Plan 1236; Lot 18 E $\frac{1}{2}$, Blk. 8, D.L. 116,
Plan 1236; Lot 17, 16, 15, Blk. 8, D.L. 116 N $\frac{1}{2}$,
Plan 1236; Lot 14 exc. Sketch 9453, Blk. 8,
D.L. 116 N $\frac{1}{2}$, Plan 1236; Pcl."A" Expl.Pl. 9453,
S.D. 13 & 14, Blk. 8, D.L. 116 N $\frac{1}{2}$, Plan 1236;
Lot 13 E $\frac{1}{2}$, Blk. 8, D.L. 116, Plan 1236; Lot 12,
Blk. 8, D.L. 116, Plan 1236; Lot 11, Blk. 8,
D.L. 116 N $\frac{1}{2}$, Plan 1236; Lots 1, 2, 3, 4, and 5,
Blk. 8, D.L. 116, Plan 1236; Lot 6, Blk. 8,
D.L. 116 N $\frac{1}{2}$, Plan 1236; Lot 7, Blk. 8, D.L.
116 N $\frac{1}{2}$, Plan 1236; Lot 8, Blk. 8, D.L. 116 &
186, Plan 1236; Lot 9, Blk. 8, D.L. 116 N $\frac{1}{2}$,
Plan 1236; Lot 10, Blk. 8, D.L. 116, Plan 1236.

From: C3 General Commercial District and
R5 Residential District

To: CD Comprehensive Development
District

1.2 Address: 3703, 3707, 3709, 3713, 3719, 3721,
3731, 3755, 3757, 3763, 3765, 3785,
3791 East Hastings Street; 310
Boundary Road; 3706, 3724, 3734,
3736, 3756, 3766, 3776, 3786 Albert
Street; and 311 Esmond Avenue.

2.0 BACKGROUND:

2.1 Council, on 1977 September 19, received a previous report from the Planning Department which outlined a proposal for a large high-rise tower near Esmond Avenue with a long, four-storey, low-rise building on Albert Street, and with office/commercial along Hastings Street. This rezoning project went to Public Hearing and received first and second readings in 1977 October, but was not pursued by the developer.

An amended proposal for this site has now been prepared by the developer which incorporates a more conventional design with two point block residential towers rising from a landscaped deck area. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

PLANNING DEPARTMENT
REZONING REFERENCE #38/77A
1979 JUNE 12 - page 4

139

- 2.2 The subject site falls within Community Plan Area #3 (Apartment Study Area "A"), and is designated within the Plan as Site 1 for an RM5 High Density Apartment development (see attached Figure 3). The site also falls within Planning Study Area No. 1 (Burnaby Heights). The Community Plan delineates the site to be developed as two equal projects or one large project, primarily as a high density apartment complex with a limited commercial component on the lower levels.
- 2.3 The site is situated at the gateway to Burnaby from Vancouver along the Hastings Street corridor. Development of this site will have an influence on subsequent development along Hastings including the nearby Hastings Street Urban Renewal area to the east (see attached Figures 1 and 2). Little re-development has occurred in this area in recent years, although several commercial developments have been constructed in Vancouver farther west along Hastings Street.

3.0 GENERAL COMMENTS:

- 3.1 The subject site is being proposed for rezoning from C3 and R5 to CD (Comprehensive Development) utilizing the RM5 and C3 District guidelines.
- 3.2 The overall integrated 1.23 ha (3.03 acre) development consists of retail and office/commercial space on the Hastings Street side and from the north (Albert Street) side, the landscaped deck area conforms fairly closely to the existing grade with the two point-block towers rising from the deck area. Due to changes in grade of the site, the retail and office/commercial space is effectively tucked in under the landscaped deck.

Due to the steep slope of the site, portions of two of the parking levels on the Hastings Street side will appear above ground, below the "deck level, but above two levels of retail and office space which is oriented to the Hastings Street street level. The portion of the parking decks which face onto Hastings and parts of Boundary Road and Esmond Avenue will be designed in such a manner that in the future when it may be possible to reduce parking requirements as transit levels along Hastings Street improve, the future option to convert this frontal space to office use will be available. The developer has agreed to ensure that the parking area for possible future conversion has sufficient headroom and necessary stair and elevator shafts designed and constructed into the building to afford this future beneficial option. In the interim, a high quality screening planter and landscaping system has been designed to screen the parking from view.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 13

