

TO: MUNICIPAL MANAGER 1991 March 26

FROM: DIRECTOR PLANNING & BUILDING INSPECTION

SUBJECT: PUBLIC MEETING FOR THE HASTINGS STREET
AREA LAND USE PLAN WITH COUNCIL

PURPOSE: To propose that Council sponsor a public meeting to obtain further input on the Hastings Street Area Land Use Plan on 1991 April 29 at 7:30 p.m.

RECOMMENDATIONS:

1. THAT a public information meeting be held on 1991 April 29 (Monday) to obtain input on the Hastings Street Area Land Use Plan.

R E P O R T

1.0 BACKGROUND:

Council has instructed staff to review the Hastings Street Area Plan that was prepared by the Hastings Street Advisory Committee and a consultant late in 1990. The Advisory Committee had held an "Open House" on 1990 June 20 and then prepared their final version of the Area Plan and submitted it to Council on 1990 October 01. The plan was adopted in principle on 1990 October 15.

Council at an informal meeting on 1991 March 11 instructed staff to make certain minor adjustments to details for clarification and to notify residents and property owners of a public meeting that is to be held on 1991 April 29 at 7:30 p.m. to seek input on the plan.

2.0 PROPOSED NOTIFICATION PROCESS

It is proposed that copies of the plan map with an explanation of the proposed land uses be sent out to registered owners and residents of the affected blocks of Albert, Pender and Hastings Streets. Interested persons will then be invited to attend the special meeting and present their views to Council on 1991 April 29 at 7:30 p.m. Personal notices will be sent to the members of the Hastings Advisory Committee who had a primary role in developing the plan.

3.0 TEXT OF THE PLAN

Staff have reviewed the wording of the plan and have made a number of minor revisions and changes for clarity and consistency. Attached are only those pages of the plan on which changes have been made. The changes are handwritten for the convenient reference of Council. The public may obtain complete copies of the plan with the changes from the Municipal Clerk's Department.

RE: PUBLIC MEETING FOR THE HASTINGS STREET
AREA LAND USE PLAN WITH COUNCIL
March 26 PAGE 2

ITEM	3
MANAGER'S REPORT NO.	23
COUNCIL MEETING	91/04/02

4.0 IMPLEMENTATION

Once the public meeting with Council has been held, it will be appropriate to bring the plan forward for consideration. Upon adoption of the Plan, Council may then instruct staff to pursue implementation of the plan through a public hearing amendment process in order to change the R5 and C3 zoning in the area.

114


A. L. Parr
DIRECTOR PLANNING &
BUILDING INSPECTION

BR:hr
Attach.

cc: Municipal Clerk



HASTINGS STREET AREA LAND USE PLAN (91 03 20)

BACKGROUND

The Hastings Street Area is bounded by Boundary Road on the west and Willingdon Avenue on the east. The northern boundary of the study area is the lane north of the houses and apartments fronting on Albert Street; the southern boundary is the lane behind the properties on the south side of Pender Street.

A Community Plan for this area was adopted by Burnaby Council in June of 1969 which recommended a mix of commercial uses and high-rise apartment buildings. In September of 1987, Council considered a draft plan for the Hastings Street Area which would have reduced the area recommended for high-rise apartments and expanded the commercial area over the existing plan. This draft plan revision was referred back to staff in order that further input from citizens and local business people in the area could be obtained.

In September of 1988, Burnaby Council established an Advisory Committee to address the land use planning for the area and advertised for volunteers in the newspaper. In February 1989, a seventeen member Hastings Street Advisory Committee was appointed comprised of five representatives from Burnaby Heights, five representatives from Willingdon Heights, five representatives of the Hastings Merchants Association, one representative of the Gilmore Community School, and one Council representative.

Several months after the Committee began its regular meetings, it was decided to hire a consultant to work with the Committee to prepare a draft Hastings Street Area Land Use Plan. Proposals were solicited and, in November of 1989, a consultant was selected. Since that date, the Committee has met on a regular basis and prepared a series of recommendations for consideration by the community at a public open house.

On June 20, 1990, the Hastings Street Advisory Committee sponsored a public open house in the Gymnasium of the Gilmore Community School. This open house was attended by approximately 300 people (262 people signed in at the door); 166 questionnaires were returned responding to the display. Based on the response at the public open house, the Committee refined and changed some of its recommendations and agreed on a plan to submit to Burnaby Council.

