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| Item |
| Meeting 2017 May 29 |

COUNCIL REPORT

TO: CITY MANAGER 2017 May 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #08-14
MIXED-USE COMMERCIAL/RESIDENTIAL
Hastings Street Area Plan

ADDRESS: 4437 Hastings Street (see *attached* Sketches #1 and #2)

LEGAL: Lots 24 – 28, Blk 5, D.L. 121, Group 1, NWD Plan 1054

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8a Urban Village Commercial District (Hastings) and Hastings Street Area Plan as guidelines and in accordance with the development plan entitled "Sienna" prepared by Suva Architecture)

APPLICANT: I4 Property Holdings Inc.
420-1112 West Pender Street
Vancouver, BC V6E 2S1
(Attention: Myron Calof)

PURPOSE: To seek Council authorization to forward this application to a Public Hearing on 2017 June 27.

RECOMMENDATIONS:

1. **THAT** a Rezoning Bylaw be prepared and advanced to First Reading on 2017 June 12, and to a Public Hearing on 2017 June 27 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.

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- 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 granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:
 - restricting the enclosure of balconies;
 - ensuring compliance with the approved acoustical study
 - providing that all residential disabled parking to remain as common property.
- e) The dedication of any rights-of-way deemed requisite.
- f) The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering within the residential portions of the development and a commitment to implement the recycling provisions.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- k) The deposit of the applicable Parkland Acquisition Charge.
- i) The deposit of the applicable School Site Acquisition Charge.
- j) The provision of facilities for cyclists in accordance with this report.
- k) The undergrounding of existing overhead wiring adjacent to the site.
- l) Compliance with the Council-adopted sound criteria.
- m) The review of a detailed Sediment Control System by the Director Engineering.
- n) The submission of a Site Profile and resolution of any arising requirements.
- o) Compliance with the guidelines for underground parking for visitors.
- p) 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

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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 a five-storey mixed-use development.

2.0 BACKGROUND

- 2.1 On 2009 January 12, Council granted Second Reading to the rezoning amendment bylaw for the subject site. The property has recently transacted to a new owner, who is proposing revisions to the plan of development that was presented at Public Hearing. The proposed changes to the suitable plan of development are considered supportable but require the application to be advanced to a new Public Hearing.
- 2.2 The subject site is comprised of a single lot fronting Hastings Street which is currently vacant. The subject site is located within the Hastings Street Area Plan, and is zoned C8a Urban Village Commercial District (Hastings) which generally permits mixed-use commercial and residential development in a four to five storey form, and a maximum Floor Area Ratio (FAR) of 3.0.
- 2.3 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 five-storey mixed-use residential/commercial development. The proposed form of development involves one level of retail/commercial, oriented towards Hastings Street, which includes a residential mezzanine facing the rear lane, and three storeys of residential above. Though the building height is five storeys by virtue of the residential mezzanine within the first storey commercial component, the height of the proposed development is within the 16.0 m (52.5 ft.) dimensional height limit of the C8a District, with the exception of the required access to the proposed rooftop amenity area. Vehicular access is provided from the rear lane and all required on-site parking is proposed to be located underground, with some excess parking at surface.
- 3.2 The proposed building projects into the upper storey 45 degree incline plane setback requirement of the Zoning Bylaw. Rather than terracing the upper storeys, the applicant proposes standardized setbacks for all three upper residential floors which front Hastings Street. Based on adopted Council policy, this setback may be adjusted subject to CD

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Comprehensive Development rezoning. The proposed projection is considered supportable through CD zoning as it also contributes to a stronger street wall and a more urban Hastings Street interface. The design provides for a high quality stone clad design with balconies on all residential floors. Finally, it is noted that the projection will not generate any shadows on the public realm, given its location on the north side of Hastings Street.

