

ITEM  
MANAGER'S REPORT NO. 11  
COUNCIL MEETING 91/02/11 9

TO: MUNICIPAL MANAGER 1991 FEBRUARY 06

FROM: DIRECTOR PLANNING &  
BUILDING INSPECTION

SUBJECT: PROPOSED COMMERCIAL DEVELOPMENT  
3931 HASTINGS STREET, PRELIMINARY PLAN APPLICATION #9888  
HASTINGS STREET AREA PLAN

PURPOSE: To advise Council of a development proposal which has been submitted for a new seven-storey office building which conflicts with the plan for the area.

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RECOMMENDATIONS:

1. THAT staff be instructed to work with the developer in the preparation of a development proposal that would be in keeping with the Hastings Street Area Plan and the objectives of the Burnaby Official Community Plan.

R E P O R T

1.0 BACKGROUND:

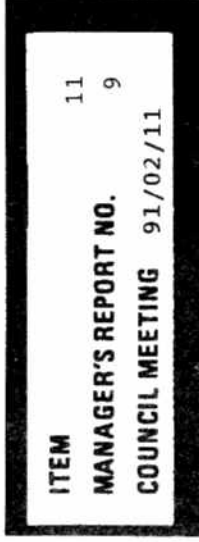
On 1990 October 15, the new plan for the Hastings Street Area was approved in principle by Council. This plan is consistent with the "Village Centre" concept described in the Official Community Plan for Burnaby. This new plan provides development guidelines that are to be developed in the form of new zoning districts to replace the existing zoning in the C3, C4 and C6b commercial areas along Hastings Street and the R5 areas along Albert and Pender Streets. Staff are currently pursuing the study that will result in the preparation of new zoning regulations to be brought forward for Council consideration.

However, in the meantime, a proposal for redevelopment under the existing C3 zoning has been submitted for Preliminary Plan Approval for a vacant site at 3931 and 3941 Hastings Street (refer attached Sketches #1 and #2). The submitted scheme is for a seven-storey office building, based on the existing C3 zoning in terms of use and density.

2.0 GENERAL EVALUATION OF THE PROPOSAL:

2.1 DESCRIPTION OF THE PROPOSED BUILDING:

The site is located near the middle of the block on the north side of Hastings Street between Ingleton Avenue and MacDonald Avenue. The site slopes gently towards Hastings Street from the lane. The presently vacant lot was for some time occupied by a derelict commercial building. The lot is 30.5 m (100 ft.) wide by 37.19 m (122 ft.) deep. To the west is a one-storey commercial building with a house at the rear of the lot while there is a two-storey commercial building to the east. To the north there are existing homes.



The proposed building is a seven-storey structure with commercial space on the ground floor set at the front property line with six levels of office space above which steps back at the top two levels. Three levels of underground parking are proposed. The exterior finish illustrated is concrete and glass. The total height of the building is approximately 27 m (88 ft.) plus a 3 m (10 ft.) elevator penthouse.

The floor space ratio of the proposal is 4.05.

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2.2 RELATIONSHIP TO EXISTING ZONING:

The existing C3 zoning permits high density office buildings up to ten storeys in height; however, the cost of underground parking requiring many levels on relatively small lots combined with the absence of a strong demand for office space has usually resulted in much lower density buildings being proposed.

While the proposed building could meet the requirements of the C3 zone, it would conflict with the new Hastings Street Area Plan which provides for commercial use on the ground floor with a two metre setback from Hastings Street. A maximum height of four storeys with residential uses above the main floor is proposed under the terms of the Area Plan. The proposal would conflict with the Official Community Plan for Burnaby in that there would be a conflict between a building of this scale and the lower scale "Village Shopping" area described in the Official Community Plan for this District level commercial centre.

The building proposed under the Preliminary Plan Application #9888 would not only conflict with the adopted plan; it would also create an anomaly in the Hastings Street area in terms of the Official Community Plan. In terms of use and design, the building would not relate appropriately to either the existing commercial buildings in the area, the maximum four-storey buildings proposed in the new plan or the three high-rise residential towers in the area which are situated on larger sites with the buildings set back from the street. The proposed bulky, high-density building will "stand out" within the context of this north Burnaby community and the desired "Hastings Village" development approach, and will not contribute positively to this urban setting.

Staff have been in contact with the architect and have advised him that the project conflicts with the goals of the Plan and that a report would be submitted to Council.

3.0 OPTIONS AVAILABLE

- 3.1 A negotiated solution with the developer could be pursued to encourage compliance with the broad objectives of the Official Community Plan and the new area which has been approved in principle. A rezoning to CD Comprehensive Development District reflecting these objectives would enable redevelopment to occur on an interim basis pending revision to the existing zoning. This would provide a mechanism to allow the owner to utilize the site in conformance with the plan for the area.

