



Item.....
Meeting..... 2008 July 21

COUNCIL REPORT

TO: CITY MANAGER 2008 July 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #08-08
Four-Storey Mixed-Use Development
Hastings Street Area Plan**

ADDRESS: 4552 & 4556 Hastings Street (see attached Sketches #1 and #2)

LEGAL: Lots 13 & 14 Except: the north 20 ft., Blk 9, D.L. 122, Group 1, NWD Plan 1308 and Lot 52, D.L. 122, Group 1, NWD Plan 44042

FROM: C7 Drive-In Restaurant District and C4 Service Commercial District¹

TO: CD Comprehensive Development District (based on the RM3 Multiple Family Residential District, C2 Community Commercial District, and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "Mixed Use Commercial & Residential Development" prepared by Chris Dikeakos Architects Inc.)

APPLICANT: Boffo Developments (Alpha) Ltd.
201 – 4695 Hastings Street
Burnaby, B.C. V5C 2K6
(Attention: Brad Marko)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2008 August 26.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2008 July 21 and to a Public Hearing on 2008 August 26 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.

¹ Both properties will be rezoned to the C4a District in connection with Rezoning Reference #08-16.

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- 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 removal of all existing improvements from the site prior to Final Adoption of the Bylaw, 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 consolidation of the net project site into one legal parcel.
- f) The dedication of any rights-of-way deemed requisite.
- g) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- h) The granting of a Section 219 Covenant restricting enclosure of balconies.
- i) The granting of a Section 219 Covenant providing that all disabled parking to remain as common property.
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- k) The submission of a suitable engineered design for an approved on-site sediment control program.
- l) The review of a new detailed Sediment Control System by the Director Engineering.

- m) The submission of a Site Profile and resolution of any arising requirements.
- n) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- o) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons
- p) Compliance with Council-adopted sound criteria.
- q) The undergrounding of existing overhead wiring abutting the site.
- r) The deposit of the applicable Parkland Acquisition Charge.
- s) The deposit of the applicable GVS & DD Sewerage Charge.
- t) The deposit of the applicable School Site Acquisition Charge.
- u) 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 the construction of a four-storey mixed use development.

2.0 BACKGROUND

2.1 The subject site is located within the recently extended Hastings Street Area Plan, which was adopted by Council on 2008 April 07 (see Sketch #2 attached). The overall intent of the Plan extension is to revitalize the Hastings Street corridor east of Willingdon Avenue. The Plan extension, which underwent a public review and consultation process, seeks a dual approach to revitalization: broadening the range of permitted commercial uses

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within the Plan extension area through the creation of the new C4a zoning sub-district; and permitting the option for individual sites to redevelop to four-storey mixed-use forms on a site-by-site basis through rezoning to the CD Comprehensive Development District (based on RM3 Multiple Family District and C2 Community Commercial District guidelines). The bylaw for Rezoning Reference #08-16, the C4a area rezoning of the properties within the Plan extension area, appears elsewhere on this Council agenda for Third Reading and Final Adoption.

The subject site is located within the Plan extension area and is accordingly designated for mixed-use development using the CD Comprehensive Development District, based on RM3 Multiple Family District and C2 Community Commercial District guidelines). The subject site is comprised of three lots at 4552 (two legal lots) and 4556 Hastings Street. 4552 Hastings Street is currently improved with an older one-storey restaurant, while 4556 Hastings Street is improved with a vacant commercial building that was previously occupied by a McDonald's Restaurant.

- 2.2 On 2008 May 26, Council received the report of the Planning & Building Department regarding the rezoning of the subject site and authorized the Department to work with the applicant in preparing a suitable plan of development with the understanding that a further and more detailed report would be submitted at a later date. The applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

3.0 GENERAL COMMENTS

- 3.1 The development proposal is for a four-storey mixed use project. The applicant is proposing grade-level commercial retail units, second storey offices, and two storeys of apartment units above. An urban agricultural garden with individual plots is proposed on the roof deck. Vehicular access is proposed from the lane. The majority of parking is provided underground, with a few convenience commercial under-building spaces at the rear of the development. The applicant is proposing a residential density of 1.1 FAR and a commercial density of 1.22 FAR, for a total of 2.32 FAR, which is in line with maximum permitted densities.