The Hastings Street Area Land Use Plan is organized into six subject areas, based on the topics addressed in the Committee's statement of its Goals and Specific Objectives for the Hastings Street Area:

1. Area Character
2. Commercial Mix
3. Residential Mix
4. Traffic

RECOMMENDED BUILDING REGULATIONS FOR THE NEW COMMERCIAL ZONES ON HASTINGS STREET (AREA TO BE REZONED)

116

Height of Buildings: 4 storeys. Storeys above the second floor of a building to be setback so that the structure is contained within a building envelope defined by a 45 degree angle from the ceiling of the second floor at the front building setback.

Lot Area and Width: Permit redevelopment on the typical existing small size lot in the Hastings Street Area of ~~approximately 10 by 31 metres~~ (~~33 by 102 feet~~). WITH FRONTAGES OF 10m (33 ft)

Floor Area Ratio: 2.0 with an additional bonus of up to 1.0 for underground parking.

Front Yard: 2.0 metres (6.57 feet).

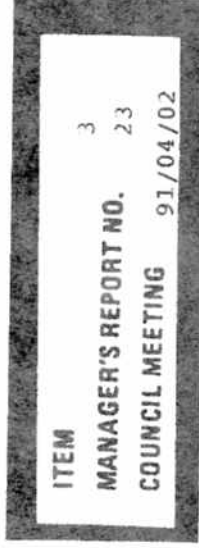
Side Yards: Not required.

Rear Yard: 6.0 metres (19.69 feet).

Maximum Commercial Frontage: 15 metres (50 feet) in the core area; 20 metres (66 feet) in the non-core area. FOR INDIVIDUAL SHOP FRONTS WITHIN BUILDINGS.

Off-Street Parking: Off-street parking should be provided to meet the requirements of the Zoning By-Law. A parking fund should be created and administered by the District of Burnaby for the purpose of providing an alternative means to achieve the required off-street parking for commercial (but not residential) uses off-site in a municipally-owned parking lot.

Off-Street Loading: To meet the requirements of the Zoning By-Law.



RECOMMENDED USES FOR THE CORE COMMERCIAL ZONE ON HASTINGS STREET (AREA TO BE REZONED) RESIDENTIAL

Uses Permitted:

- (2) Banks, with frontage on Hastings Street limited to 4.5 metres (15 feet).
- (3) Business and professional offices, with only a maximum of 3.0 metres (9.84 feet) of frontage off of Hastings Street permitted.
- (4) Cafes and restaurants (excluding drive-in restaurants).
- (6) Clubs and lodges, on second floor or above.
- (7) Commercial schools, on second floor or above.
- (9) Health service centres, reducing salons, steam baths, on second floor or above.
- (12) Personal service establishments, ~~as in the present zoning~~.
- (13) Public assembly and entertainment uses, as in the present zoning, but not at the ground level, except for a narrow entry.
- (16) Retail stores that sell new or used goods.
- (18) Studios, on the second floor or above.
- (20) Dwelling units located above the first storey of a building, subject to the following conditions:
 - (b) That the ground floor of the building shall be used only for commercial purposes.
 - (e) That for each suite, one on-site parking space shall be provided, located in such a way that utilization of the secondary access of the commercial premises is not impaired.
 - (f) That a completely separate public entrance to the apartment accommodation shall be provided from the ground floor front elevation, except that on a corner lot access may be from the ground floor side street elevation.
- (21) Accessory buildings and uses.
- (22) Neighbourhood public houses, as in the present zoning. The frontage on Hastings Street to be limited to 7.5 metres (24.6 feet).

RESIDENTIAL

**RECOMMENDED USES FOR THE NON-CORE COMMERCIAL/ZONE ON
HASTINGS STREET (AREA TO BE REZONED)**

Uses Permitted:

