

CITY OF BURNABY

PLANNING AND BUILDING REZONING REFERENCE #19-03 2019 APRIL 24

ITEM #03

1.0 GENERAL INFORMATION

1.1 **Applicant:** Dys Architecture
#260-1770 Burrard Street
Vancouver, BC V6J 3G7
Attn: Dane Jansen

1.2 **Subject:** Application for the rezoning of:
Lot 58 District Lot 116 Group 1 New Westminster District Plan
63799

From: CD Comprehensive Development District (based on C8 Urban Village Commercial (Hastings) District)

To: Amended CD Comprehensive Development District (based on C8r Urban Village Commercial (Hastings) District)

1.3 **Address:** 3802 Hastings Street

1.4 **Location:** The subject site is located at the southeast corner of Hastings Street and Esmond Avenue (Sketches #1 and #2 *attached*).

1.5 **Size:** The site is rectangular in shape with a width of 31.11 m (102.1 ft.) a depth of 152.50 m (500.3 ft.) and a total area of 4,743.96 m² (51,063.6 sq.ft.)

1.6 **Services:** The Director Engineering will be requested to provide all relevant servicing information.

1.7 **Rezoning Purpose:** The purpose of the proposed rezoning bylaw amendment is to permit a mixed-use affordable housing development, with ancillary child care and adult day care uses and commercial uses at grade.

2.0 POLICY FRAMEWORK

The proposed rezoning application aligns with the following goals and sub-goals of the Corporate Strategic Plan:

- **A Connected Community**
 - Social Connection – Enhance social connections throughout Burnaby

- Partnership – Work collaboratively with businesses, educational institutions, association, other communities and governments
- **A Dynamic Community**
 - Economic Opportunity – Foster an environment that attracts new and supports existing jobs, businesses and industries
 - Community Development – Manage change by balancing economic development with environmental protection and maintaining a sense of belonging
- **An Inclusive Community**
 - Serve a diverse community – Ensure City services fully meet the needs of our dynamic community
 - Create a sense of community – Provide opportunities that encourage and welcome all community members and create a sense of belonging

3.0 NEIGHBOURHOOD CHARACTERISTICS

The subject site consists of a single vacant City-owned property located at the southeast corner of Hastings Street and Esmond Avenue. The subject site is heavily sloping and is encumbered with an easement for CN Railway Thornton Tunnel which bisects the site.

To the south of the site is a townhouse development, an older apartment building and a City-owned community garden. To the west, across Esmond Avenue, is a mixed-use residential/commercial development. To the north, across Hastings Street, is a mixed-use residential/commercial development and older commercial buildings. To the east is a mixed-use residential/commercial development.

4.0 BACKGROUND INFORMATION

- 4.1 On 2015 November 23, Council amended the Community Benefit Bonus policy to include a new City Land Program for non-market housing projects. The Community Benefit Affordable Housing Reserve allocates density bonus funds for affordable housing projects. The program allows designated City lands to be leased at nominal cost to providers of non-market affordable housing, including non-profit and/or co-operative housing associations, and senior levels of government.
- 4.2 On 2016 March 29, Council identified two sites, including the subject site, as appropriate for non-market housing, and authorized staff to initiate a Request for Expressions of Interest (RFEOI) for their development.
- 4.3 On 2017 March 01, Council approved the preliminary selection and further review of the proposal submitted by S.U.C.C.E.S.S. Affordable Housing Society (S.U.C.C.E.S.S.) for the provision of non-market housing for the subject City-owned site. Since this time, S.U.C.C.E.S.S. has been successful in obtaining funding for the construction of the project from BC Housing, and has been working with City staff to prepare a suitable

plan of development for the provision of non-market housing. S.U.C.C.E.S.S. has now submitted a rezoning application for consideration.

The property is located in the Hastings Street Plan area, and is designated for medium-density mixed-use development utilizing the C8 Urban Village Commercial (Hastings) District as a guideline.

- 4.4 The subject rezoning application proposes the use of the recently adopted 'r' subcategory of the C8 District for rental housing. As such, the proposed multiple-family residential uses would be restricted to rental dwellings, and would not be permitted to be stratified. Further details on the overall residential use and rental affordability levels will be provided in a future report to Council.

