

CITY OF BURNABY

HOUSING COMMITTEE

*HIS WORSHIP, THE MAYOR  
AND COUNCILLORS*

**RE: 4475 HASTINGS STREET FORMER FIRE HALL NO. 5 SITE  
HASTINGS STREET AREA PLAN**

**RECOMMENDATIONS:**

1. **THAT** Council amend the Hastings Street Area Plan to designate 4475 Hastings Street for Non-core Commercial/Residential (C8a) use.
2. **THAT** Council authorize staff to pursue rezoning of 4475 Hastings Street to Urban Village Commercial District (Hastings) (C8a) and prepare for the offering of 4475 Hastings Street for sale by public tender in line with the process outlined in this report.

**REPORT**

The Housing Committee, at its Open meeting held on 2003 January 28, received and adopted the *attached* report regarding a proposal for the City-owned property at 4475 Hastings Street. The Committee supported amending the Hastings Street Area Plan to allow the City to rezone the property to Urban Village Commercial District (Hastings) (C8a) in order to bring the zoning in line with zoning on adjacent properties. The Committee also noted that, upon finalization of rezoning, the City Solicitor would prepare a report seeking Council approval of a minimum acceptable bid price for the property in preparation of its sale through public tender. The Committee concluded by advising that the sale and potential redevelopment of the subject site would be a positive contribution to the Hastings Street Area Plan by providing additional commercial and residential activities on this gateway site within the Hastings Street area.

Respectfully submitted,

Councillor C. Redman  
Chair

Councillor D. Johnston  
Vice Chair

Councillor C. Jordan  
Member

COPY - CITY MANAGER  
- DIRECTOR PLANNING & BUILDING  
- DIRECTOR PARKS, & REC. & CULTURAL SERVICES  
- DIRECTOR ENGINEERING  
- DIRECTOR FINANCE  
- CITY SOLICITOR

TO: CHAIR AND MEMBERS  
Housing Committee

2003 January 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: 4475 HASTINGS STREET  
FORMER FIRE HALL NO.5 SITE  
HASTINGS STREET AREA PLAN

PURPOSE: To request Committee approval of a process to rezone the City owned, former No. 5 Fire Hall site, to the Urban Village Commercial District (Hastings) (C8a) category in advance of its proposed subsequent sale for redevelopment.

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#### RECOMMENDATIONS:

1. **THAT** Council be requested to amend the Hastings Street Area Plan to designate 4475 Hastings Street for Non-Core Commercial/Residential (C8a) use.
2. **THAT** Council be requested to authorize staff to pursue rezoning of 4475 Hastings Street to Urban Village Commercial District (Hastings) (C8a) and prepare for the offering of 4475 Hastings Street for sale by public tender in line with the process outlined in this report.

### REPORT

#### 1.0 INTRODUCTION

At the Housing Committee meeting of 2002 November 26, the Committee requested a staff report regarding rezoning options for the City-owned property at 4475 Hastings Street, the former site of the Fire Hall No.5. This report is being forwarded to the Committee to propose an approach to rezone the subject site and amend the Hastings Street Area Plan to allow for sale and development of the site in line with the adjacent properties.

#### 2.0 PROPERTY CONTEXT

The subject site (see *attached* sketches 1 and 2) is located at the north-west corner of Hastings Street and Willingdon Avenue at the eastern boundary of Hastings Street Area Plan. The site is roughly square in shape, measuring 30.18 m by 31.14 m (99 ft. by 102 ft) with an area of 913.94 m<sup>2</sup> (9,837.89 sq.ft.). The site, which is currently vacant, is the former location of Fire Hall No. 5 and still maintains Administration and Assembly District (P2) zoning for its former use.

The site is located at a major intersection within the Hastings Street area. It is served by major transit bus lines along both Hastings and Willingdon and acts as a gateway into the

Hastings Street area and the Confederation Park precinct with its many municipal facilities. To the west and south of the site is existing commercial development, with a gasoline service station located across Hastings Street and small commercial buildings directly to the west. These properties are designated as future non-core commercial/residential use (C8a) under the Hastings Street Area Plan. East of Willingdon Avenue the Hastings Street frontages are also developed with commercial uses. A gasoline service station is located on the north-east corner of Hastings and Willingdon directly across from the subject site, and small commercial buildings are on the south-east corner. A process is currently underway which would potentially permit future development on Hastings Street for two blocks east of Willingdon to also have the potential for mixed commercial and residential use or maintain its current service commercial uses.

North of the subject site to the west of Willingdon Avenue is a mixture of multiple family and single and two family dwelling development along Albert Street. This area is currently zoned Hastings Village Multiple Family Residential (RM6) which permits single family, two family or 2½ storey ground-oriented townhouse development. North-east of the site is single and two family dwelling development on the south side of Albert Street. The north side of Albert Street in this area is the location of Confederation Park with its municipal facilities such as the Eileen Dailly Pool, the Heights Resource Centre, the Confederation Seniors' Centre and the McGill Library.