118

- (2) Banks, with frontage on Hastings Street limited to 4.5 metres (15 feet).
- (3) Business and professional offices.
- (4) Cafes and restaurants (excluding drive-in restaurants).
- (6) Clubs and lodges, on second floor or above.
- (7) Commercial schools, on second floor or above.
- (9) Health service centres, reducing salons, steam baths.
- (11) Parking garages, as in the present zoning, except that only a narrow entry off of Hastings Street is permitted. The remainder of the frontage must contain retail uses.
- (12) Personal service establishments, ~~as in the present zoning~~.
- (13) Public assembly and entertainment uses, as in the present zoning, but not at the ground level except for a narrow entry.
- (16) Retail stores that sell new or used goods.
- (18) Studios, on the second floor or above.
- (20) Dwelling units located above the first storey of a building, subject to the following conditions:
 - (b) That the ground floor of the building shall be used only for commercial purposes.
 - (e) That for each suite, one on-site parking space shall be provided, located in such a way that utilization of the secondary access of the commercial premises is not impaired.
 - (f) That a completely separate public entrance to the apartment accommodation shall be provided from the ground floor front elevation, except that on a corner lot access may be from the ground floor side street elevation.
- (21) Accessory buildings and uses.
- (22) Neighbourhood public houses, as in the present zoning. The frontage on Hastings Street to be limited to 7.5 metres (24.6 feet).
- (24) Establishments, of not more than 140 square metres (1,506.90 square feet) in gross floor area, providing photocopying and duplicating services.
- (25) Retail sale of new or used furniture.

The blocks indicated for rezoning were selected based on their meeting at least one of the following criteria:

1. They back on a lane shared by commercial uses fronting on Hastings Street and, therefore, suffer some negative noise and traffic impacts.
2. Some of the existing buildings within the block are in poor condition or are being held for speculative purposes.
3. They are isolated from areas of stable R5 development.

The intent of the recommended new residential zone for Hastings Street is to permit development of townhouses and stacked townhouses as well as the single family and duplex dwellings currently permitted under the R5 Residential District. It is considered desirable to create housing for families with children which is ground-oriented but also more affordable than the typical single family home in the area. The form of development is denser than R5 but is designed to permit buildings which are in keeping with R5 dwellings in terms of their height, massing, and front and side yard setbacks.

The key features of the recommended residential zone are:

1. A maximum building height of 9.0 metres (29.53 feet) or 2 1/2 storeys corresponding to the R5 zone.
2. The ability to develop an assembly as small as two typical small single family lots (20 by 31 metres or 66 by 102 feet).
3. An outright permitted floor area ratio of 0.9, established based on calculations of what estimated townhouse densities could compete in the market with new single family home construction.
4. The potential to use garage, carport, or surface parking off the lane for family-oriented large townhouses as an alternative to underground parking.
5. Maximum building frontages to ensure that the new buildings respect the character and scale of existing homes.
6. A larger rear setback than that required in R5 to ensure livable private outdoor space.

Encouragement of Comprehensive Development of Specific Blocks

A number of the blocks in the Hastings Street Area are considered to be suitable for rezoning under the Comprehensive Development Districts (CD) with a form of development tailored to the specific needs of the site and its proposed uses.

RECOMMENDED BUILDING REGULATIONS FOR THE NEW RESIDENTIAL ZONE FOR THE HASTINGS STREET AREA TO REPLACE THE EXISTING RESIDENTIAL DISTRICT (R5) IN SPECIFIC BLOCKS (2 ½ STOREY TOWNHOUSES)
(AREA TO BE REZONED)

Height of Buildings: 9.0 metres (29.53 feet) or 2 1/2 storeys.

120

Lot Area and Width: Permit redevelopment on an assembly of two typical small size lots in the Hastings Street Area of approximate 20 by 31 metres (66 by 102 feet) WITH A MINIMUM FRONTAGE OF 20 m (66 feet).

Floor Area Ratio: 0.9 F.A.R.

Front Yard: 6.0 metres (19.69 feet).

Side Yards: 1.5 metres (4.92 feet) mid-block and 3.0 metres (9.84 feet) at corners.

Rear Yard: 10.5 metres (34.49 feet).

Maximum Building Frontage: 20 metres (66 feet). 17 m (55.7 feet)

Off-Street Parking: Off-street parking should be provided to meet the requirements of the Zoning By-Law. Parking may be underground, in surface lots, or in accessory buildings, with access from the lane.

The blocks indicated for potential CD rezoning were selected to meet at least one of the following criteria:

1. The block already contains some land assemblies which suggest that a substantial portion of the block could be assembled.
2. The block already supports some CD zoning.
3. The block faces RM3 or CD apartments across the street, suiting it for higher densities from an urban design standpoint.