5.0 GENERAL INFORMATION

- 5.1 The applicant is requesting rezoning to the CD Comprehensive Development District (utilizing the C8r Urban Village Commercial (Hastings) District and the Hastings Street Area Plan as guidelines) to permit the construction of a four-storey commercial / residential mixed-use project, to a maximum Floor Area Ratio (FAR) of 3.0, with provision of underground parking. Vehicular access to the site will be from the rear lane.
- 5.2 As mentioned above, the property is City-owned. In order to support the intended affordable housing development, a ground lease is to be provided. The ground lease, application fees, and servicing costs may be offset by a grant from the Community Benefit Bonus Housing Fund, subject to Council approval, as part of a future report. The terms and conditions of the lease of this City-owned property will also be provided to Council in a future report. To further protect the affordability of the units and the conditions of tenancy, a housing agreement and/or Section 219 Covenant may be required. These will reflect the investment being made in the project by BC Housing and the City.
- 5.3 The Director Engineering will be requested to provide an estimate for all services necessary to serve this site. Servicing requirements will include but not necessarily be limited to:
- the construction of Hastings Street to its final standards including sidewalks, concrete boulevards, street trees, and lighting as necessary;
 - the construction of Esmond Avenue to its final standards including sidewalks, concrete boulevards, street trees, and lighting as necessary;
 - the undergrounding of overhead wiring on Esmond Avenue; and,
 - pedestrian lighting in the rear lane.
- 5.4 The provision of any required road dedications and statutory rights-of-way for road widening purposes will be determined by way of detailed road geometrics to be outlined in a future report to Council.

- 5.5 Required Section 219 Covenants will include, but are not limited to:
- restricting the enclosure of balconies; and,
 - ensuring all disabled parking remains as common property.
- 5.6 The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation is required.
- 5.7 A tree survey and arborist report of the site will be required to determine whether any existing trees are suitable for retention. If trees measuring 20 cm (8 in.) in diameter are required to be removed due to the site's development, then a tree removal permit will be required.
- 5.8 The submission of a detailed plan of an engineered Sediment Control System will be required.
- 5.9 The provision of a covered car wash stall and adequately sized and appropriately located garbage handling and recycling material holding space will be required. A detailed plan of the facilities will need to be submitted to the Engineering Environmental Services Division for review approval.
- 5.10 The submission of a Comprehensive Sign Plan will be required.
- 5.11 As this site is influenced by traffic on Hastings Street, an acoustical study will be required to ensure compliance with Council-adopted criteria.
- 5.12 Applicable Development Cost Charges include:
a) Parkland Acquisition Charge
b) GVS & DD Sewerage Charge
c) School Site Acquisition Charge
- 5.13 The proposed prerequisite conditions to the rezoning will be included in a future report.

