



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2019 February 20

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-18**  
**BYLAW 13950; AMENDMENT BYLAW NO. 44/18**  
**Licensed Child Care Facility**  
**(86 children)**  
**Third Reading**

**ADDRESS:** 4838 Hastings Street

**LEGAL:** Lot 3, Lot 4, and Partial Lot 2, District Lot 122, Plan EPS3581

**FROM:** CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

**TO:** Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Next Prep Academy Daycare" prepared by Arcus Consulting Ltd.)

---

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 November 26;
- b) Public Hearing held on 2018 December 11; and,
- c) Second Reading given on 2019 February 11.

The prerequisite condition has 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.*

As the prerequisite condition to this rezoning is now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2019 February 25, with Reconsideration and Final Adoption to follow when the prerequisite is completely fulfilled and Planning notifies you to that effect.

City Clerk  
Rezoning Reference #17-18  
Third Reading  
2019 February 20.....Page 2

A copy of the Public Hearing minutes for this rezoning application is *attached* for information.

  
•Lou Pelletier, Director  
PLANNING AND BUILDING

LS:rh  
*Attachment*

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2017\17-18 4828 HASTINGS ST (418 GAMMA AVE)\COUNCIL REPORTS\REZONING REFERENCE 17-18  
THIRD READING 2019.02.25.DOCX

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 13950 - BYLAW NO. 44, 2018**

Rez. #17-18

4838 Hastings Street

From: CD Comprehensive Development District (based on C2 Community Commercial District and RM3 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on C2 Community Commercial District, RM3 Multiple Family Residential District, P1 Neighbourhood Institutional District, and Hastings Street Area Plan guidelines)

The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility for 86 children.

Three (3) letters were received in response to the proposed rezoning application:

1. Sally Tam, 4817 Pender Street, Burnaby
2. Edwin Wong, 4801 Pender Street, Burnaby
3. Mike Wong, 4827 Pender Street, Burnaby

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

*Dave Taylor, 4787 Pender Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased traffic, congestion, and parking challenges. Mr. Taylor requested that parking be restored on Hastings Street, between Gamma Avenue and Delta Avenue. The speaker further requested the City ensure sufficient parking for employees of the businesses in the commercial districts. In addition, Mr. Taylor question whether the top three floors of the building comply with the City's current zoning.*

*Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.*

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR WANG**

THAT this Public Hearing for Rez. #17-18, Bylaw #13950 be terminated.

CARRIED UNANIMOUSLY

**MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR JOHNSTON**

THAT staff report back to Council regarding parking and property compliance.

CARRIED UNANIMOUSLY