The following guidelines should be applied to CD rezoning applications for the blocks indicated on the map:

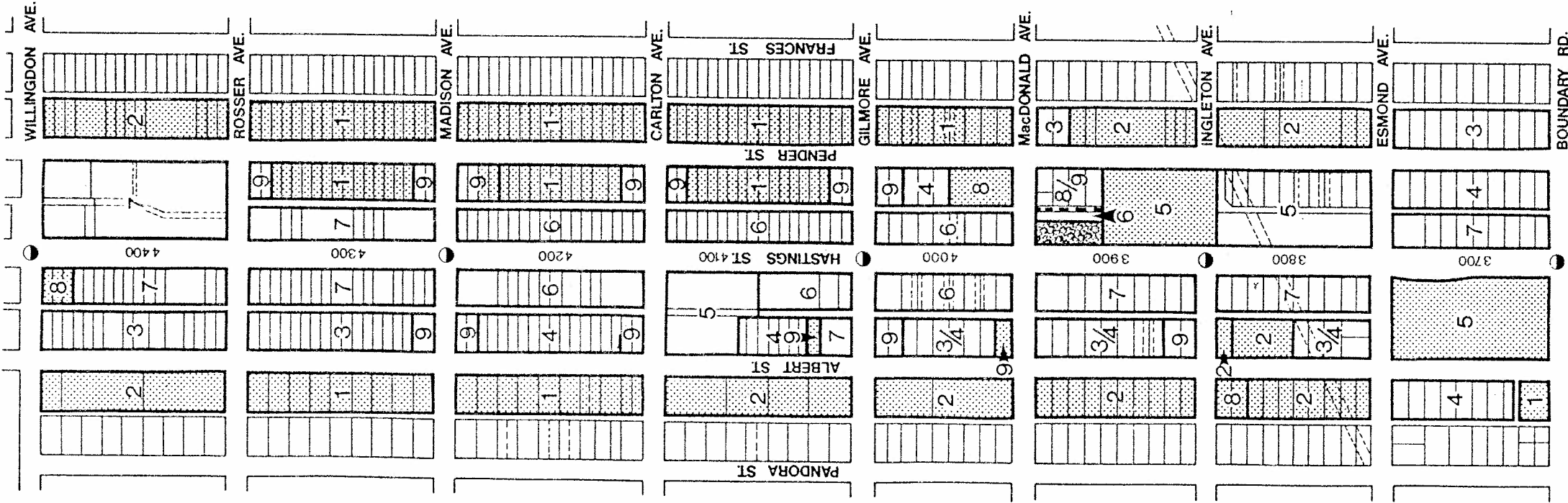
1. The minimum development site should be at least 45.72 metres (150 feet) in width. Exceptions should be considered for sites less than then minimum recommended width in the case of sites locked in between an existing or approved CD development and a street intersection.
2. Heights to 12.0 metres (39.37 feet) or 3 1/2 storeys should be permitted.
3. Densities to 1.1 F.A.R. RM3 (10.5m
34.45 feet)
4. The minimum front and side yard setbacks should conform to the ~~RM~~ and the new recommended townhouse zoning. However, the rear setback would be relaxed to achieve the permitted density.
5. Building massing, materials, and design should complement the character of adjacent existing uses.
6. Affordable housing and housing for seniors is encouraged.

The "Urban Renewal" Site - A Special Case

The "urban renewal" site in the 3800 block on the south side of Hastings Street is a special case in several regards:

1. It is the only site in the Hastings Street Area which is suitable for a comprehensive development which encompasses both a commercial and a residential block and where it would be appropriate to close the lane.
2. It is largely in municipal ownership, a situation which makes it possible to target it for social or non-market housing. It is recommended that this site be used to provide social housing for seniors and/or families.
3. It is adjacent to the Ingleton Terrace development and could be suitable for a denser form of development than is suggested for other blocks in the study area.
4. The land within the entire block slopes dramatically from the northeast corner downward to the southwest corner, creating a potential to accommodate some development density below the level of grade at Hastings Street. Furthermore, this slope also would permit some residential

ITEM 3
 MANAGER'S REPORT NO. 23
 COUNCIL MEETING 91/04/02

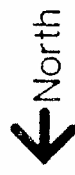
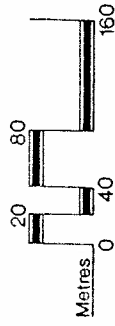


Hastings Street Area Plan

Legend:

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

123



Community Plan Three

