



City of
Burnaby

Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2017 July 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-45
BYLAW #13671, AMENDMENT BYLAW NO. 47, 2016
Response to a neighbourhood request to rezone
Third Reading and Final Adoption

ADDRESS: 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street

LEGAL: Schedule A (*attached*)

FROM: R5 Residential District

TO: R12 Residential District

The following information applies to the subject rezoning bylaw:

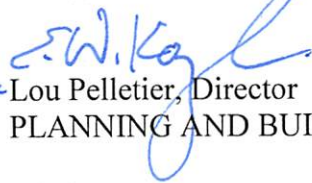
- a) First Reading given on 2016 November 07;
- b) Public Hearing held on 2016 November 22; and,
- c) Second Reading given on 2016 December 05.

The prerequisite condition has been completely satisfied as follows:

- a: The submission of a covenant specifying the future subdivision pattern for the properties at 3670 and 3690 Douglas Road.
 - *The required Section 219 Covenant has been deposited in the Land Title Office.*

As the prerequisite condition to this rezoning is now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2017 July 24.

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


Lou Pelletier, Director
PLANNING AND BUILDING

LS:eb
Attachment

cc: City Manager

P:\REZONING\20 Applications\2016\16-45 3570, 3650, 3670, 3690 Douglas Rd & 5628 Hardwick St\Rezoning Reference 16-45 Third Reading and Final Adoption.docx

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 47, 2016 - Bylaw No. 13671**

Rez. #16-45

3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street

From: R5 District

To: R12 District

The purpose of the proposed zoning bylaw amendment is to respond to a neighbourhood request to rezone the subject properties at 3570/3650/3670/3690 Douglas Road and 5628 Hardwick Street from the R5 Residential District to the R12 District.

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:

Anar Javier, 5739 Woodsworth Street, Burnaby, appeared before Council and shared concerns in regard to the proposed rezoning application. The speaker is not opposed to the development but to the number of homes proposed. Ms. Javier shared concerns regarding population congestion, parking challenges, building face orientation, and potential vehicle conflicts in the alleyway due to increased traffic.

Firoz Punjani, Development Partner, 5687 Woodsworth, Burnaby, clarified that units built under the current or requested zoning would have the same building face orientation.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO**

THAT this Public Hearing for Rez. #16-45, Bylaw #13671 be terminated.

CARRIED UNANIMOUSLY

AREA REZONING – R12 DISTRICT
Area Bounded by 3570, 3650, 3670, 3690
Douglas Road and 5628 Hardwick Street

SCHEDULE “A”

ADDRESS	LEGAL DESCRIPTION	PID
3570 Douglas Road	Lot A, DL 74, Group 1, NWD Plan 1876	012-239-330
3650 Douglas Road	Lot 14, DL 74, Group 1, NWD Plan 1876	012-366-536
3670 Douglas Road	Lot D, DLs' 74 & 76, Group 1, NWD Plan 13044	009-752-676
3690 Douglas Road	Parcel 1 (Explanatory Plan 10806) of Lot C, DLs' 74 & 76, Group 1, NWD Plan 9883	002-665-964
5628 Hardwick Street	Lot 13, DL 74, Group 1, NWD Plan 1876	002-629-771