The applicant has given appropriate consideration to the interface with the single-family dwellings on the south side of the lane. The development drawings indicate that the first two storeys of the building are set back 6.1 m (20 ft.) from the south property line. Screening landscaping and a 1.8 m (6 ft.) solid fence are provided adjacent the under-building parking and loading areas. Residential uses on the third and fourth storeys are set back a minimum 9.9 m (32.4 ft.) from the property line, with further recessing in some areas to add interest to the building's appearance. Small balconies are also provided for the second storey offices to enhance the residential feel of the rear of the building.

- 3.2 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to the following:
 - Standard requirements for water main, sanitary sewers and storm sewer;
 - Provision of a new separated sidewalk, stamped concrete paving, street trees, and pedestrian lighting on Hastings Street and Alpha Avenue abutting the site;
 - Pavement widening on Alpha Avenue abutting the site to 12.8 m to accommodate new angled parking, including construction of a new curb on the east side of the street; and
 - Upgrade of the lane abutting the site.

- 3.3 The following road dedications and statutory rights-of-way are required:
 - 1.5 m statutory right-of-way on Hastings Street;
 - 1 m road dedication on Alpha Avenue; and
 - 3 m x 3 m corner truncation dedication at Hastings Street & Alpha Avenue.

- 3.4 Section 219 Covenants are required to restrict the enclosure of balconies and to ensure all disabled parking remains as common property.

- 3.6 Given the site's size, stormwater management best practices, including the provision of one covered car wash stall with sanitary drain, will be acceptable in lieu of a formal stormwater management plan.

- 3.7 Detailed plans for an engineered sediment control system for review by the Director Engineering will be required.

- 3.8 A site profile and the resolution of any resultant conditions will be required.

- 3.9 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken to ensure compliance with Council-adopted sound criteria.

- 3.10 Overhead wiring in the lane abutting the site will need to be replaced underground. If this is not feasible, preducting will be required, with funds on deposit for future undergrounding.

- 3.11 The following Development Cost Charges apply:
 - Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area;
 - School Site Acquisition Charge of \$800.00 per unit; and
 - GVS & DD Sewerage Development Cost Charge of \$590.00 per apartment unit and \$0.443 per sq.ft. of commercial gross floor area.

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4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

- Gross Site Area - 2,572.4 m² (27,690 sq.ft.)
- Required Dedications - 38.7 m² (417 sq.ft.)
- Net Site Area - 2,533.7 m² (27,273 sq.ft.)

4.2 Site Coverage - 74.81%

4.3 Density and Gross Floor Area

- Residential - 1.10 FAR 2,787 m² (30,000.3 sq.ft.)
- Commercial - 1.22 FAR 3,081.5 m² (33,170 sq.ft.)
- Total** - **2.32 FAR 5,868.5 m² (63,264 sq.ft.)**

4.5 Residential Unit Mix

- 4 One BR + den units - 68 m² (733 sq.ft.) / unit
- 4 Two BR - 82.3 to 82.6 m² (886 to 889 sq.ft.) / unit
- 20 Two BR + den units - 89.5 to 100.6 m² (963 to 1,083 sq.ft.) / unit
- 28 units total** - **2,787 m² (30,000.3 sq.ft.)**

4.4 Building Height - 4 storeys

4.6 Vehicle Parking

Total Required		112
- Residential	28 units @ 1.6 spaces per unit <i>Including one carwash stall</i>	45
- Commercial	3,081.5 m ² @ 1 space per 46 m ²	67
Total Provided		118
- Residential		45
- Commercial		73
	- Underground – 59 spaces	
	- Surface – 14 spaces	


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4.6 Bicycle Parking

Total Required		42 spaces
- Residential	28 units @ 1 space per unit	28
- Residential Visitor	28 units @ 0.2 space per unit	6
- Commercial	10% of required vehicle parking	8
Total Provided		42 spaces
- Secured Class 'A' spaces		28 spaces
- Class 'B' visitor racks		14 spaces

