



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2019 November 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-10**
AMENDMENT BYLAW NO. 42, 2018; BYLAW #13945
A Mid-Rise Apartment Building, and Three Levels of Underground Parking
Third Reading

ADDRESS: 8750 University Crescent

LEGAL: Lot 19, 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 Lot 19" prepared by Ramsay Worden Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 October 29;
- b) Public Hearing held on 2018 November 20; and,
- c) Second Reading given on 2018 November 26.

The prerequisite conditions have been partially satisfied as follows:

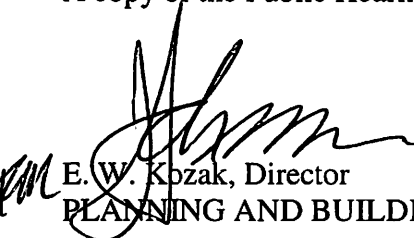
- a) The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs 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 October 02 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 October 02.*
- d) The granting of any necessary statutory rights-of-way, easements, and covenants.
 - *The necessary statutory right-of-way, easement, and covenant documentation 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 October 02.*
- 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 October 02. 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 October 02 committing to implement the solid waste and recycling provisions.*
- h) Compliance with the Council-adopted sound criteria
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 02, and the necessary Section 219 Covenant to guarantee the provisions of the acoustical report for as long as the structure exists on the development site, will be deposited in the Land Title Office prior to Final Adoption.*
- i) 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 October 02 agreeing to meet this prerequisite.*

- j) 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 October 02 agreeing to meet this prerequisite.*
- k) The provision of facilities for cyclists in accordance with this report.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2019 October 02 to make the necessary deposits prior to Final Adoption.*
- m) 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 2019 January 15 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 November 18, 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

MN:rh
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 42, 2018- BYLAW NO. 13945**

Rez. #18-10

8750 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

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The purpose of the proposed zoning bylaw amendment is to permit construction of a mid-rise apartment building, atop three levels of underground parking.

No letters were received in response to the proposed rezoning application.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL**

THAT this Public Hearing for Rez. #18-10, Bylaw #13945 be terminated.

CARRIED UNANIMOUSLY