- 3.3 The developer is providing eight (8) adaptable units (20% of the total number of single-level residential units), in line with the Council-adopted adaptable housing policy. A 1.85 m² (20 sq.ft.) floor area exemption is available under the Burnaby Zoning Bylaw for every adaptable housing unit provided. A total floor area exemption of 14.80 m² (159 sq.ft.) is provided for under this application. A handicapped parking stall is located within the underground residential parking area. The residential handicapped parking stall will be protected by a Section 219 Covenant as Common Property to be administered by the strata corporation
- 3.4 The Director Engineering will be requested to prepare an estimate for all services necessary to serve this site. Servicing requirements will include, but not necessarily be limited to the following:
 - standard requirements for water main, sanitary sewers, and storm sewers;
 - provision of a new separated sidewalk on Hastings Street, abutting the site, including boulevard treatment, street lighting and street trees; and,
 - provision of new pedestrian lighting in the lane abutting the site.
- 3.5 A tapering dedication, in the amount of 0.25 m (0.82 ft.) at the west property line to 0.70 m (2.3 ft.) at the east property line, as well as an additional 1.5 m (4.9 ft.) wide statutory right-of-way is required on Hastings Street for separated sidewalk and boulevard improvements.
- 3.7 An approximate 1.8 m statutory right-of-way (walkway) through the development site is required for north/south pedestrian access. As per the C8 District, the area above the pedestrian breezeway is exempt from gross floor area. A total floor area exemption of 158.40 m² (1,705 sq.ft.) is provided for under this application.
- 3.8 Section 219 Covenants are required to restrict the enclosure of balconies, to ensure all disabled parking spaces remain as common property, and to ensure compliance with the accepted acoustical study.
- 3.9 Given the size of the site, being less than one acre, best management practices (BMPs) are acceptable in lieu of a formal stormwater management plan. A detailed list of the BMPs with their stormwater control, treatment, maintenance and performance must be

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approved by the Environmental Services Division, and the document will be required to be registered under a Section 219 Covenant to ensure continued maintenance.

- 3.10 Detailed plans for an engineered Sediment Control System for review by the Director Engineering will be required.
- 3.11 A Site Profile and resolution of any arising requirements will be required.
- 3.12 As the site is influenced by traffic noise from Hastings Street, an acoustical report will need to be undertaken, and a Section 219 Covenant required, ensuring compliance with Council-adopted sound criteria.
- 3.13 Undergrounding of overhead wiring in the lane, abutting the site, will be required. If undergrounding is determined to be unfeasible, preducting and a cash deposit for future undergrounding will be required.
- 3.14 The submission of a comprehensive sign plan detailing sign numbers, locations, sizes, and attachment details will be required.
- 3.15 The following Development Cost Charges apply:
- Parkland Acquisition Charge of \$3.84 per sq.ft. of gross floor area for residential units;
 - School Site Acquisition Charge of \$700.00 per residential 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 Gross Site Area - 1,623.9 m² (17,480 sq.ft.)
 Dedications - 24.0 m² (258 sq.ft.)
 Net Site Area - 1,600.0 m² (17,222 sq.ft.)
- 4.2 Density:
- | | | | | |
|------------------------------|---|----------|------------------------|-----------------|
| Commercial | - | 0.49 FAR | 786.2 m ² | (8,463 sq.ft.) |
| Residential | - | 2.57 FAR | 4,114.7 m ² | (44,290 sq.ft.) |
| Accessible Unit Exemption | - | | 14.80 m ² | (159 sq.ft.) |
| Area Above Walkway Exemption | - | | 158.40 m ² | 1,705 sq.ft.) |
| Total | - | 2.95 FAR | 4,727.7 m ² | (50,889 sq.ft.) |
- 4.3 Site Coverage - 68%
- 4.4 Height: - 5 Storeys
- 4.5 Residential Unit Mix:

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| 10 – One bedroom units | - 56.0 - 90.1 m ² (603- 970 sq.ft.) per unit |
| 20 – Two bedroom units | - 70.1 m ² to 112.9 m ² (755-1,215 sq.ft.) per unit |
| 6 – Adaptable One Bedroom Units | - 65.5 m ² (705 sq.ft.) per unit |
| <u>2 – Adaptable Two Bedroom Units</u> | - 85.5 m ² (920 sq.ft.) per unit |
| 38 units total | |

4.6 Parking:

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| Total Required | - 59 spaces |
| - Commercial @ 1 per 495.16 sq.ft. | - 17 (including 1 accessible stalls) |
| - Residential @ 1 per unit | - 38 spaces |
| Total Provided | - 74 spaces |
| - Commercial | - 21 (including 1 accessible stall) |
| - Residential | - 53 spaces |

