



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2018 January 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-19**  
**AMENDMENT BYLAW NO. 26, 2017 BYLAW 13774**  
**Proposed Single Family Residence**  
**Third Reading**

**ADDRESS:** 4095 Edinburgh Street

**LEGAL:** Lot 19, Block 40, DL 186, Group 1, NWD Plan 3755

**FROM:** R3 Residential District

**TO:** R3a Residential District

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 July 10;
- b) Public Hearing held on 2017 July 25; and,
- c) Second Reading given on 2017 August 28.


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 agreed in a letter dated 2018 January 11 to deposit the necessary funds including a 4% inspection fees to cover the costs of all services necessary to serve the site.*
- c. The dedication of any rights-of-way deemed requisite.

- *A statutory right-of-way will be required in lieu of dedication. The requisite statutory right-of-way plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The registration of a Section 219 Covenant requiring the land to be developed in accordance with the approved building and landscape plans.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 January 11 and the requisite Section 219 Covenant will be deposited in the Land Title Office prior to Final Adoption.*

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 2018 January 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

LS:eb  
***Attachment***

cc: City Manager

**1) Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 26, 2017 - Bylaw No. 13774**

Rez . #16-19

4095 Edinburgh Street

From: R3 Residential District

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a single-family dwelling with a gross floor area beyond that permitted under the prevailing zoning.

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

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

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

THAT this Public Hearing for Rez. 16-19, Bylaw 13774 be terminated.

CARRIED UNANIMOUSLY