PLANNING DEPARTMENT
 REZONING REFERENCE #38/77A
 1979 JUNE 12 - Page 5

- 3.3 Vehicular access to the site will be from Boundary Road, Albert Street and Esmond Avenue. Parking will be underground with the exception of some 26 visitor spaces on the deck level which will be underneath a planted trellis cover.
- 3.4 The site is presently fully serviced but the Municipal Engineer is evaluating the adequacy of the existing services to meet the needs of the proposed development. The applicant will be expected to enter into a servicing agreement as part of this subdivision/consolidation application ensuring that all easements and services are designed and constructed to the approval of the Municipal Engineer. Matters pertaining to adequate provision for garbage collection will be reviewed by the Municipal Engineer.
- 3.5 The sale of the Municipal lane right-of-way will involve the introduction of a road closing bylaw for this parcel. The area of the lane is 939 m² (10,000 sq.ft.). A land exchange for a bus bay on Hastings Street of 153 m² (1,646 sq.ft.) will be pursued with the balance of the lane area being sold to the developer.
- 3.6 The applicant will comply with all condominium guidelines for the residential portions of the project to maintain future ownership options. However, the units are intended to be rental at this time.
- 3.7 Subject to confirmation by the Environmental Health Department, a noise study will be required of the developer from an Engineer indicating design considerations relating to noise protection which will be necessary.
- 3.8 Tree planting on the public rights-of-way to Municipal standards will be required on all sides of the project.
- 3.9 Development cost charges for the Neighbourhood Parkland Acquisition Levy of \$1,080 per dwelling unit will be applicable to this project.
- 3.10 Fire Department requirements for access and water line easements as necessary will be incorporated into the project.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

PLANNING DEPARTMENT
REZONING REFERENCE #38/77A
1979 JUNE 12 - page 7

4.7 Parking - cont'd.

Parking provided: 95.4% underground
Residential : 308 units = 462 spaces
(including 26 visitor spaces on
surface, remainder of visitor
and resident spaces underground)
Commercial provided = 148 spaces
TOTAL PROVIDED = 610 spaces

4.8 Loading - 3 required loading bays are being included.

4.9 Communal Facilities -

Community lounges (2)
Landscaped deck
Children's play areas (2)
Laundry rooms on alternate floors
Unspecified recreation facilities
Terraces off commercial retail space
Ornamental pool/plaza area at
Boundary Road and Hastings Street corner

4.10 Exterior Materials and Finish -

- Poured in place exposed concrete
- Stucco infill wall panels
- Precast concrete planter boxes



A. L. PARR
DIRECTOR OF PLANNING

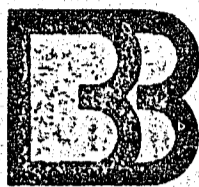
BR:lf

cc: Municipal Engineer
Chief Public Health Inspector
Parks and Recreation Administrator
Legal and Lands Department

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

BR

143



Bosa Bros

June 4, 1979

BY HAND

The Director of Planning
 The Corporation of the District of Burnaby
 Planning Department
 4949 Canada Way
 Burnaby, British Columbia

ATTENTION: Mr. Wm. Raponos

Dear Sirs:

RE: REZONING APPLICATION REFERENCE #38/77A
HASTINGS/BOUNDARY/ESMOND/ALBERT STREETS

We hereby make application to rezone the above noted property. We propose the following development for this site.

- (1) 308 apartment units in two high rise towers. These units to be constructed to condominium standards.
- (2) Approximately 42,000 square feet of office and commercial space fronting on Hastings Street.
- (3) Car parking garage to support residential and commercial facilities.

As this is a very brief outline, please contact our office for further details and specifications.

Thank you for your consideration in this matter.

