



Item .....
Meeting.....2010 February 15

COUNCIL REPORT

**TO:** CITY MANAGER 2010 February 9

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #46-97**  
**Mixed-Use Development**  
**Apartment Study Area 'B'**

**ADDRESS:** 5698 Hastings Street (see attached Sketches #1 and #2)

**LEGAL:** Lot 64 Except: Part Road on Plan LMP27187, D.L. 127, Group 1, NWD Plan 29087

**FROM:** C2 Community Commercial District

**TO:** CD Comprehensive Development District (based on RM4 Multiple Family Residential District, C2 Community Commercial District and Apartment Study Area "B" as guidelines with a maximum density of 1.798 FAR, and in accordance with the development plan entitled "5698 Hastings Street, Burnaby, B.C." prepared by Matthew Cheng Architect Inc.)

**APPLICANT:** Remax Masters Realty  
200-1455 Bellevue Avenue  
West Vancouver, B.C. V7T 1C3  
(Attention: Thomas Wardell)

**PURPOSE:** To seek Council authorization to forward this application to a Public Hearing on 2010 March 16.

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**RECOMMENDATIONS:**

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 March 01 and to a Public Hearing on 2010 March 16 at 7:00 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.
  - 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

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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 dedication of any rights-of-way deemed requisite.
- e) The granting of any necessary statutory rights-of-way or easements deemed requisite.
- f) The granting of a Section 219 Covenant restricting the enclosure of balconies.
- g) The granting of a Section 219 Covenant providing that all disabled parking to remain as common property.
- h) The granting of a Section 219 Covenant ensuring continued use of the amenity space for non-commercial recreational, social, or meeting space purposes only.
- i) The review of a detailed Sediment Control System by the Director Engineering.
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- k) 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.
- l) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons
- m) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- n) Compliance with Council-adopted sound criteria.
- o) The undergrounding of existing overhead wiring in the abutting rear lane.
- p) The deposit of the applicable Parkland Acquisition Charge.

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- q) The deposit of the applicable GVS & DD Sewerage Charge.
- r) The deposit of the applicable School Site Acquisition Charge.
- s) 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 mixed-use residential/commercial development with underground parking.

### 2.0 **BACKGROUND**

2.1 The subject site is located within the Council-adopted Apartment Study Area 'B' Plan, at the southwest corner of Hastings Street at Holdom Avenue (see ***attached*** Sketches #1 and #2). The site slopes steeply to the south and is currently vacant. The site is zoned to the C2 Community Commercial District and designated by Council for CD(C2, RM4) development. Neighbouring uses include commercial buildings to the west and to the north across Hastings Street, Capitol Hill Elementary School to the northeast, a gas station to the east across Holdom Avenue, and single-family dwellings to the south.

2.2 The subject rezoning has been in progress since 1997. The initial applicant sought rezoning of the site from the C2 District to the CD (C2, RM4) District and proposed densities of 0.708 FAR for the commercial component and 1.151 FAR for the residential component, for a total project density of 1.859 FAR. A suitable plan of development was presented at a Public Hearing on 1998 August 25.

The project was then held in abeyance until April 2003, when the applicant submitted an updated plan and requested a further increase in density, primarily to enhance the economic viability of the development. An increase in residential density to 1.38 FAR was proposed. A decrease in commercial density to 0.52 FAR was also proposed. The total project density amounted to 1.9 FAR. The applicant's proposal was considered and endorsed by the former Housing Committee and by Council, and on 2004 January 27, the revised project was presented to a new Public Hearing.

The property was subsequently sold in 2007, at which time the new owners informed this Department of a desire to update the plans to reflect contemporary market needs. The new applicant has now submitted a plan of development suitable for presentation to a Public Hearing.

**3.0 GENERAL COMMENTS**

3.1 The current development proposal is for a mixed-use development with 18 residential units and five commercial retail units over 1.5 levels of underground parking. The proposed zoning is CD(RM4, C2), and the full range of C2 uses would be permitted. Due to the steeply sloping nature of the property, the proposed development has a four storey appearance from Hastings Street and a six storey appearance from the lane (including exposed parking levels), and is similar in overall height to previous schemes.

There are two key changes between the 2004 scheme and the current plan of development:

- The parkade has been reconfigured from one level to 1.5 levels.
- The commercial retail units, which are on the ground floor level facing Hastings Street, now have a reduced depth and floor area. The rear half of this level now accommodates residential uses and has a residential appearance to the lane.

