

## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK DATE: 2015 May 06

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 14-25**  
**BYLAW 13387, AMENDMENT BYLAW NO. 31/14,**  
Southgate Neighbourhood Master Plan  
Third Reading

**ADDRESS:** 7650, 7701, 7702 Eighteenth Street, Portion of 7679 Eighteenth Street and 7105, 7205 Eleventh Avenue

**LEGAL:** Schedule A (*attached*)

**FROM:** M1 Manufacturing District, M2 General Industrial District and R5 Residential District

**TO:** CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, and the development plan entitled "Southgate Master Plan Concept Book and Design Guidelines" prepared by IBI Group and PWL Partnership)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 September 08;
- b) Public Hearing held on 2014 September 30; and,
- c) Second Reading given on 2014 October 27.

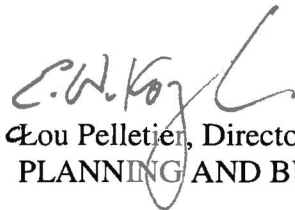
The prerequisite condition has been partially satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The consolidation of the properties at 7650, 7702 Eighteenth Street and 7105, 7205 Eleventh Avenue into a single legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

- c) The granting of any necessary covenants, including but not necessarily limited to, Section 219 Covenants for allocating development densities on the overall site, achieving a Gold Neighbourhood District rating (or equivalent) under the Leadership in Energy and Environmental Design (LEED) program, provision of a Master Servicing Plan, provision of a Master Transportation Plan, provision of a Master Stormwater Management Plan; and, provision of a future Master Park Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- d) The submission of an approved Servicing Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the requisite Servicing Master Plan has been submitted.*
- e) The submission of an approved on-site Stormwater Management System Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the requisite Stormwater Management System Master Plan has been submitted.*
- f) The submission of an approved Solid Waste and Recycling Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the Solid Waste and Recycling Master Plan has been submitted.*
- g) The submission of an approved Transportation Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30, and the requisite Transportation Master Plan has been submitted.*
- h) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30. The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
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- i) The submission of the applicant's schedule for the anticipated construction access and phasing of the development site.
- *The applicant has agreed to this prerequisite in a letter dated 2015 April 30.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2015 May 11, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:spf  
***Attachment***

cc: City Manager  
Director Finance, Attn: R. Mester, Management Consultant

# SCHEDULE A

## REZONING 14-25

<b>Address</b>	<b>Legal Description</b>	<b>Zoning</b>
7650 Eighteenth Street	Lot 68 Except: Part On Plan 34711, D.L. 53, Group 1, NWD Plan 33863	R5
7679 Eighteenth Street	Portion of Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 & BCP34566	M1, M2
7701 Eighteenth Street	Lot 2 Except: Part Dedicated Road On Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380	M1
7702 Eighteenth Street	Parcel "A" (Statutory Right of Way 34711), Lot 68, D.L. 53, Group 1, NWD Plan 33863	M1
7105 Eleventh Avenue	Westerly 200.43 Feet Lot "E", D.L. 53, Group 1, NWD Plan 14210 Having A Frontage On Eleventh Avenue By The Uniform Full Depth & Adjoining The Said Westerly Boundary Except: Part Dedicated Road On Plan BCP9577	M1
7205 Eleventh Avenue	Block "E" Except: The Westerly 200.43 Feet Having A Frontage Of 200.43 Feet On Eleventh Avenue By The Uniform Full Depth Of Block "E"& Adjoining The Said Westerly Boundary, D.L. 53, Group 1, NWD Plan 14210	M1

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 31, 2014 - BYLAW NO. 13387**

