



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 July 04

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #17-08  
AMENDMENT BYLAW NO. 4, 2018; BYLAW #13853  
Two Low-Rise Rental Residential Buildings, an Amenity Building, and a  
Single-Level Underground Parkade  
Third Reading

**ADDRESS:** 8650 University Crescent

**LEGAL:** Lot 21, DL 211, Group 1, NWD Plan BCP45523

**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 "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 March 12;
- b) Public Hearing held on 2018 March 27; and,
- c) Second Reading given on 2018 April 09.

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 2018 June 29 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 2018 June 29.*
- 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 2018 June 29.*
- 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 2018 June 29. 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 2018 June 29 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 2018 July 04 agreeing to meet this prerequisite.*
- i) Compliance with the guidelines for underground parking for visitors.
- *The applicant is not providing onsite underground visitor parking as indicated on the development plans. As such, compliance with the guidelines for underground parking for visitors is not required.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2018 June 29 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.
- *Parcel 21 will be developed as an affordable rental project and the applicant is not stratifying the property or filing a strata plan, to ensure long-term rental. As such, the distribution and display of area plan notifications is not required.*

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 July 09, 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

MN:spf  
**Attachment**

cc: City Manager

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13853 - BYLAW NO. 04/18**

Rez. #17-08

8650 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 "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit construction of two low-rise rental residential buildings, an amenity building, and a single-level underground parkade.

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 JORDAN**

THAT this Public Hearing for Rez. #17-08, Bylaw #13853 be terminated.

**CARRIED UNANIMOUSLY**