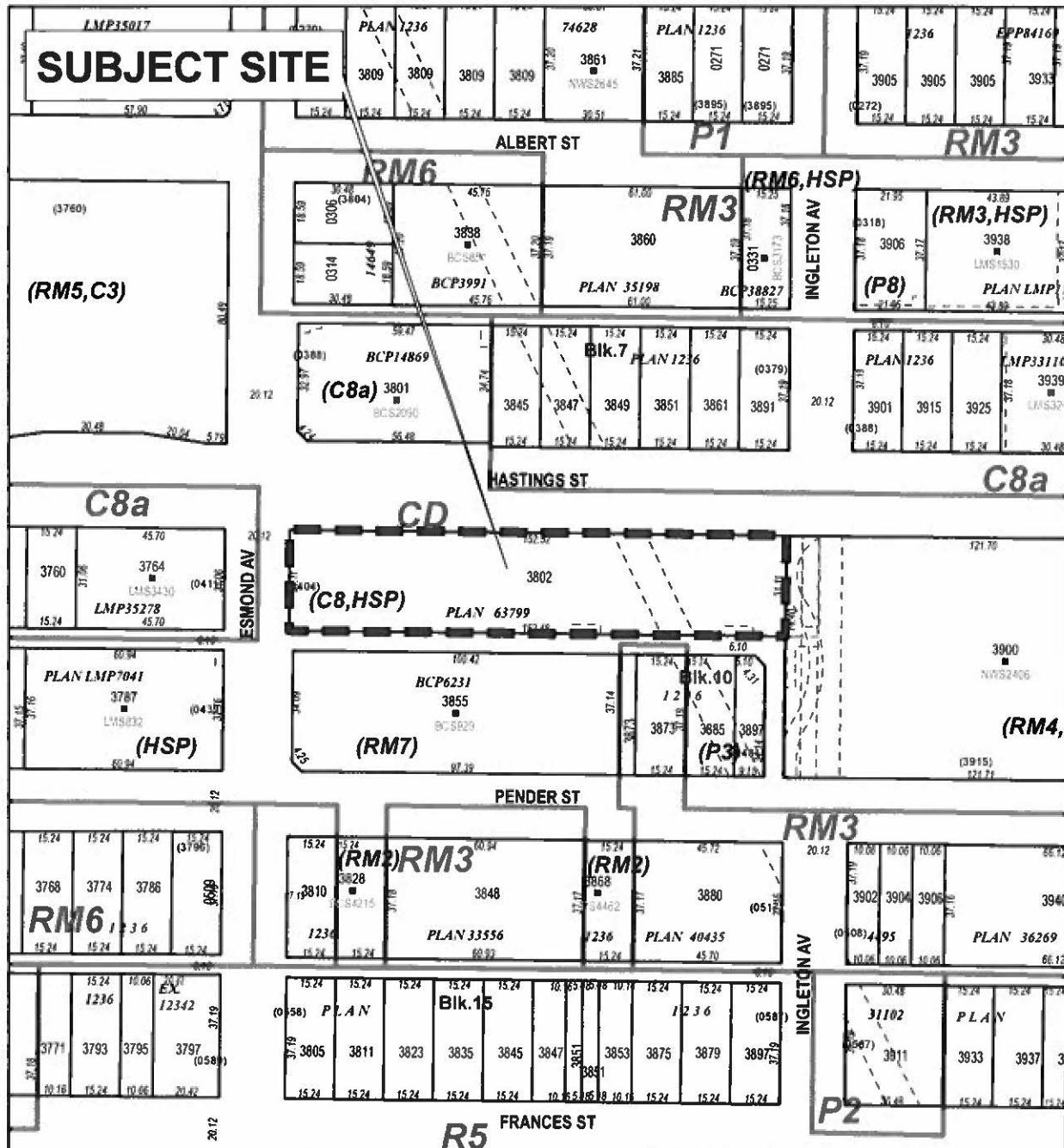
6.0 RECOMMENDATION

1. **THAT** the Planning and Building Department be authorized to continue to work with the applicant towards the preparation of a suitable plan of development for presentation to a Public Hearing on the understanding that a more detailed report will be submitted at a later date.

El
DR:rh

Attachments

cc: City Solicitor
City Clerk



PLANNING & BUILDING DEPARTMENT

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DATE:

EEB 25 2019

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DRAWN BY

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**REZONING REFERENCE #19-03
3802 HASTINGS STREET**



Subject Site

Sketch #1



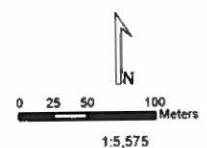
Hastings Street Area Development Plan



PLANNING & BUILDING DEPARTMENT

Printed on February 25, 2019

- 1 Single and Two Family Residential
- 3 Medium Density Multiple Family Residential
- 4 High Density Multiple Family Residential
- 5 Commercial
- 6 Medium Density Mixed Use
- 7 High Density Mixed Use
- 10 Institutional



Sketch #2



260 – 1770 Burrard Street
Vancouver, BC V6J 3G7
604 669 7710 tel
www.dysarchitecture.com

February 14, 2019

City of Burnaby
Planning Department
4949 Canada Way,
Burnaby, B.C.
V5G 1M2

Attention: Demian Rueter
Community Planner

Dear Mr. Rueter:

Re: Letter of Intent

Proposed development of 3802 East Hastings Street, Burnaby, BC

Legal Description: 001 – 632 – 311

Lot 58 Plan NWP 63799 District Lot 116

Land District 1

Land District 36 5175 – 0404

This Letter of Intent is in support of the Application for Rezoning of the property above, currently owned by the City of Burnaby. The Rezoning Application is to amend the current CD zoning to reflect the specifics of the proposed mixed-use development which is described below.

The proposed development, to be undertaken by S.U.C.C.E.S.S. Affordable Housing Society, is supported by funding from BC Housing on the property leased from the City, comprises a mix of residential, commercial, and community service uses. The site falls within the Hastings Street Area Land Use Plan, adopted in 1991 and extended to the east in 2008; development is also guided by the Heights Urban Village General Land Use Map updated in December 2010. This latter document calls for Medium Density Mixed Use for the subject site with which the proposal is consistent. Although the subject site is zoned CD, the C8 District regulations have been considered in the development of the proposal.

The site is located on the south side of East Hastings Street between Esmond Avenue on the west and a parkette on the alignment of Ingleton Avenue on the east. There is a public lane, running from Esmond Avenue to Pender Street, on the south boundary of the site. Save existing street trees along the Hastings

frontage the site is virtually devoid of vegetation, however, possesses challenging topography. The property slopes down approximately 9 metres (29') from east to west along Hastings Street and the slope is increasingly steep from the mid-point of the property toward Esmond Avenue. The slope on Esmond Street is also quite steep sloping down some 3.5 metres (11.5') from north to south within the 31 metre (102') depth of the property. The public lane at the south property line also slopes down 9.75 metres (32'), relatively consistently, from east to west. In addition to accommodating the roughly 12 metre (40') drop in grade from the northeast to the southwest corner of the site, the differing slopes on Hastings Street and the public lane have made the accommodation of rational floor levels very complex.