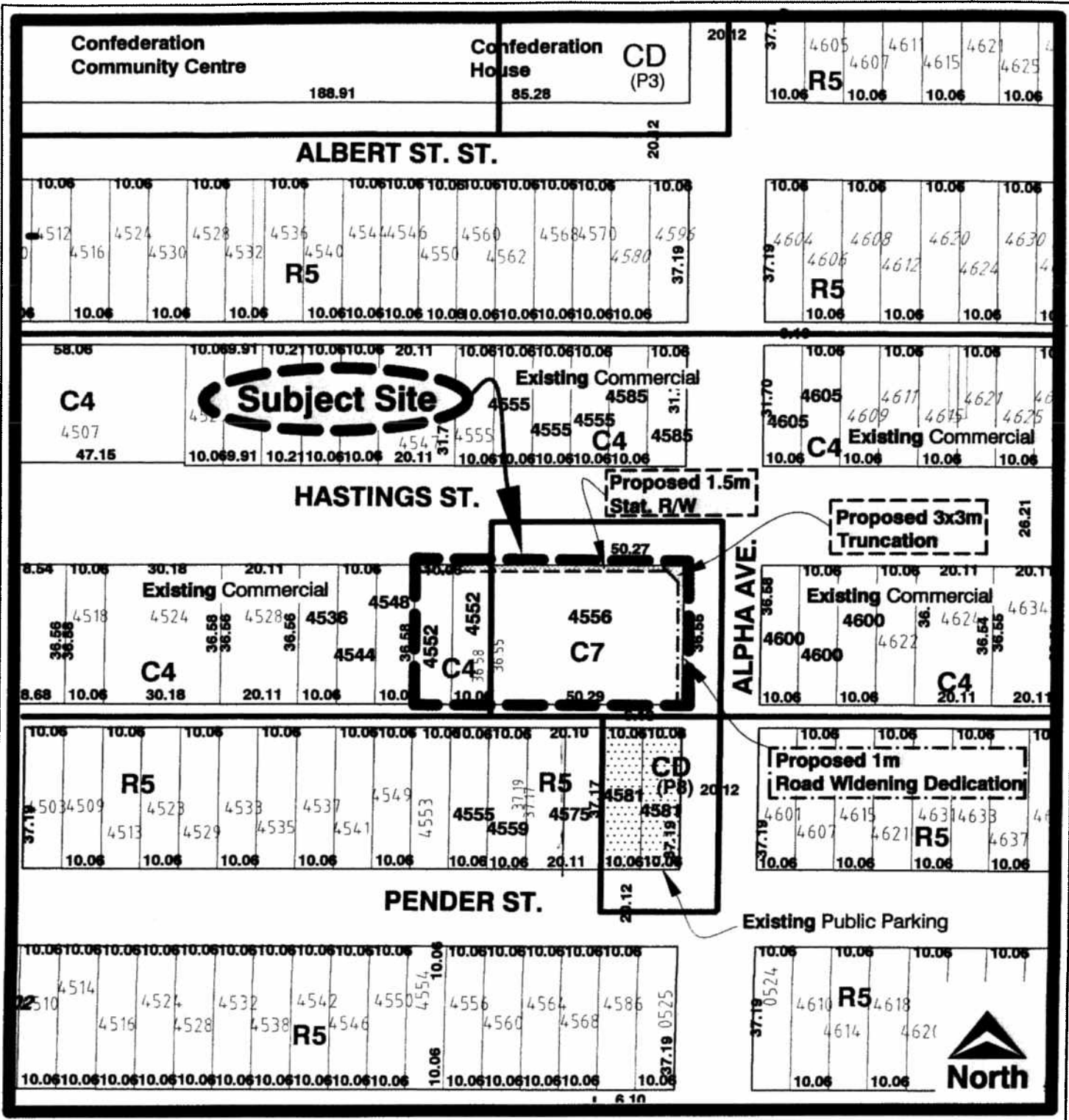
4.7 Communal Facilities

- Common urban agricultural garden with individual plots on the roof deck for residential use.


B. Luksun
Director Planning and Building

KH:
Attach.

cc: City Clerk
Director Engineering
City Solicitor



Planning and Building Department

Scale: 1 = 1500

Drawn By: J.P.C.

