



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 May 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-23
AMENDMENT BYLAW NO. 42, 2016; BYLAW #13649
13-Storey Apartment Building with Townhouse Podium
Third Reading

ADDRESS: 8940 University Crescent

LEGAL: Lot 17, DL 211, Grp 1, NWD Plan BCP 45523

FROM: CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 October 3;
- b) Public Hearing held on 2016 October 25; and,
- c) Second Reading given on 2016 November 7.

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) 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 April 17 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 April 17.*
- d) The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
 - *The necessary Section 219 Covenants will be deposited in the Land Title Office prior to Final Adoption.*
- e) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 17.*
- f) 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 17. 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.*
- g) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 April 17 committing to implement the solid waste and recycling provisions.*
- h) The provision of covered car wash stalls and 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 dated 2017 April 17 agreeing to meet this prerequisite.*
- i) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 17.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2017 April 17 to make the necessary deposits prior to Final Adoption.*
- k) 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 dated 2017 April 17 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 May 29, 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:tn
Attachment

cc: City Manager

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 42, 20216 - Bylaw No. 13649**

Rez. #16-23

8940 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

To: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "Parcel 17 UniverCity" prepared by Ramsay Worden Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the development of a 13-storey apartment building with a townhouse podium.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed rezoning application.

The following speakers appeared before Council and spoke to the proposed rezoning application:

Ron Kendrick, 1603-9060 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker submitted a petition (95 signatories) from residents in opposition to the proposed rezoning application for consideration. Mr. Kendrick stated concerns with the potential loss of trees, the close proximity of the building to existing buildings, loss of existing views, negative impact on the skyline, loss of access to green space/access to park land, increased traffic, parking challenges, construction fatigue of existing residents, diminished property values, decreased pride of ownership, and other negative impacts on residents quality of life in general.

Stanislav Sushkov, 005-9060 University Crescent, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker stated concerns with the loss of existing views, the close proximity of the building to existing buildings and the height of the proposed development. Mr. Sushkov requested Council consider increasing the required set back to provide greater space between buildings in the area.

Kaylen Crosse, Intergolf Development Group, appeared before Council on behalf of the applicant. The speaker spoke to the lack of public comment and feedback received at previous open house events, and clarified that the setback between the proposed development and 9060 University Crescent will be 80 feet.

Doug Ramsay, Project Architect, appeared before Council and clarified that the variance between the current and proposed rezoning application is one storey. The speaker stated that the additional storey was considered to diminish the impact on existing views.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-23, Bylaw #13649 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-23 prior to second reading of the bylaw; and

THAT a copy of the report be circulated to the delegates and any signatories on the petition submitted by Mr. Kendrick.

CARRIED UNANIMOUSLY