



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2019 November 27

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-40**  
**AMENDMENT BYLAW NO. 05/2019, BYLAW #13992**  
**MULTIPLE FAMILY INFILL DEVELOPMENT**  
**Hastings Street Area Plan**  
**Third Reading**

**ADDRESS:** 4040 Albert Street

**LEGAL:** Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

**FROM:** RM6 Hastings Village Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

---

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 8.

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 November 06 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 November 06.*
- d. The submission of an undertaking to remove all improvements from the site within six months of Final Adoption of the Bylaw.
  - *The applicant will be required to demolish and remove all existing buildings, including concrete foundations, prior to Final Adoption of the Bylaw. The applicant has agreed to this prerequisite in a letter dated 2019 November 06.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants, including the granting of a Section 219 Covenant restricting the enclosure of balconies.
  - *The applicant has agreed to this prerequisite in a letter 2019 November 06 and the required documents will be deposited in the Land Title Office prior to Final Adoption.*
- f. The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 November 06.*
- g. The undergrounding of all wiring abutting the site along the lane.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 November 06.*
- h. 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 November 06.*
- i. The deposit of the applicable Parkland Acquisition Charge.

- *The applicant has agreed in a letter dated 2019 November 06 to make the necessary deposits prior to Final Adoption.*
- j. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2019 November 06 to make the necessary deposits prior to Final Adoption.*
- k. The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2019 November 06 to make the necessary deposits prior to Final Adoption.*
- l. 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 November 06 and the required area plan notification sign is 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 December 02, 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

LS:rh  
**Attachment**

cc: City Manager

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 5, 2019 - Bylaw No. 13992**

Rez. #16-40

4040 Albert Street

From: RM6 Hastings Village Multiple Family Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-unit townhouse development.

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

No speakers appeared before Council in support or oppositions to the proposed rezoning application.

MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR MCDONELL

THAT this Public Hearing for Rez. #16-40, Bylaw #13992 be terminated.

CARRIED UNANIMOUSLY