



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2019 July 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-39**
BYLAW 13993, AMENDMENT BYLAW NO. 06/19
Change of use to allow a College
(500 Students and 50 Staff Members)
Metrotown Downtown Plan
Third Reading

ADDRESS: 4803 Kingsway

LEGAL: Lot 1, DL 32, Group 1, NWD Plan BCP 18154, Except: Part Subdivided by Air Space Plan BCP 21526 and BCP 35883

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 March 11;
- b) Public Hearing held on 2019 March 26; and,
- c) Second Reading given on 2019 April 08.

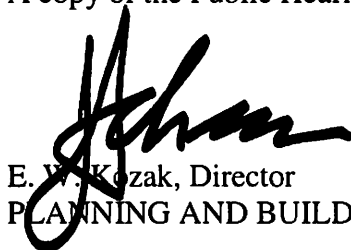
The prerequisite conditions have been partially satisfied as follows:

- 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 granting of any necessary covenants including but not limited to a Section 219 Covenant permitting the specific P6 post-secondary college use subject to limitations outlined in Section 3.1 of the Public Hearing Report.

- *The applicant has agreed to this prerequisite in a letter dated 2019 July 05 and the required covenant will be deposited in the Land Title Office prior to Final Adoption.*
- c. A granting of any necessary easements or statutory rights-of-way including but not limited to along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.
- *The requisite statutory right-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The provision of facilities for cyclists in accordance with Section 3.3 of the Public Hearing Report.
- *The applicant has agreed to this prerequisite in a letter dated 2019 July 05.*

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 July 29, 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.


E. W. Kozak, Director
PLANNING AND BUILDING

KL:rh
Attachment

cc: City Manager

**Burnaby Zoning Bylaw 1965,
Amendment Bylaw No. 6, 2019 - Bylaw No. 13993**

Rez. #18-39

4803 Kingsway

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To: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Change of "Use" submitted by Tim Orr with Orr Development Corp.)

The purpose of the proposed zoning bylaw amendment is to permit the establishment of a college (Alexander College) within the existing commercial retail unit of a mixed-use development.

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

1. Hui Liang, 1102-4888 Hazel Street, Burnaby
2. Paul Holden, Burnaby Board of Trade, 201-4555 Kingsway, Burnaby
3. Xiaochun Zhang & Xiaobin Liu, 1420-4825 Hazel Street, Burnaby

The following speaker appeared before Council in response to the proposed zoning bylaw amendment:

Beverley Huggins, 1750-4825 Hazel Street, Burnaby, appeared before Council and expressed concerns with the limited visibility of the proposed rezoning signs posted at the location. The speaker believes that an increase of students in the area will create parking conflicts/challenges.

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #18-39, Bylaw #13993 be terminated.

CARRIED UNANIMOUSLY