Yours truly,

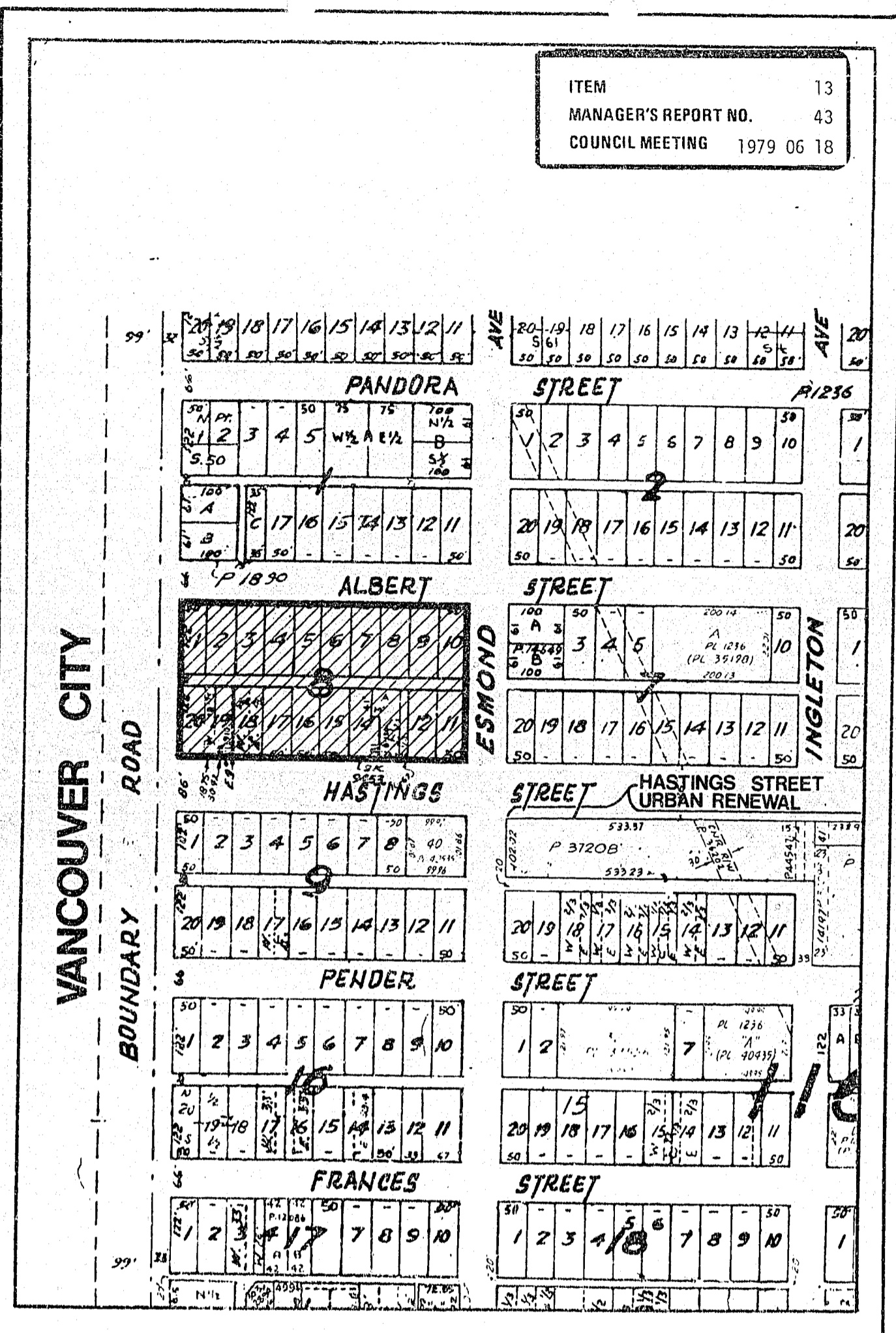
BOSA BROS. CONSTRUCTION LTD.

Arturo Bosa,
 President

AB:ses

Bosa Bros. Construction Ltd., 4585 East Hastings Street, Burnaby, British Columbia V5C 2K3
 Telephone 291-0621


ITEM 13
 MANAGER'S REPORT NO. 43
 COUNCIL MEETING 1979 06 18

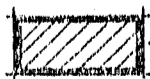


Date
JUNE 1979

Scale
1" = 200'

Drawn By
J.C.

 Burnaby Planning Department

 **SUBJECT SITE**
R.Z. 38/77A


 **144**
N




FIGURE 1.

