



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2019 February 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #17-10007
AMENDMENT BYLAW NO. 34, 2018; BYLAW #13926
Two High-Rise Residential Buildings atop a Three Storey Townhouse Podium
and Underground Parkade
Third Reading

ADDRESS: 8725 University Crescent

LEGAL: Lot 20, 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 in accordance with the development plan entitled "SFU Parcel 20" prepared by Besharat Friars Architects)

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 October 29.

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 2019 January 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 2019 January 22.*
- 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 2019 January 22.*
- 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 2019 January 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.*
- 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 2019 January 22 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 2019 January 22 agreeing to meet this prerequisite.*
- i) Compliance with the guidelines for underground parking for visitors.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 January 22 agreeing to meet this prerequisite.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2019 January 22 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.
- *The applicant has agreed to this prerequisite in a letter dated 2018 November 05 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 2019 February 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

MN:rh
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW No. 34, 2018 - BYLAW NO. 13926**

Rez. #17-10007

8725 University Crescent

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The purpose of the proposed zoning bylaw amendment is to permit the construction of two high-rise apartment buildings atop a three-storey townhouse podium and underground parkade.

One (1) letter was received in response to the proposed rezoning application:

- 1. Riley Morrison, 3-9060 University Crescent, Burnaby**

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

Gary Wong, 503-9188 University Crescent, Burnaby, appeared before Council and spoke in opposition of the proposed rezoning application. The speaker expressed concerns regarding safety, increased population, loss of public and green spaces, insufficient infrastructure, lack of emergency planning and evacuation plans, and in general the negative impact on the residents, environment and SFU community.

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

THAT this Public Hearing for Rez. #17-10007, Bylaw #13926 be terminated.

CARRIED UNANIMOUSLY

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

**PUBLIC HEARING MINUTES
HELD ON: 2018 August 28
REZ. REF. NO. 17-10007
PAGE 2 OF 2**

1. THAT staff report back to Council on the issues raised by the delegations and the Public Hearing for Rezoning Reference #17-10007; and
2. THAT a copy of the report be forwarded to the individuals that spoke at the Public Hearing.

CARRIED UNANIMOUSLY