### **3.0 REDEVELOPMENT APPROACH FOR 4475 HASTINGS STREET**

#### **3.1 Amendment of Hastings Street Area Plan**

In view of the location of the site and its adjacent land use, it is proposed that Council amend the Hastings Street Area Plan to allow Non-Core Commercial/Residential (C8a) use on the subject site which is currently designated for institutional use in the Plan. This would bring the former Fire Hall No. 5 site in line with the adjacent use designation of property to the west and south in the Hastings Street Area Plan. Amendment of the Plan in this manner would permit up to a four-storey development with commercial at grade and the potential for residential above, as in the adjacent area of the Plan along Hastings Street.

#### **3.2 Rezoning of 4475 Hastings Street**

Upon amendment of the Hastings Street Area Plan to allow Non-Core Commercial/Residential (C8a) use on the subject site, staff would pursue rezoning of the site to Urban Village Commercial District (Hastings) (C8a) to allow Non-Core Commercial development. As well, consolidation of the site would be required through the rezoning process to create one legal parcel from the existing three legal parcels on the site. A 1.5 m (5 ft.) dedication from the Willingdon edge of the site and a 1.5 m (5 ft.) statutory right-of-way on the Hastings edge of the site would also be required to provide separated sidewalks.

The site is a relatively small but viable site. It is noted that in practice, recent projects on slightly larger consolidated sites along Hastings Street developed in line with the C8 or C8a District zoning have achieved total Floor Area Ratios in the range of 2.0 and have not approached the 3.0 maximum FAR with full underground parking permitted under the C8a regulations. Given that the subject property does not constitute a large assembly, it is anticipated that the achievable density may be marginally reduced.

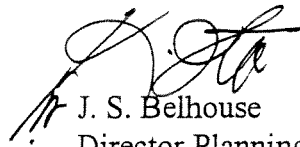
Upon finalization of the rezoning, future development on the site would require a Preliminary Plan Approval (PPA) application.

### 3.3 Sale of 4475 Hastings Street

After finalization of rezoning the site to Urban Village Commercial District (Hastings) (C8a), a public tender package for the sale of the property would be prepared by the City Solicitor. A future report from the City Solicitor would seek Council approval of a minimum bid price on the subject property.

