



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 October 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-12**  
**AMENDMENT BYLAW NO. 30, 2016; BYLAW #13631**  
**Mixed-Use Development with Three High-Rise Residential Towers, Office Building, Retail Podium, and Underground Parking**  
**Third Reading**

**ADDRESS:** 7388 Kingsway

**LEGAL:** Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

**FROM:** CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

**TO:** Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

---

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 25;
- b) Public Hearing held on 2016 August 30; and,
- c) Second Reading given on 2016 September 12.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
  - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.

- *The necessary amended Section 219 Covenants will be deposited in the Land Title Office prior to Final Adoption.*
- c) The submission of a detailed Comprehensive Sign Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2016 September 29.*
- d) 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.
- *The applicant has agreed to this prerequisite in a letter 2016 September 29 and the area plan notification signs are in place.*

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 2016 October 17, 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

KH:spf  
**Attachment**

cc: City Manager

**BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 30, 2016 – BYLAW NO. 13631**

Rez. #16-12

7388 Kingsway

From: CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

To: Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

The purpose of the proposed zoning bylaw amendment is to permit minor façade, commercial use, residential, and parking adjustments to the approved comprehensive development zoning for the subject site.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed rezoning application:

Teresa Louie, 7328 Arcola Street, Burnaby.

The following speaker appeared before Council seeking clarification on the proposed rezoning application:

Paul Bailey, 1803-7328 Arcola Street, Burnaby, requested clarification as to why the P6 District was not included in the original rezoning application.

The Director Planning and Building responded that there was no indication at the time when the original rezoning was considered that there was now interest in institutional use for the property.

Mr. Bailey asked if it was possible to restrict the type of business that could lease or purchase the space. The Director Planning and Building informed the speaker that any uses outlined in the P6 District would only be restricted if there were building code issues that could not be addressed.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR JORDAN**

THAT this Public Hearing for Rez. #16-12, Bylaw # 13631 be terminated.

CARRIED UNANIMOUSLY