4.7 Bicycle Parking

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| Total Required and Provided | - 3 spaces |
| Residential @ 1 per unit | - 38 spaces |
| Commercial | - 3 spaces |
| Visitor | - 10 spaces |

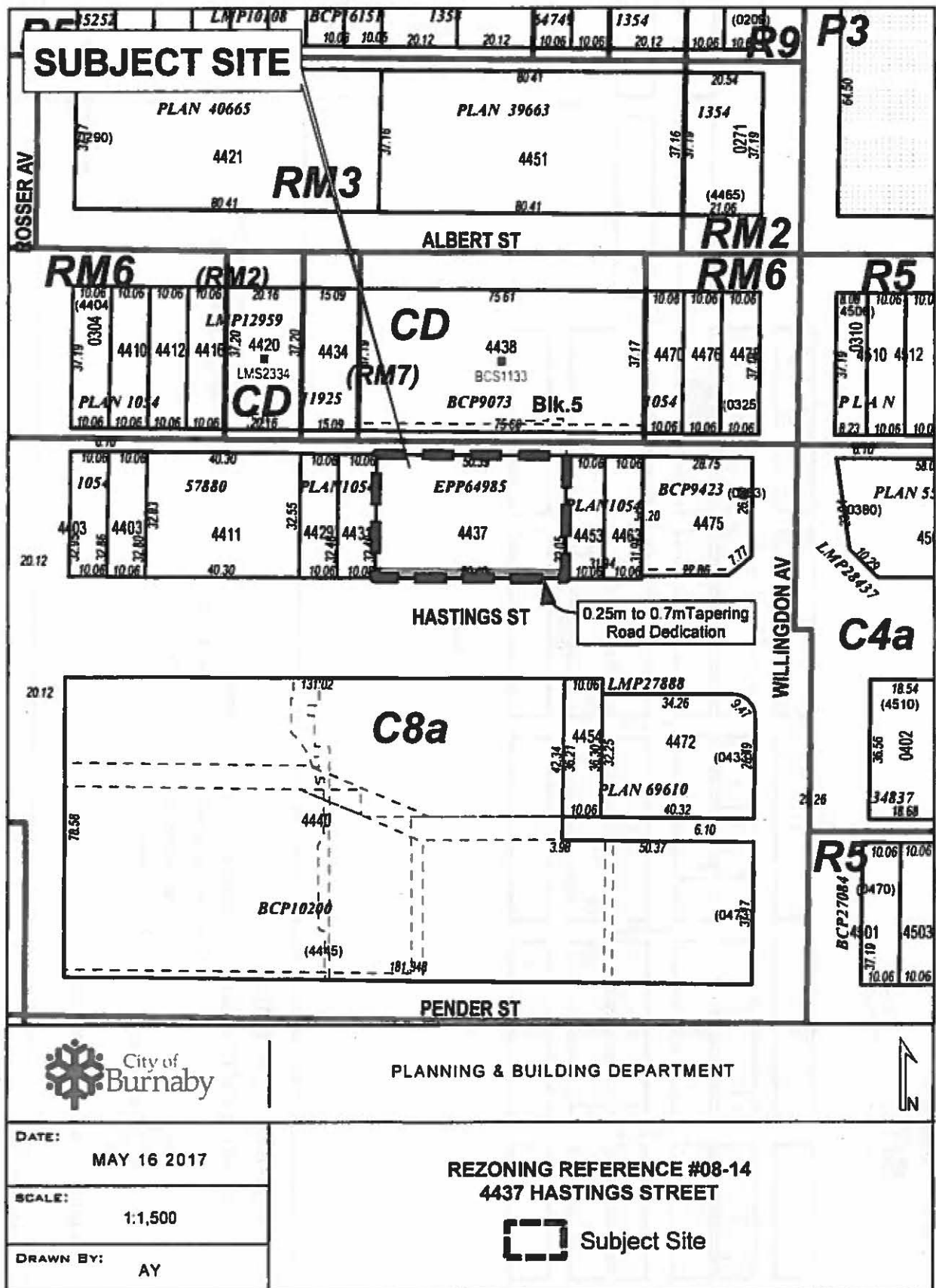
4.8 Loading: – Total Required & Provided **1 space**

