



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 September 27

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-52**
BYLAW 13673, AMENDMENT BYLAW NO. 49/2016
Three-Storey Townhouse Development
Third Reading

ADDRESS: 6921, 6931, 6939, 6947, 6957 and 6965 Arcola Street

LEGAL: Lots 15-20, Block B, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and the development plan entitled "6921 – 6965 Arcola Street Burnaby, B.C." prepared Ankenman Marchand Architects.)

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 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 July 19 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 July 19.*

- d) The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
 - *The applicant has requested demolition of the existing improvements within 6 months of the rezoning amendment being effected, in accordance with a Section 219 Covenant to be deposited in the Land Title Office prior to Final Adoption. The necessary bonding to guarantee this prerequisite will be deposited prior to Final Adoption*

- e) The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory right-of-way and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

- g) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*

- h) The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
 - *The requisite covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

- i) Compliance with the guidelines for underground parking for residential visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 19 and the necessary provisions are indicated on the development plans.*

- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- k) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 July 19.*
- l) The provision of a 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 2017 July 19 committing to implement the recycling provisions.*
- m) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2017 July 19 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 July 19 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 July 19 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 July 19 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 October 02, 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

SMN:eb
Attachment

cc: City Manager

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 49, 2016 - Bylaw No. 13673**

Rez. #15-52

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From: R5 Residential District

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey townhouse development with 22 units and full underground parking.

The Advisory Planning Commission advised it supports the rezoning application.

One letter as received in response to the proposed rezoning application:

Monica Skinner, Basement Suite - 6965 Arcola Street, Burnaby

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

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

THAT this Public Hearing for Rez. #15-52, Bylaw #13673 be terminated.

CARRIED UNANIMOUSLY