



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2020 July 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-18**
BYLAW 13913, AMENDMENT BYLAW NO. 25/2018
22 Unit Multiple-Family Development
Third Reading

ADDRESS: 7447 and 7453 14th Avenue

LEGAL: Lot 2, DL 29, Group 1, NWD Plan 4900, Lot 84, DL 29, Group 1, NWD Plan 50533

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "14th Avenue Townhomes" prepared by Grimwood Architecture and Urban Design.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 07;
- b) Public Hearing held on 2018 July 24; and,
- c) Second Reading given on 2018 August 27.

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 2020 July 09 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 2020 July 09.*
- d) The removal of all existing improvements from the site prior to Final Adoption.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 09.*
- e) The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and 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 2020 July 09.*
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 09.*
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
 - a Section 219 Covenant ensuring that the visitor parking gate remains open during daylight hours.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 09.*
- i) 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 applicant has agreed to this prerequisite in a letter dated 2020 July 09 and the necessary provisions are indicated on the development plans.*
- j) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 July 09 to make the necessary deposits prior to Final Adoption.*

k) The deposit of the applicable GVS & DD Sewerage Charge.

- *The applicant has agreed in a letter dated 2020 July 09 to make the necessary deposits prior to Final Adoption.*

l) The deposit of the applicable School Site Acquisition Charge.

- *The applicant has agreed in a letter dated 2020 July 09 to make the necessary deposits prior to Final Adoption.*

m) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.

- *The applicant has agreed to this prerequisite in a letter dated 2020 July 09*

n) 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 2020 July 09 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 2020 July 20, 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

SMN:
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 25, 2018 - BYLAW NO. 13913**

Rez . #16-18

7447 and 7453 14th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “14th Avenue Townhomes” prepared by Grimwood Architecture and Urban Design)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (21 unit) townhouse development with underground parking.

One letter was received in response to the proposed rezoning application:

1. **Greg Austin**, 436 Seventh Street, New Westminster

The following speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Robert Klingle, 7465 14th Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Klingle expressed concerns with the proposed zoning designation, size of the development, encroachment on existing right of way, and increased density.

Francis Bozza, 7551 Humphries Court, Burnaby, appeared before Council and spoke in support to the proposed rezoning application. The speaker noted that redevelopment in the area is welcoming as the current structure is in disrepair, attracts vermin and poses a safety risk.

Peter Gible, 7439 14th Avenue, appeared before Council and spoke in opposition to the proposed rezoning application. Mr. Gible expressed concerns with removal of trees, loss of shade and privacy, and inadequate parking. The speaker requested extermination of rats before the demolition of the existing building.

Ketan Ladva, 12562 206th Street, Maple Ridge, appeared on behalf of the applicant and address concerns raised by previous speakers. Mr. Ladva noted that the design is part of the Edmonds Official Community Plan (including increased density), the existing right of way will be improved with additional landscaping and lighting, and the proposed parking exceeds City requirements.

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Greg Austin, 436 Seventh Street, New Westminster, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker expressed concerns with increased density.

Robert Klinge, 7465 14th Avenue, Burnaby, appeared before Council and spoke for the second time. The speaker expressed concerns with potential loss of mature trees, potential damage to existing trees due to construction/development activity, lack of visitor parking stalls, increase in street parking conflicts, service access to garbage and recycling, and the size of the property relative to the number of units and size of development. Mr. Klinge requested Council consider a smaller townhouse development.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR CALENDINO

THAT this Public Hearing for Rez. #16-18, Bylaw #13913 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR MCDONELL
SECONDED BY COUNCILLOR DHALIWAL

THAT staff report back to Council on the issues raised by the delegations at the Public Hearing for Rezoning Reference #16-18 prior to second reading of the bylaw; and

THAT a copy of the report be forwarded to the individuals that spoke at the Public Hearing.

CARRIED UNANIMOUSLY