



## INTER-OFFICE COMMUNICATION

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

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE # 15-10**  
**BYLAW 13597, AMENDMENT BYLAW NO. 15/16,**  
**Four-Storey Mixed-Use Development**  
**Third Reading**

**ADDRESS:** 7911/15/23 Edmonds Street and 7908 Wedgewood Street

**LEGAL:** Lot 1, DL 28, Group 1, NWD Plan 6655; Lot 3, DL 28, Group 1, NWD Plan 6655; Lot 4, DL 28, Group 1, NWD Plan 6655; Lot A, DL 28, Group 1, NWD Plan LMP 34165

**FROM:** C4 Service Commercial District and R5 Residential District

**TO:** CD Comprehensive Development District (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31; and,
- c) Second Reading given on 2016 June 13.

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 2019 January 08 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 08.*
- d) Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism.
- *The applicant has agreed to this prerequisite in a letter dated 2019 January 08.*
- e) The dedication of any rights-of-way deemed requisite.
- *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory right-of-way and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of any necessary Section 219 Covenants including:
- restricting the unit identified for use as a caretaker suite or guest suite only, to be held as common property and administered by the Strata Corporation;
  - restricting enclosure of balconies;
  - indicating that project surface driveway access will not be restricted by gates;
  - ensuring compliance with the approved acoustical study; and,
  - ensuring that handicap accessible parking stalls be held as common property and administered by the Strata Corporation.
- *The applicant has agreed to this prerequisite in a letter dated 2019 January 08 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*

- h) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 January 08 and the necessary provisions are indicated on the development plans*
- i) 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 08. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*
- j) 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 08 committing to implement the solid waste and recycling provisions.*
- k) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person, with allocated disabled parking spaces protected by a Section 219 Covenant.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 January 08 agreeing to meet this prerequisite.*
- l) The provision of a covered car wash stall and an 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 of undertaking dated 2019 January 08 committing to implement the recycling provisions.*
- m) The review of on-site residential/commercial loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 January 08.*
- n) The submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- o) The pursuance of Storm Water Management Best Practices in line with established

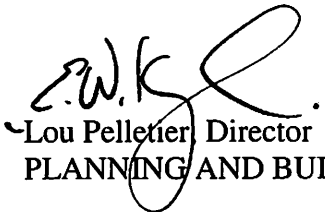
guidelines.

- *The applicant has agreed to this prerequisite in a letter dated 2019 January 08.*
- p) The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 January 08 agreeing to meet this prerequisite.*
- q) Compliance with the Council-adopted sound criteria.
- *An acoustic study has been submitted for review by the Engineering Environmental Services Division. Agreement by the applicant to comply with the Council-adopted sound criteria and an acceptable acoustic study will be achieved prior to Final Adoption.*
- r) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2019 January 08 and will deposit the necessary funds prior to Final Adoption.*
- s) The submission of a detailed comprehensive sign plan.
- *The applicant has agreed to this prerequisite in a letter dated 2019 January 08.*
- t) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2019 January 08 to make the necessary deposits prior to Final Adoption.*
- u) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2019 January 08 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2019 January 08 to make the necessary deposits prior to Final Adoption.*
- w) 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 provided a letter of undertaking dated 2019 January 08 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 March 25, 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

GT:rh  
***Attachment***

cc: City Manager

P:\49500 REZONING\20 APPLICATIONS\2015\15-00010 EDMONDS AND WEDGEWOOD\REZONING REFERENCE 15-10 THIRD  
READING 20190325.DOCX

**BURNABY ZONING BYLAW 1965,**  
**AMENDMENT BYLAW NO. 15, 2016 – BYLAW NO. 13597**

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development (based on C9 Urban Village Commercial District and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a four-storey mixed-use commercial/residential development.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed zoning bylaw amendment.

The following speakers appeared before Council and expressed concern regarding the proposed zoning bylaw amendment:

Guerriero Paolucci, 7185 Sixth Street, Burnaby, spoke with concern regarding the proposed zoning bylaw amendment. Mr. Paolucci recommended that the City develop a traffic plan. The speaker requested that the City: 1) consider resident only street parking options, 2) add speed humps to the small one way portion of 6<sup>th</sup> street, 3) address illegal dumping at the south west corner on Edmonds and 4) address the mice problem in the area. Mr. Paolucci also suggested that for future Public Hearings that the smaller items appear at the beginning of the agenda.

Irene Shi, 7925 Wedgewood, Burnaby, sought clarification on the number of parking spaces provided to each apartment and the number of guest parking spaces planned.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR VOLKOW**

THAT this Public Hearing for Rez. #15-10, Bylaw #13597 be terminated.