ITEM	13
MANAGER'S REPORT NO.	43
COUNCIL MEETING	1979 06 18

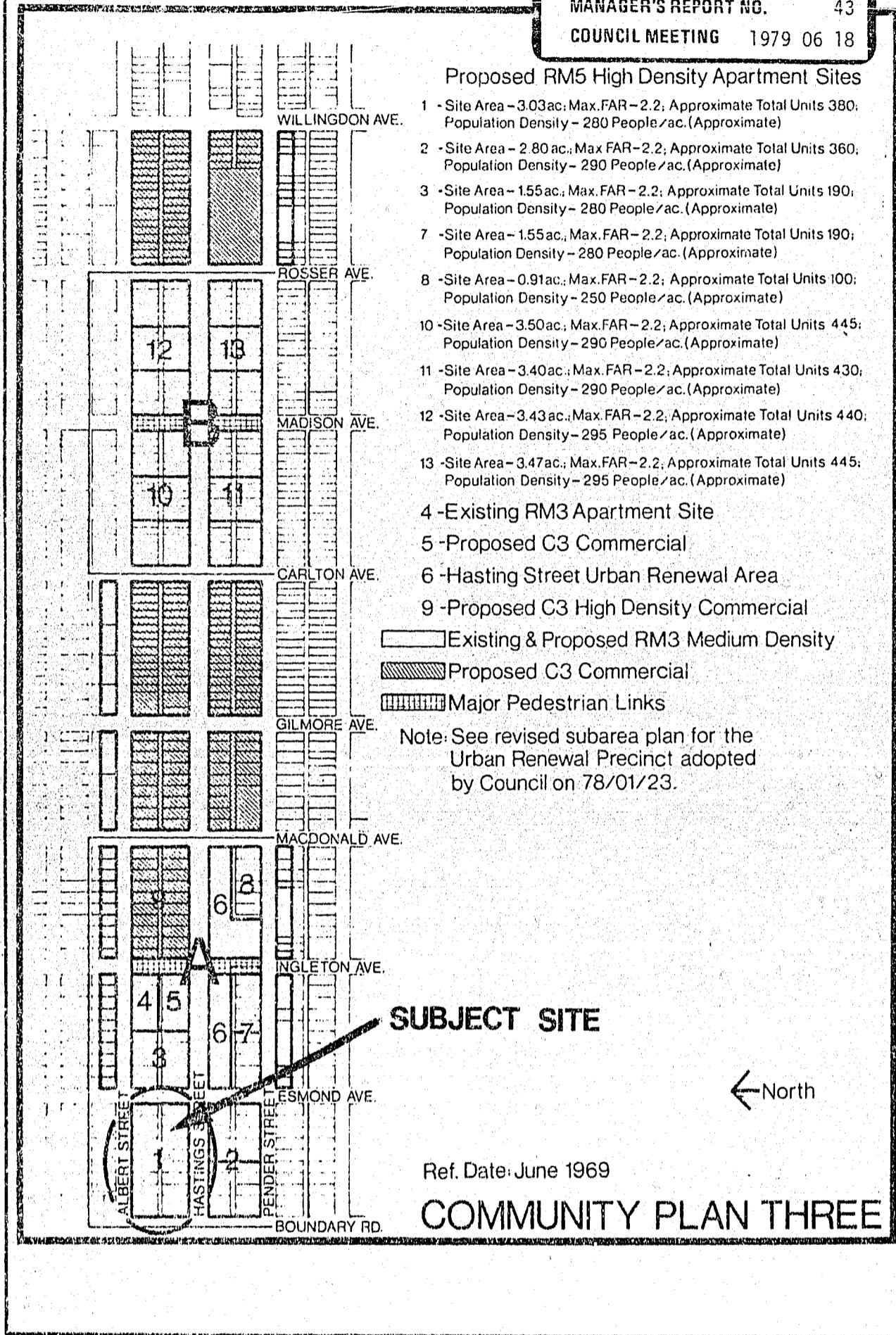
Proposed RM5 High Density Apartment Sites

- 1 - Site Area - 3.03 ac.; Max. FAR - 2.2; Approximate Total Units 380; Population Density - 280 People/ac. (Approximate)
- 2 - Site Area - 2.80 ac.; Max. FAR - 2.2; Approximate Total Units 360; Population Density - 290 People/ac. (Approximate)
- 3 - Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 7 - Site Area - 1.55 ac.; Max. FAR - 2.2; Approximate Total Units 190; Population Density - 280 People/ac. (Approximate)
- 8 - Site Area - 0.91 ac.; Max. FAR - 2.2; Approximate Total Units 100; Population Density - 250 People/ac. (Approximate)
- 10 - Site Area - 3.50 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 290 People/ac. (Approximate)
- 11 - Site Area - 3.40 ac.; Max. FAR - 2.2; Approximate Total Units 430; Population Density - 290 People/ac. (Approximate)
- 12 - Site Area - 3.43 ac.; Max. FAR - 2.2; Approximate Total Units 440; Population Density - 295 People/ac. (Approximate)
- 13 - Site Area - 3.47 ac.; Max. FAR - 2.2; Approximate Total Units 445; Population Density - 295 People/ac. (Approximate)

- 4 - Existing RM3 Apartment Site
- 5 - Proposed C3 Commercial
- 6 - Hastings Street Urban Renewal Area
- 9 - Proposed C3 High Density Commercial

-  Existing & Proposed RM3 Medium Density
-  Proposed C3 Commercial
-  Major Pedestrian Links

Note: See revised subarea plan for the Urban Renewal Precinct adopted by Council on 78/01/23.



Ref. Date: June 1969

COMMUNITY PLAN THREE

Date
JUNE 1979

Scale
N.T.S.

Drawn By
J.C.

 Burnaby Planning Department

R.Z. 38/77 A

146

FIGURE 3.