The subject site is located in an area of Hastings Street with busy street-front commercial space composed of many small tenancies supported by a variety of residential forms within the surrounding community. There are mid-rise and high-rise apartment buildings on the properties fronting Hastings with a mix of low-rise apartments, townhomes, duplexes, and single family homes on the adjacent streets both north and south of Hastings. The proposed development intends to continue this pattern by providing street-front commercial along Hastings beneath mid-rise residential accommodation on the floors above. Residential amenity space, management offices, and community service facilities (Child Care and Adult Day Care) will be contained within the building in locations having the least impact on commercial space.

The development will provide 155 residential suites for families and seniors on five floors above the commercial and service spaces. The residential component comprises 30 studio suites (including 2 accessible and 3 adaptable), 76 1-bedroom suites (including 4 accessible and 12 adaptable), 29 2-bedroom suites (including 2 accessible and 8 adaptable), and 20 3-bedroom suites. All suites have been designed to meet BC Housing space and furnishing standards; the total of 8 accessible suites and 23 adaptable suites meets the percentage of total suites targets of BC Housing and the City of Burnaby respectively. In response to current need, all suites will be made available at affordable rents subsidized as necessary by BC Housing.

The project proposes to locate a Child Care Facility and an Adult Day Care at the west and east extremities of the site respectively, in areas where the site grades make it extremely difficult to accommodate commercial space without significant loss of residential suites which are the focus of this initiative by S.U.C.C.E.S.S.

The Child Care component is expected to accommodate a range of young children including infants, toddlers and pre-school in space which will be accessed from Esmond Avenue. The precise number and mix of age groups will be dependent on the successful application of Provincial and City Requirements, the needs of the operator, and the arrangement of necessary functions within the space available. In addition to the indoor space required there is a significant component of outdoor space which in this case will be south-facing, partially covered, and contiguous with the indoor space and from two to eight feet above the adjacent lane.

The Adult Day Care is a provincially regulated program to provide for seniors still living at home, either alone or with family. The program provides nourishment, socialization, recreation and hygiene care to clients during typical daily working hours. As such this program offers needed services to those living independently and those services plus a degree of respite for families providing care and accommodation. The entrance to this facility will be from the lane where the manoeuvring of mini-buses by which most of the clients arrive and depart can be readily accommodated.

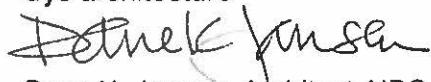
Consistent with the C8 zoning regulations commercial frontage is provided to the greatest extent possible along the Hastings Street frontage. While tenants have not been secured, the majority of this space it is expected to be taken up in relatively small increments (CRUs of 300 to 450 m² (1000 to 1500 sq. ft)) aligned with the street grades to provide direct access from the public way to the individual shops. Also per the C8 zoning, at roughly the centre of the site, there will be a through-block connector providing access from Hastings Street to the lane. This link will offer convenient pedestrian access to the site from the lane, the community garden and the residential community to the south. The link may also offer additional south-facing commercial space with the opportunity for an outdoor terrace with excellent solar exposure and views over the adjacent neighbourhood.

Service to the commercial space, and residential loading as required, will be provided by way of two loading spaces accessible from the public lane. All vehicle manoeuvring for these spaces will be within the property. The loading dock opens to a logistics space which also provides for the management of commercial recycling and garbage. From this central area a service corridor leads to the through-block connector from which all of the commercial space and the residential elevator lobby are accessible.

With the exception of six drop-off/pick-up spaces required for the Child Care Facility which are located on the lane, all parking will be accommodated underground in numbers as required for the residential (1 space per 2 suites), commercial (1 space per 46 m² (495 sq. ft)), Child Care (2 staff spaces), and Adult Day Care (3 staff spaces). Residential recycling and garbage facilities will also be located in the underground space with temporary holding space allocated at grade on the lane. Secure and direct elevator access will be provided from the commercial parking area to Hastings Street, and from the residential parking area to the residential floors above. No residential visitor parking is required for the housing type proposed however additional spaces as can be reasonably provided in the commercial parking area will, keeping in mind the differing demand hours, fulfill any such need.

We trust this provides appropriate and adequate support for the Rezoning Application submitted for this proposed development. We will be pleased to provide more detail as your request and look forward to refinement and submission of the drawing package which will give life to the descriptions herein.

Yours very truly,
dys architecture



Dane K. Jansen, Architect AIBC, LEED BD+C, Principal