Commercial FAR is proposed to be 0.298 FAR and residential FAR is proposed to be 1.5 FAR. All balconies for the project are open, consistent with balconies throughout the City. The total project density is 1.798 FAR.

The proposed re-allocation of floor area from commercial to residential use is considered supportable. The overall massing of the proposed building is similar to the previous proposal, including a 45 degree setback for the rear portion of the building for the third storey and above. Further, introduction of residential uses in the rear half of the ground floor results in more appropriately sized commercial units and a rear elevation that has greater interest and architectural appeal. The total project density is less than that proposed under previous schemes. Overall, the revised design meets community planning objectives for the area and is considered supportable.

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:

- Construction of a new separated sidewalk on Hastings Street, including a 1.8 m (6 ft.) colour stamped concrete front boulevard; and

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- Construction of a new abutting sidewalk along Holdom Avenue, including new street lighting.
- 3.3 A 0.4m (1.31 ft.) dedication and a 0.5m (1.64 ft.) statutory right-of-way are required along Hastings Street to allow for a separated sidewalk and improved boulevard provisions.
- 3.4 Any necessary statutory rights-of-way, easements, and covenants for the site are to be provided, including, but not necessarily limited to the following:
- Section 219 Covenant restricting enclosure of balconies.
  - Section 219 Covenant providing that all disabled parking is to remain as common property.
  - Section 219 Covenant ensuring continued use of the amenity space for non-commercial recreational, social, or meeting space purposes only.
- 3.5 The Engineering Environmental Services Division will need to review a submission of a detailed plan of an engineered Sediment Control System prior to Final Adoption. The proposed Sediment Control System will then be the basis after Final Adoption for the necessary Preliminary Plan Approval and Building Permit.
- 3.6 The Engineering Environmental Services Division has advised that documentation has been forwarded to the Ministry of Environment supporting an exemption to submit a site profile.
- 3.7 One car wash stall and an appropriately screened garbage handling and recycling holding area will be provided on site.
- 3.8 In view of traffic on the Hastings Street corridor, a noise study will be undertaken to ensure compliance with the Council-adopted sound criteria.
- 3.9 Undergrounding of existing overhead wiring along the rear lane is required. If undergrounding is not feasible, preducting will be required.
- 3.10 The following Development Cost Charges are applicable:
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross residential floor area;
  - School Site Acquisition Charge of \$800.00 per residential unit; and
  - GVS&DD Sewerage Development Cost Charge of \$1,082 per residential unit and \$0.811 per sq.ft. for commercial floor area.

**4.0 DEVELOPMENT PROPOSAL**

**4.1 Site Area** (Subject to detailed survey)

Gross Site:	1,086.6 m <sup>2</sup> (11,696.09 sq.ft.)
Dedications:	12 m <sup>2</sup> (129.17 sq.ft.)
Net Site:	1,074.6 m <sup>2</sup> (11,567.3 sq.ft.)

**4.2 Site Coverage** 56.8 %

**4.3 Density** – Permitted & Provided:

FAR:	
Residential:	1.500 FAR
<u>Commercial:</u>	<u>0.298 FAR</u>
Total	1.798 FAR

Gross Floor Area:	
Residential:	1,612 m <sup>2</sup> (17,351.95 sq.ft.)
<u>Commercial:</u>	<u>320 m<sup>2</sup> (3,447.19 sq.ft.)</u>
Total	1,932 m <sup>2</sup> (20,799.14 sq.ft.)

**4.4 Height** 4 storeys (from Hastings Street)

**4.5 Unit Mix**

7 One bedroom units	56.8 m <sup>2</sup> to 60.9 m <sup>2</sup> (610.98 sq.ft. to 656.01 sq.ft.)
<u>11 Two bedroom units</u>	<u>72.8 m<sup>2</sup> to 84.4 m<sup>2</sup> (783.42 sq.ft. to 908.52 sq.ft.)</u>
18 units total	

**4.6 Vehicle Parking** – Required & Provided

Residential – 18 units @ 1.6 spaces / unit:	29 spaces (including 5 visitor spaces)
Car wash space:	1 additional space
Commercial – 320 m <sup>2</sup> @ 1 space / 46 m <sup>2</sup> :	7 spaces

**4.7 Loading** – Required & Provided: 1 space

**4.8 Bicycle Parking**

Secure residential:	
- Required – 1 space per unit	18 spaces
- Provided	22 spaces

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Visitor:

