



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 March 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-25**
AMENDMENT BYLAW NO. 37/16 ; BYLAW #13642
Low-Rise Multi-Family and Non-Market Seniors' Housing Development
Third Reading

ADDRESS: 7121 Fourteenth Avenue

LEGAL: Lot 67, DL 53, Group 1, NWD Plan 33863

FROM: CD Comprehensive Development District (based on the RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

TO: Amended CD Comprehensive Development District (based on the RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 August 29;
- b) Public Hearing held on 2016 September 20; and,
- c) Second Reading given on 2016 October 03.

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.

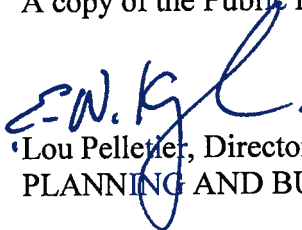
- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2017 March 01 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, 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 2017 March 01.*
- d. The utilization of an amenity bonus in accordance with Section 3.7 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01, and will deposit the necessary funds prior to Final Adoption. Appearing elsewhere on tonight's agenda is a closed report from the Director Public Safety and Community Services-Realty and Lands Division seeking Council's approval on the value (per sq. ft. buildable) of the density bonus related to Rezoning Reference #15-25. The applicant has agreed to the proposed density bonus value as outlined in that report.*
- e. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The completion of the necessary subdivision.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants as described in Section 3.9 of this report.
 - *The requisite statutory rights-of-way, easement and/or covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01. A detailed Sediment Control System plan will be submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

- i. 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 2017 March 01. 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.*
- j. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocation disabled parking spaces.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2017 March 01 agreeing to meet this prerequisite.*
- k. The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Direct 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 2017 March 01 committing to implement the recycling provisions.*
- l. The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division for approval prior to Final Adoption.*
- m. The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 March 01 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 2017 March 01 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 2017 March 01 to make the necessary deposits prior to Final Adoption.*
- 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 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 provided a letter of undertaking dated 2017 March 01 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 2017 March 20, 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

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**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 37, 20216 - Bylaw No. 13642**

Rez. #15-25

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The purpose of the proposed zoning bylaw amendment is to permit the construction of one six-storey non-market seniors' residential building and five six-storey market multiple family buildings.

The Advisory Planning Commission advised it supports the rezoning application.

Two letters were received in response to the proposed rezoning application:

R. Lowe, 106-7168 Stride Avenue, Burnaby
Allen Hutton, 1304 14th Avenue, Burnaby

The following speakers appeared before Council and spoke in support of the proposed rezoning application:

Wanda Mulholland, Coordinator for the Society to End Homelessness in Burnaby, 7476 13th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. Ms. Mulholland encouraged the City and the Provincial Government to develop policy to support the creation of non-market housing for seniors and vulnerable residents. The speaker believes the proposed development is a model of collaboration between government and developers and would like to see this approach to development continued.

Ward McAllister, President, Ledingham McAllister, 300-1285 West Pender Street, Vancouver, appeared before Council and offered to answer any questions they or residents may have regarding the proposed rezoning application.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR VOLKOW**

THAT this Public Hearing for Rez. #15-25, Bylaw #13642 be terminated.

CARRIED UNANIMOUSLY