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- 3.2 The option of rezoning this block from C3 to C2 (Community Commercial) would create an interim land use provision until new zoning regulations for the area can be brought forward. This would lower the permitted height to three storeys, and result in a form of development that would conflict less with the form of development envisioned in the area plan. This would allow owners to build office buildings and would reduce the degree of conflict with the plan as the buildings would be closer in size to those proposed in the plan. This would reduce but not eliminate the conflict.
- 3.3 One option utilized in certain situations is to purchase land to prevent inappropriate development. The cost of this land and attitude of the owner towards this option is not known. The costs would appear difficult to justify in that the municipality does not currently own other land in this block, nor has the block been identified as a land assembly area.

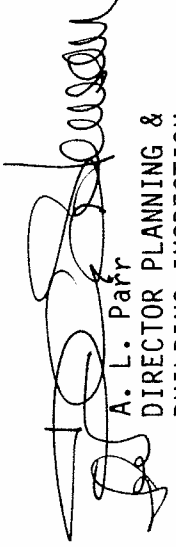
**4.0 SUMMARY AND CONCLUSIONS:**

A development proposal for a seven-storey building on a vacant commercial lot in the C3 zone on Hastings Street has been submitted for Preliminary Plan Approval. The proposal conflicts with the Community Plan "Village Centre" objectives of the Burnaby Official Community Plan and the Hastings Street Area Plan in terms of the height, density and land use. Staff propose to work with the owner to prepare a development scheme more in keeping with the Community Plan utilizing CD zoning, to be the subject of a further report to Council.

BR:1f/ap

Attach.

cc: Chief Building Inspector  
Municipal Clerk  
Municipal Solicitor

  
A. L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

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PLAN A  
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MacDonald

ALBERT ST. 0630

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HASTINGS ST. 0700

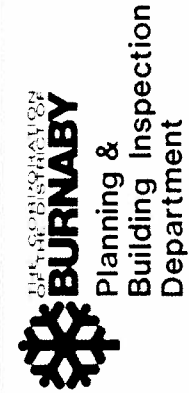
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PENDER ST. 0710

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FRANCES ST. 0740

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Date: 1991 FEBRUARY

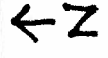
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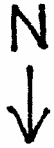
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PROPOSED COMMERCIAL DEVELOPMENT

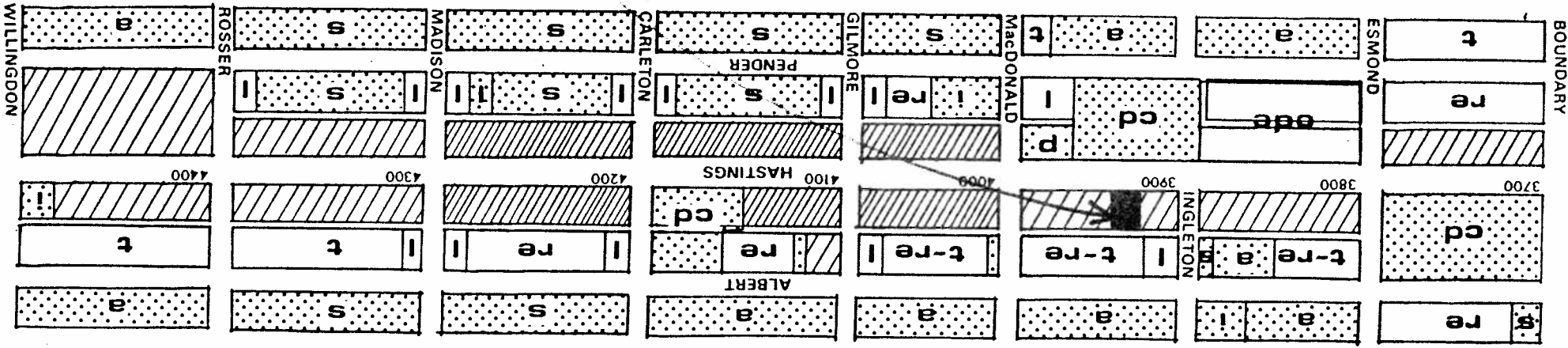
3931/3941 HASTINGS ST

SKETCH 1





PROPOSED LAND USE CONCEPT FOR THE HASTINGS STREET AREA



PROPOSED  
 COMMERCIAL  
 DEVELOPMENT  
 3931/41 HASTINGS

- Retain in Existing Zoning and Use
- Single Family/Duplex
- Apartment
- Single Family/Duplex/2 1/2 Storey Townhouses
- Rezoning to 3 1/2 Storey Townhouses Encouraged
- Comprehensive Development
- Rezoning to Comprehensive Development Encouraged
- Rezoning to Core Commercial
- Rezoning to Non-Core Commercial
- Institutional
- Park
- Parking Lot
- Identified for Future Parking Lot