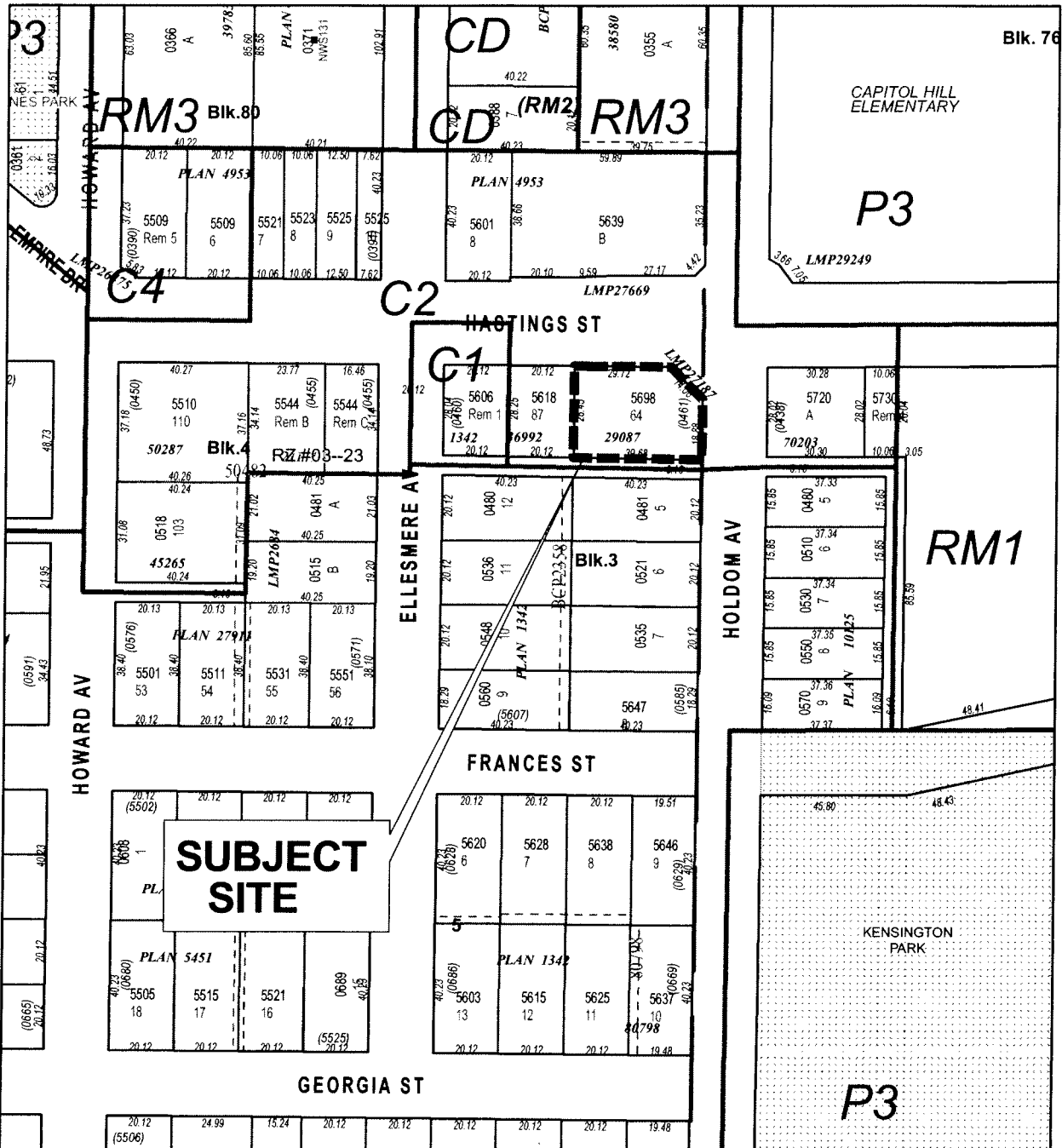
- Residential required – 0.2 spaces per unit 4 spaces
- Commercial required – 10% of required parking 1 space
- Total Provided 9 spaces in racks





