



## INTER-OFFICE MEMORANDUM

**TO:** CITY CLERK **DATE:** 2018 December 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-35**  
**BYLAW 13923, AMENDMENT BYLAW NO. 31/18**  
**Norland Avenue Supportive Housing Project**  
**Central Administrative Area**  
**Consideration and Third Reading**

**ADDRESS:** 3986 Norland Avenue

**LEGAL:** Lot 53, except dedication plan 71549, DL 79, NWD District Plan 54758

**FROM:** R4 Residential District

**TO:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 23;
- b) Public Hearing held on 2018 August 28; and,
- c) Second Reading given on 2018 September 17.

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 submitted engineering design drawings for review and has agreed in a letter dated 2018 December 05 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 December 05.*
- d. The dedication of any rights-of-way deemed requisite.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 December 05.*
- e. The registration of a Lease Agreement, as outlined in Section 5.2 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 December 05 and has completed a draft of the necessary Lease Agreement.*
- f. The approval of the Ministry of Transportation to the rezoning application.
  - *Approval from the Ministry of Transportation will be received prior to Final Adoption.*
- g. The undergrounding of overhead wires, abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2018 December 05.*
- h. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
  - *The necessary provisions are indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2018 December 05.*
- i. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The applicant has submitted Engineering Design Drawings and has agreed to this prerequisite in a letter dated 2018 December 05.*
- j. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has submitted Engineering Design Drawings and has agreed to this prerequisite in a letter dated 2018 December 05.*

- k. 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.
- *The applicant has submitted Engineering Design Drawings and has agreed to this prerequisite in a letter dated 2018 December 05.*
- l. The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2018 December 05 to make the necessary deposits prior to Final Adoption. It is noted that an application for the allocation of Housing Funds to off-set fees and charges may be made by the applicant.*
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2018 December 05 to make the necessary deposits 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 December 10, 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

DR:rh  
**Attachment**

cc: City Manager

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW No. 31, 2018 - BYLAW NO. 13923**

Rez. #18-35

3986 Norland Avenue

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a supportive housing project on a City-owned lot to be constructed by BC Housing and operated by Progressive Housing Society.

Twenty-four (24) letters were received in response to the proposed rezoning application:

1. Jim McQueen, address not provided
2. Janet Routledge, MLA, 1833 Willingdon Avenue, Burnaby
3. Karen O'Shannacery, Burnaby Overdose Community Dialogues Planning Committee, 7550 Rosewood Street, Burnaby
4. Hajera Baqi, North Road BIA, 303-9940 Lougheed Hwy, Burnaby
5. Melody Monro, 2503-3980 Carrigan Court, Burnaby
6. Debbie Reid, 420 N Boundary Road, Burnaby
7. Raj Chouhan, MLA, 5234 Rumble Street, Burnaby
8. Rudy, last name and address not provided
9. Daniel McDonald, address not provided
10. Russel Brown & Bobby McLean, address not provided
11. Mujo Jusic, address not provided
12. Brett Bowser, address not provided
13. Thomas Turnbull, address not provided
14. Ash Naress, 13350 105 Avenue, Surrey
15. Stephen D'Souza, 110-7000 21st Avenue, Burnaby
16. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
17. Esther Hizsa, 8943 Horne Street, Burnaby
18. Robert Wilmot, Burnaby Taskforce on Homelessness, 206-3861 Albert Street, Burnaby

19. Dr. Aamir Bharmal, Fraser Health, 300-4946 Canada Way, Burnaby
20. Bonnie Moriarty, Elizabeth Fry Society, 402 E. Columbia Street, New Westminster
21. Wona Pierre, address not provided
22. Peter Van Ooyen, 8655 11th Avenue, Burnaby
23. Pastor Norman Oldham, 119-3730 Burke Street, Burnaby
24. Nadine Loewen, 806-42165 Maywood Street, Burnaby

The following speakers appeared before Council and spoke to the proposed rezoning application:

*Pastor Norman Oldham*, 119-3730 Burke Street, Burnaby, appeared before Council on behalf of the Burnaby Task Force on Homelessness, and spoke in support of the proposed rezoning application. The speaker noted that the project will provide 52 homes for homeless people or those with precarious housing, and the residents will have access to a range of support services and 24-hours staff.

*Nadine Loewen*, 806-4165 Maywood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that housing is the most important element in improving a person's quality of life, stability, safety and hygiene, as well as it gives individuals the opportunity to reconnect with family and friends, develop job skills and provide opportunities for volunteering.

*Garth Evans*, 4086 Yale Street, Burnaby, appeared before Council on behalf of the Progressive Housing Society, and spoke in support of the proposed rezoning application. The speaker advised there is a need for housing and services for homeless individuals and this project will provide 52 homes.

*Peter Van Ooyen*, 8655 11th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

*Espirit Chouinard*, 6661 Winch Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker noted that programs such as this one can extend a person's life and provide further benefits.

*Diane Gillis*, 6675 St. Charles Place, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised that this project will provide homes as well as support to individuals in need.

*Cory Redekop*, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby, appeared before Council and spoke in support of the proposed rezoning application. The speaker advised this project will have a positive environmental, social and business impact.

MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #18-35, Bylaw #13923 be terminated.

CARRIED UNANIMOUSLY