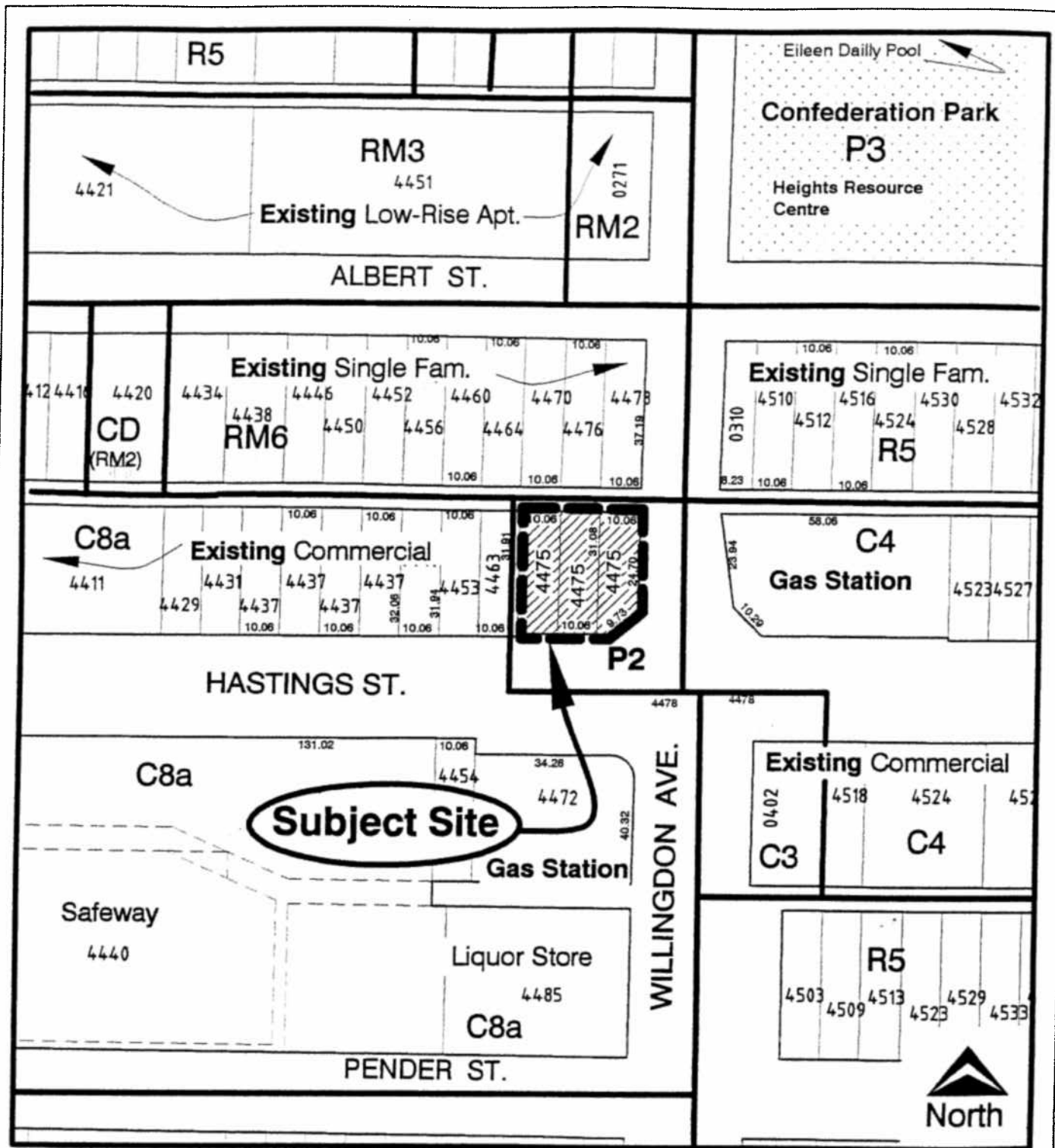
### 4.0 SUMMARY

The Housing Committee has requested a staff report regarding the former Fire Hall No. 5 site at 4475 Hastings Street. The recommended approach is to amend the Hastings Street Area Plan to allow the City to rezone the property to Urban Village Commercial District (Hastings) (C8a) in order to bring the zoning in line with zoning on adjacent properties. Upon finalization of rezoning, the City Solicitor would prepare a report seeking Council approval of a minimum acceptable bid price for the property in preparation for its sale through public tender. The sale and potential redevelopment of the subject site would be a positive contribution to the Hastings Street Area Plan by providing additional commercial and residential activities on this gateway site within the Hastings Street area.

  
J. S. Belhouse  
Director Planning and Building

PSF:gk  
*Attached*

cc: City Manager  
Director Engineering  
Director Finance  
Director Parks, Recreation and Cultural Services  
City Solicitor  
City Clerk



Planning and Building Department

Scale: 1 : 1500

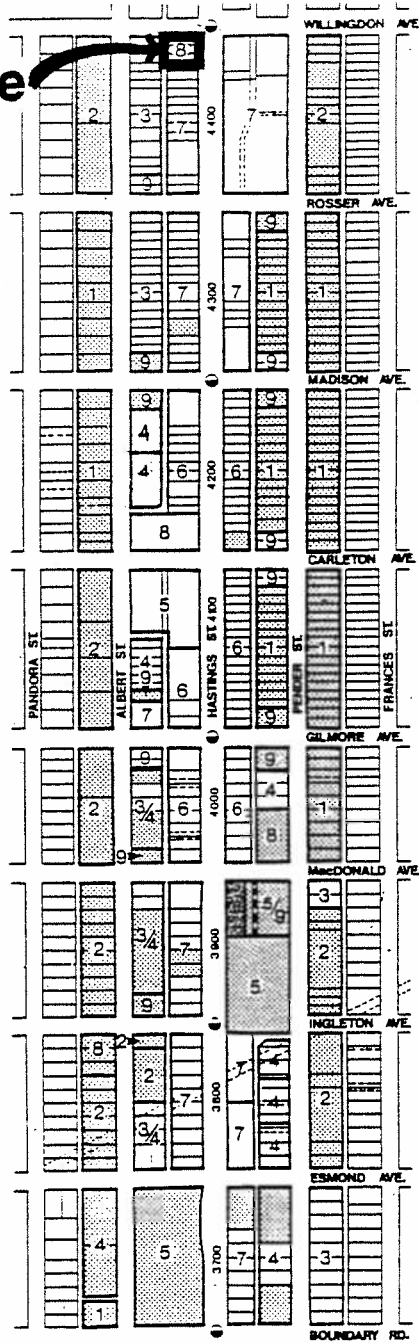
Drawn By: J.P.C.

Date: January 2003

**Proposed C8a Development Site**  
4475 Hastings St.

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

Updated to 1999 August



**Community Plan Three**



**Planning And Building Department**

Scale: N.T.S.

Drawn By: J.P.C.

Date: January 2003

**Proposed C8a Development Site  
4475 Hastings St.**

**Sketch # 2**