B. Luksun  
Director Planning and Building

KH:gk  
Attach

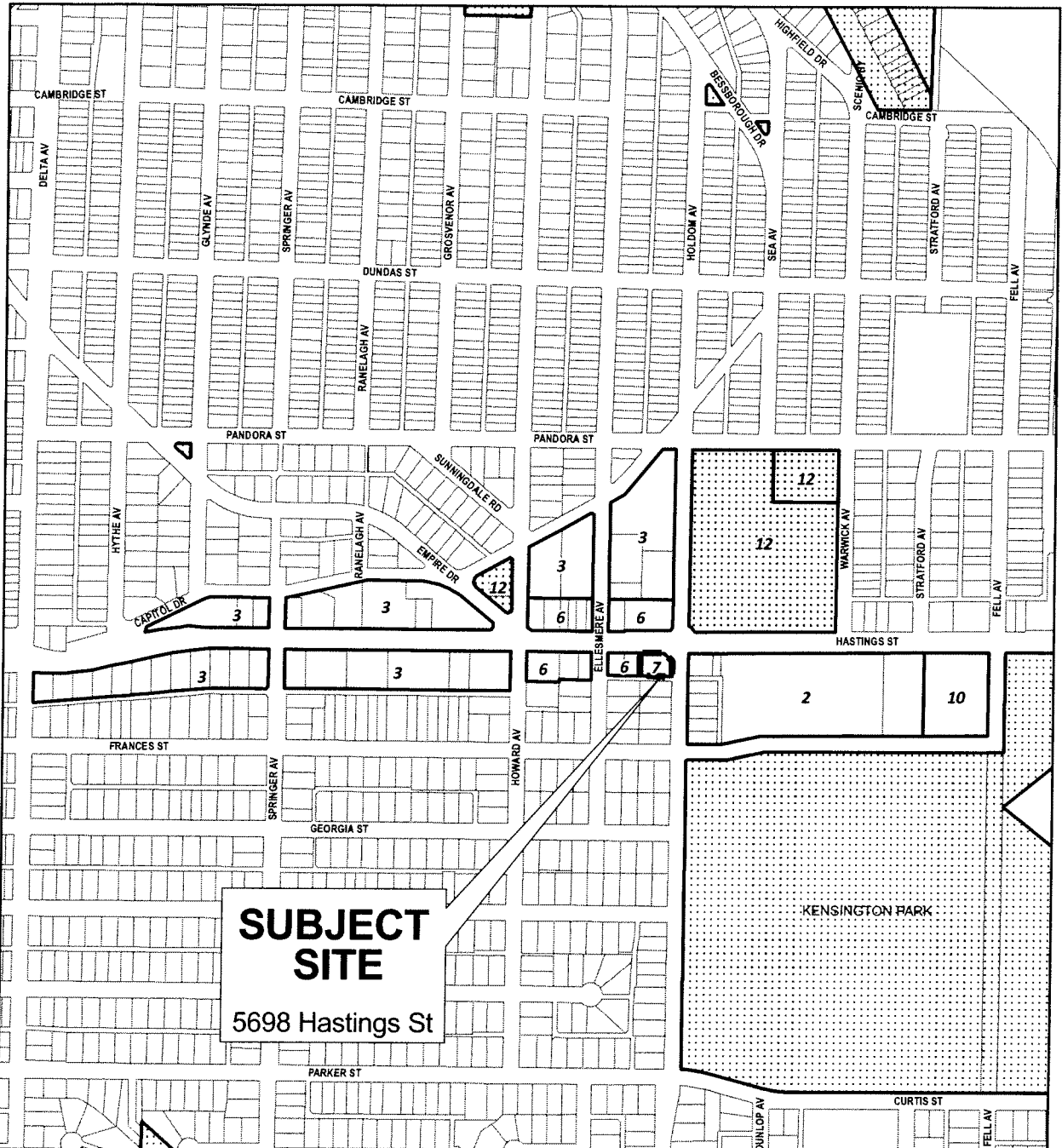
cc: City Clerk  
City Solicitor  
Director Engineering



		PLANNING & BUILDING DEPARTMENT		
DATE: FEB 08 2010		REZONING REFERENCE #46-97		
SCALE: 1:2,000		5698 HASTINGS ST		
DRAWN BY: DJ				

Sketch #1





Area B Community Plan



PLANNING & BUILDING DEPARTMENT

- 2 > LOW DENSITY MULTIPLE FAMILY RESIDENTIAL
- 3 > MEDIUM DENSITY MULTIPLE FAMILY RESIDENTIAL
- 6 > MIXED-USE CD(C2, RM3)
- 7 > MIXED-USE CD(C2, RM4)
- 10 > INSTITUTIONAL
- 12 > PARK AND PUBLIC USE/PUBLIC SCHOOL

