



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 December 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #16-14
AMENDMENT BYLAW NO. 14/17, 2017; BYLAW #13735
Low Rise Apartment and Townhouse Development and
Expanded Community Park
Third Reading

ADDRESS: 9411 and 9755 University Crescent

LEGAL: Lots 31 and 32, DL 211, Group 1, NWD Plan EPP29187

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 "The Slopes Parcel 31, SFU - UniverCity" prepared by Perkins + Will Architects Canada Co.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 April 03;
- b) Public Hearing held on 2017 April 25; and,
- c) Second Reading given on 2017 May 01.

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 September 22 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 September 22.*
- d) The completion of the necessary subdivision.
 - *As noted in the records of the Public Hearing for Rezoning Reference #16-14, subdivision of Lot 31 into two lots is no longer a condition of this rezoning. The applicant is proposing to retain a single Lot 31, with no changes to the building form, overall site density, or any other aspect of the development plan.*
- e) The granting or amendment of any necessary statutory rights-of-way, easements, or covenants.
 - *The necessary statutory rights-of-way, easements, and covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 22.*
- g) 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 September 22. 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.*
- h) 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 September 22 committing to implement the solid waste and recycling provisions.*

- i) 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 September 22 agreeing to meet this prerequisite.*
- j) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 22.*
- k) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2017 September 22 to make the necessary deposit prior to Final Adoption.*
- l) 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 May 10 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 December 11, 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:eb
Attachment

cc: City Manager

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 14, 2017 - Bylaw No. 13735**

Rez. #16-14

9411 and 9755 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 "The Slopes Parcel 31, SFU – UniverCity" prepared by Perkins + Will Architects Canada Co.)

The purpose of the proposed zoning bylaw amendment is to transfer residential density potential from 9411 University Crescent to 9755 University Crescent, permit construction of an expanded community park at 9411 University Crescent; and permit construction of a low rise apartment building with attached garden townhomes, three townhouse buildings, and underground parking at 9755 University Crescent.

The subject rezoning application, Rezoning Reference #16-14, references a development plan that proposes subdivision of Lot 31 into two smaller lots. A revision to the development plan is now proposed by the applicant to retain a single Lot 31. The proposal does not change the building form, overall site density or any other aspect of the development plan submitted to the Public Hearing. With consideration of this revised proposal, subdivision of Lot 31 into two lots would no longer be a condition of this rezoning.

One item of correspondence was received in response to the proposed rezoning application:

Susan Payne, #405 - 9350 University High 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. #16-14, Bylaw #13735 be terminated.

CARRIED UNANIMOUSLY