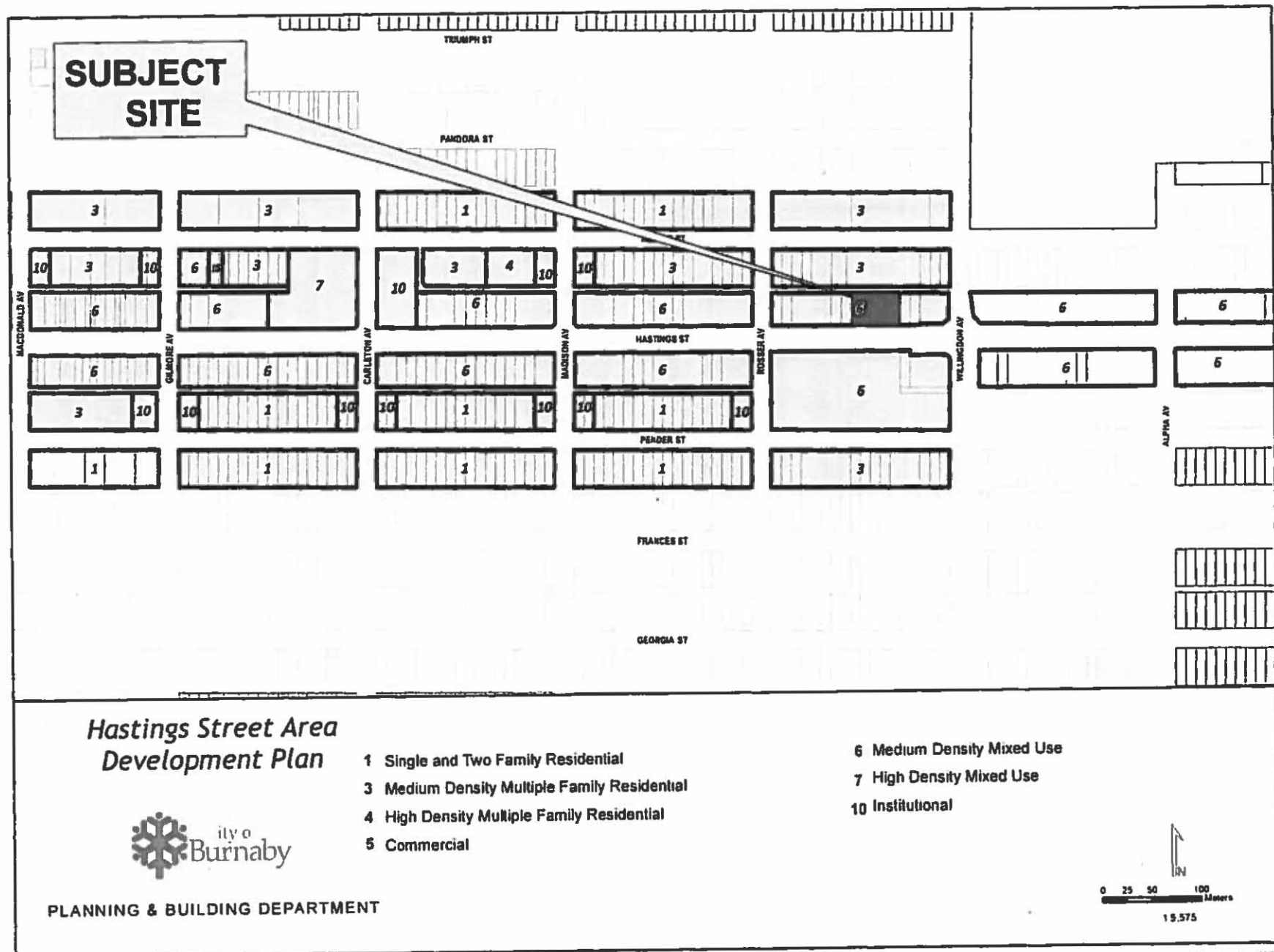

 Lou Pelletier, Director
 PLANNING AND BUILDING

DR:spf
Attachments

cc: Director Engineering
 City Solicitor
 City Clerk

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