



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK DATE: 2018 July 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 16-22**  
**BYLAW 13787, AMENDMENT BYLAW NO. 30/2017**  
**Proposed New Seniors Long-Term Care Facility and Development**  
**Guidelines for Future Seniors Mid-Rise Apartment Building**  
**Final Adoption**

**ADDRESS:** Portion of 7550 Rosewood Street and 7126, 7210, 7216 Mary Avenue

**LEGAL:** Schedule A (*attached*)

**FROM:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District and P5 Community Institutional District); CD Comprehensive Development District (based on P5 Community Institutional District); CD Comprehensive Development District (based on RM4 Multiple Family Residential District and P2 Administration and Assembly District) and R5 Residential District; and CD Comprehensive Development District (based on RM4 Multiple Family Residential District)

**TO:** CD Comprehensive Development District (RM4 Multiple Family Residential District and P5 Community Institutional District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District and P2 Administration and Assembly District); Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District); and the development plan entitled "New Vista Society, Burnaby BC, Residential Care, 240 Bed Facility" prepared by Derek Crawford Architect Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 August 28;
- b) Public Hearing held on 2017 September 19;
- c) Second Reading given on 2017 October 02; and,
- d) Third Reading given on 2018 March 05.

The prerequisite conditions have been completely satisfied as follows:

- a) The submission of a suitable plan of development.
  - *A complete suitable plan of development has been submitted.*

- 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 the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
  
- 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 February 13.*
  
- d) The submission of an undertaking to remove all existing improvements in accordance with Section 5.2 of the public hearing report
  - *The applicant has agreed to initiating demolition of the existing 236-bed long-term care facility at 7550 Rosewood Street within three months of the existing residents relocating into the new care facility, 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 has been submitted and will be deposited prior to Final Adoption.*
  
- e) The dedication of any rights-of-way deemed requisite.
  - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
  
- f) The completion of a Highway Closure Bylaw.
  - *The Highway Closure Bylaw has been adopted by Council. The Bylaw plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
  
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory rights-of-way, easement and covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- h) The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System plan has been approved by the Engineering Department – Environmental Services.*
- i) 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- j) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2018 February 13. A detailed Solid Waste and Recycling Plan has been approved by the Engineering Department – Environmental Services Division.*
- k) Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2018 February 13 and the necessary provisions are indicated on the development plans.*
- l) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
- *The applicant has agreed to provide exterior lighting meeting the standards adopted by Council in a letter dated 2018 February 13, and has provided a suitable plan for the exterior lighting.*
- m) Preducting to support future undergrounding of existing overhead wiring adjacent the development frontage.
- *The applicant has agreed to this prerequisite in a letter dated 2018 February 13, and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- n) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2018 July 23.



Lou Pelletier, Director  
PLANNING AND BUILDING

ZT:tn

**SCHEDULE A**  
**REZONING 16-22**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>Zoning</b>	<b>PID</b>
Ptn 7550 Rosewood	Lot 99, DL 30, Group 1, NWD Plan 44227	CD (RM3, P5)	007-356-854
7126 Mary Avenue	Lot 16, Block 13, DL 30, Group 1, NWD Plan 3036	CD (P5)	002-796-864
7210 Mary Avenue	Lot 102, DL 30, Group 1, NWD Plan 50955	CD (RM4, P2), R5	002-598-728
7216 Mary Avenue	Lot 94, DL 30, Group 1, NWD Plan 38962	CD (RM4)	008-551-138