



Item
Meeting2010 November 22

COUNCIL REPORT

TO: CITY MANAGER 2010 November 16

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #10-15
Four Storey Mixed-Use Development
Hastings Street Area Plan**

ADDRESS: 4702 Hastings Street (See *attached* Sketches #1 and #2)

LEGAL: Lot 77, D.L. 122, Group 1, NWD Plan 58639

FROM: C4a Service Commercial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and C2 Community Commercial District, Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Altezza Development, 4702 Hastings St., Burnaby, B.C." prepared by i3 design).

APPLICANT: Altezza Development Ltd.
2410 Charles Street
Vancouver, BC V5K 2Z9
Attention: Peter Censorio

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2010 December 14.

RECOMMENDATIONS:

- 1 **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2010 November 22 and to a Public Hearing on 2010 December 14 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 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 dedication of any rights-of-way deemed requisite.
- f) The granting of any necessary statutory rights-of-way, easements and /or covenants.
- g) The granting of a Section 219 Covenant restricting enclosure of balconies.
- h) The granting of a Section 219 Covenant providing that all disabled parking to remain as common property.
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- j) The review of a detailed Sediment Control System by the Director Engineering.
- 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) Compliance with Council-adopted sound criteria.
- n) The undergrounding of existing overhead wiring abutting the site.

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- o) The deposit of the applicable Parkland Acquisition Charge.
- p) The deposit of the applicable GVS & DD Sewerage Charge.
- q) The deposit of the applicable School Site Acquisition Charge.
- r) 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.

REPORT

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. On 2008 April 07, Council adopted an extension to the Hastings Street Area Plan to include the Hastings Street frontage extending from Willingdon Avenue east to Delta Avenue (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, provides for a dual approach to revitalization: permitting a range of commercial uses within the newly created C4a zoning sub-district in the Plan extension area; 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 as guidelines).

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 currently improved with a one-storey commercial building.

2.2 On 2010 July 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

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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 a four-storey mixed-use building with grade-level retail units and residential uses on the upper three floors. Vehicular access is proposed from the lane. The majority of parking spaces will be provided underground, with four commercial spaces provided at grade at the rear of the building. The applicant is providing a cash-in-lieu contribution towards four commercial parking spaces, in accordance with Section 800.4(34) of the Zoning Bylaw. The proposed residential density is 1.1 FAR and the proposed commercial density is 0.41 FAR, for a total of 1.51 FAR, which is in line with maximum permitted densities. Eighteen residential units and 582 m² (6,270 sq.ft.) of commercial retail space are proposed.

The development has taken into consideration the interface with the single-family dwellings on the south side of the lane. Grade level commercial uses are set back 6.7 m (22 ft.) from the south property line. Residential uses on the second and third storeys are set back a minimum 13.4 m (44 ft.) from the property line, with further recessing in some areas to add interest to the building's appearance. The fourth storey penthouse is set back over 17 m (56 ft.). Portions of the rear driveway access and service areas will be treated with decorative paving and landscaping will be provided in appropriate areas along the lane edge.

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 sewers;
- Provision of new separated sidewalks on Hastings Street and Beta Avenue abutting the site, including new curbs, wheelchair ramps, boulevards, and street trees; and
- Provision of new angled street parking on the west side of Beta Avenue.

3.3 The following road dedications and statutory rights-of-way are required:

- 1.2 m statutory right-of-way on Hastings Street for sidewalk and boulevard improvements;
- 0.91 m road dedication on Beta Avenue; and
- 3 m x 3 m corner truncation dedication at Hastings Street & Beta Avenue.

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

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- 3.5 Given the anticipated extent of excavation for the proposed development, a tree survey will not be required.
- 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 The Director Engineering has confirmed that a submission of a site profile is not 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 is 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.

4.0 DEVELOPMENT PROPOSAL

4.1 Site Area (subject to detailed survey)

Gross Site Area	-	1,470 m ² (15,824 sq.ft.)
Required Dedications	-	37 m ² (400 sq.ft.)
Net Site Area	-	1,433 m ² (15,424 sq.ft.)

4.2 Site Coverage - 72% %

4.3 Density and Gross Floor Area

Residential	-	1.1 FAR	1,576 m ² (16,966 sq.ft.)
<u>Commercial</u>	-	<u>0.41 FAR</u>	<u>582 m² (6,270 sq.ft.)</u>
Total	-	1.51 FAR	2,158 m² (23,236 sq.ft.)

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4.5 Residential Unit Mix

- 1 Studio - 52 m² (555 sq.ft.) per unit
- 7 One BR units - 58 to 62 m² (622 to 670 sq.ft.) per unit
- 10 Two BR units - 78.5 to 103 m² (845 to 1,113 sq.ft.) per unit
- 18 units total**

4.6 Building Height - 4 storeys, 15.8 m (52 ft.)

4.7 Vehicle Parking – Total Required & Provided - **42 spaces**

- Residential: 18 units @ 1.6 spaces per unit - 29 spaces (including 5 visitor spaces), plus one car wash space
- Commercial: 582 m² @ 1 space spaces per 46 m² - 13 spaces (9 on site spaces, plus 4 purchased off-site spaces)

4.8 Bicycle Parking – Total Required & Provided - **25 spaces**

- Secure residential: 18 units @ 1 space per unit - 18 spaces
- Residential visitor: 18 units @ 0.25 space per unit - 5 spaces
- Commercial: 10 % of required vehicle parking - 2 spaces

4.9 Loading – Total Required & Provided - **1 space**


B. Luksun, Director
PLANNING AND BUILDING

KH:
Attachments

cc: City Clerk
Director Engineering
City Solicitor



**Hastings Street Area
Development Plan**



PLANNING & BUILDING DEPARTMENT

- 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) (CB)
- 7 > NON-CORE COMMERCIAL (4 STOREY MIXED USE) (CBA)
- 8 > INSTITUTIONAL
- 9 > PARKING
- 10 > NON-CORE COMMERCIAL CD (RM3, C2)
- 11 > COMMERCIAL RETAIL (C4A)