**Rez. #14-25**

**7650, 7701, 7702 Eighteenth Street, Portion of 7679 Eighteenth Street, and 7105, 7205 Eleventh Avenue**

<b>Address</b>	<b>Legal Description</b>
7650 Eighteenth Street	Lot 68 Except: part on Plan 34711, D.L. 53, Group 1, NWD Plan 33863
7679 Eighteenth Street	Lot 42, D.L. 53, Group 1, NWD Plan 28569 Except Plans 49756, BCP7569 & BCP34566
7701 Eighteenth Street	Lot 2 Except: part dedicated road on Plan BCP7569, D.L. 53, Group 1, NWD Plan LMP44380
7702 Eighteenth Street	Parcel "A" (Statutory Right of Way 34711), Lot 68, D.L. 53, Group 1, NWD Plan 33863
7105 Eleventh Avenue	Westerly 200.43 ft. Lot "E", D.L. 53, Group 1, NWD Plan 14210 having a frontage on  Eleventh Avenue by the uniform full depth & adjoining the said westerly boundary Except: part dedicated road on Plan BCP9577
7205 Eleventh Avenue	Block "E" Except: the westerly 200.43 ft. having a frontage of 200.43 ft. on Eleventh Avenue by the uniform full depth of block "E" & adjoining the said westerly boundary, D.L. 53, Group 1, NWD Plan 14210

**From: M1 Manufacturing District, M2 General Industrial District and R5 Residential District**

To: CD Comprehensive Development District (based on the RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, and the development plan entitled "Southgate Master Plan Concept Book and Design Guidelines" prepared by IBI Group and PWL Partnership)

The purpose of the proposed zoning bylaw amendment is to establish a Master Plan for the subject site, which would guide further site specific rezoning applications for the development of a multi-phased, mixed-use, multiple-family residential neighbourhood. No specific development or new construction is being sought under the subject rezoning application.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 September 25 was received from Joanne Graham, 4350 Pinewood Crescent, Burnaby expressing concern regarding the scale of the development. The writer noted the following points:

- The building footprint is too large. Consideration should be given to including fewer high-rise and more low-rise buildings.
- More non-market housing should be included in the development.
- The green space, as designed, is too small.
- Roads will not be able to handle the traffic generated by the development.

A letter dated 2014 September 25 was received from Allen Hutton, 7304 14<sup>th</sup> Avenue, Burnaby expressing traffic concerns regarding the proposed development. In addition, the writer opposed high rises on the subject property and the sale of city property for inclusion in the development.

Ward McAllister, President and CEO, Ledingham McAllister Communities Ltd., 3<sup>rd</sup> Floor, 1285 West Pender Street, Vancouver, the rezoning applicant, appeared before Council advising that John O'Donnell, Senior Vice President of Development and other members of the development team were in attendance at this evening's public hearing and available to answer any questions Council may have.

Joanne Graham, 4358 Pinewood Crescent, Burnaby appeared before Council to reiterate the concerns raised in her previously noted letter.

Wanda Mulholland, 7476 13<sup>th</sup> Avenue, Burnaby, Community Development Co-ordinator for the Burnaby Task Force on Homelessness, appeared before Council supporting allocation of approximately 588,000 sq. ft. of the subject site for affordable housing.

The speaker noted the following questions:

- How many units of housing does 588,000 sq. ft. convert to?
- What is the criteria for an income which is considered for affordable housing?
- Will the plan maximize the number of bachelor units for people living in poverty?
- Who will be managing the non-market housing?
- Will there be an RFP process for non-profits or will the non-market housing be managed by the City?
- What is the development timeline?
- When are the “affordable units” expected to be built?

The speaker concluded by advising there are agencies like Progressive Housing Society with experience supporting Burnaby citizens who would be interested in working with BC Housing and a property management company to lease 15-20 scattered units within the Southgate development.

His Worship Mayor Derek Corrigan advised that staff will undertake to reply to the questions raised by the speaker.

There were no further submissions received regarding Rezoning #14-25, Bylaw No. 13387.

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #14-25, Bylaw No. 13387 be terminated.”

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON:  
SECONDED BY COUNCILLOR JORDAN:

“THAT staff prepare a report in response to the issues raised at the Public Hearing for Rez. #14-25, Bylaw No. 13387.”

CARRIED UNANIMOUSLY

Council further requested the proposed bylaw be brought forward for second reading at the same Council meeting the staff report is received.