



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 November 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-27
AMENDMENT BYLAW NO. 8/16; BYLAW #13584
Non-Market Low Rise Development (Southgate Neighbourhood)
Edmonds Town Centre
Third Reading

ADDRESS: Portion of 7201 11th Avenue

LEGAL: Portion of Lot A, DL 53, Group 1, NWD Plan EPP53090

FROM: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Neighbourhood Master Plan and Edmonds Town Centre Plan guidelines and in accordance with the development plans entitled "BC Family Housing Site" prepared by Integra Architecture Inc., and PWL Partnership Landscape Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 April 04;
- b) Public Hearing held on 2016 April 24; and,
- c) Second Reading given on 2016 May 09.

The prerequisite conditions have 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 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.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2016 November 29 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29.*
- d. The dedication of any rights-of-way deemed requisite.
 - *The subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The completion of the necessary subdivision creating the development site.
 - *The subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The granting of a Section 219 Covenant:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring that the development be held in common ownership for non-market housing.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29. A detailed Sediment Control System plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- h. 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 in accordance with the adopted Southgate Master Storm Water Management Plan.

- *The applicant has agreed to this prerequisite in a letter dated 2016 November 29. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- i. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29. A detailed Solid Waste and Recycling Plan has been submitted to the Engineering Department – Environmental Services Division.*
- j. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of units to a disabled person and with allocated disabled parking spaces.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29, and the necessary provisions are indicated on the development plans.*
- l. The provision of one 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.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 November 29 committing to implement the recycling provisions.*
- m. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*
- n. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*

- o. The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2016 November 29 to make the necessary deposits prior to Final Adoption.*
- p. The submission of a written undertaking to comply with all the prerequisites of the previous rezoning of the site (Rezoning Reference #14-25).
 - *The applicant has agreed to this prerequisite in a letter dated 2016 November 29*

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 December 05, 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

DR:tn
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 8, 2016 – BYLAW NO. 13584**

Rez. #14-27

Portion of 7201 11th Avenue

From: CD Comprehensive Development District (based on RM5 and RM1 Multiple Family Residential Districts, C2 Community Commercial District, Southgate Master Plan and Edmonds Town Centre Plan guidelines)

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-storey low-rise apartment building within the multi-phased development of the Southgate site. The proposed non-market housing development is to be owned and operated by BC Housing.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in opposition to the proposed bylaw amendment:

Janice & Gregory Smelser, 7551 Davies Street, Burnaby

The following speakers appeared before Council and spoke to and in support of the proposed zoning bylaw amendment:

Cameron Thorn, VP Development, Ledingham McAllister, 3rd Floor 1285 West Pender, Vancouver, appeared before Council to answer any questions regarding the rezoning application.

Wonda Mulholland, Community Development Coordinator, Burnaby Task Force on Homelessness, 7476 13th Avenue, Burnaby, spoke in support of the proposed rezoning application. Ms. Mulholland supports the addition of community housing in the neighbourhood as it will provide safe and affordable housing to seniors, youth and families. Ms. Mulholland urged Council to consider developing partnerships with other levels of government to create more affordable housing units.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #14-27, Bylaw #13584 be terminated.

CARRIED UNANIMOUSLY