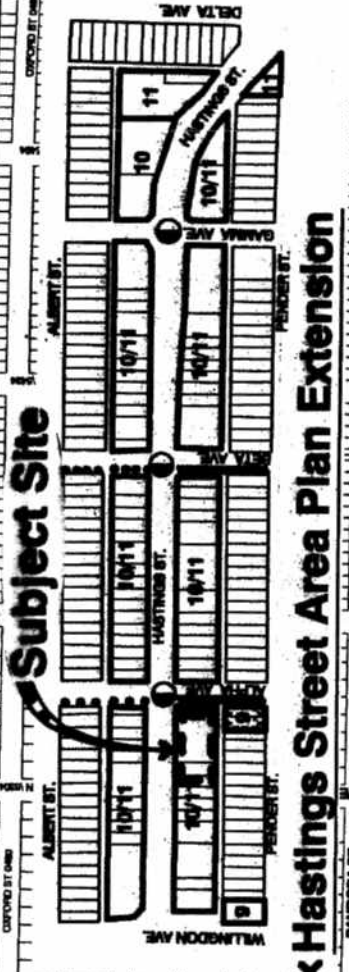
Date: May 2008

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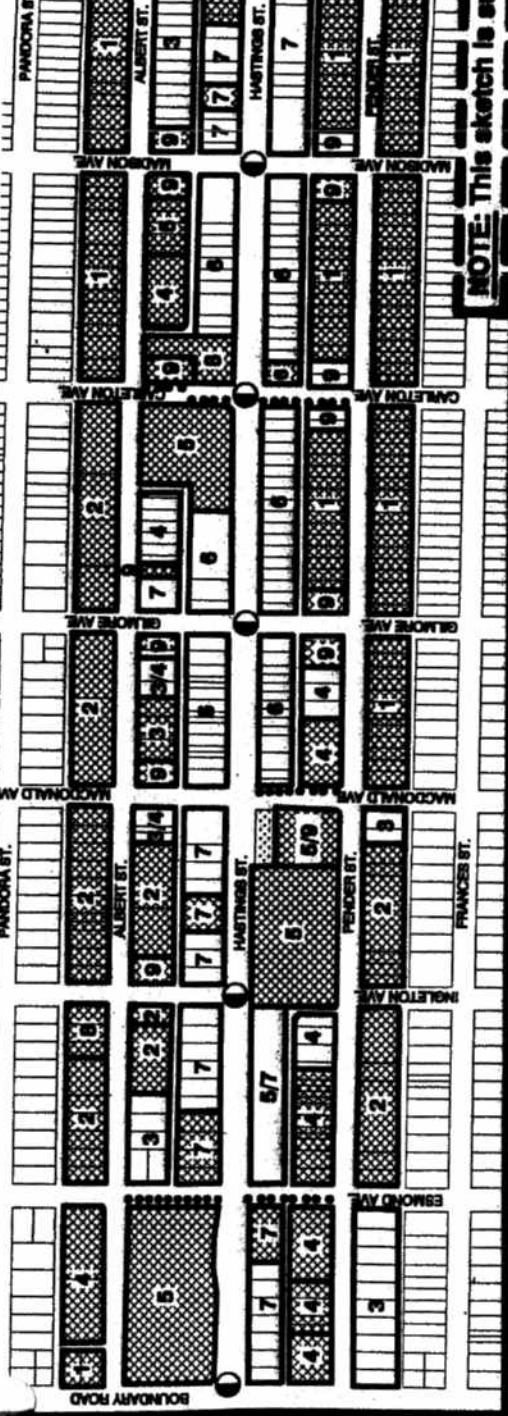
4552,4556 Hastings St.
 (Proposed Commercial / Residential Building)

Sketch # 1

Subject Site



x Hastings Street Area Plan Extension



NOTE: This sketch is subject to updating on a continuous basis.

Hastings Street Area Development Plan (Including Extension)
Land Use Concept

City of Burnaby
 Planning and Building Department

North
 Updated to April 2008

LEGEND:

- 1 → Single and Two Family dwellings (Retained)
- 2 → Low Rise Multi-Family Residential (RM3)
- 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
- 10 → Non-Core Commercial CD (RM3, C2)
- 11 → Commercial Retail (C4a)

- ▲ Park, Public Open Space
- Existing Traffic Signal
- Existing Angled Street Parking
- Future Angled Street Parking
- ▲ Completed or Rezoned in Accordance with Development Guidelines

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4552,4556 Hastings St.
 (Proposed Commercial / Residential Building)