



INTER-OFFICE MEMORANDUM

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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-54**
BYLAW 14097, AMENDMENT BYLAW NO. 41/19
Site pre-zoning for non-market housing and grade-level commercial development
Royal Oak Community Plan
Third Reading

ADDRESS: 6857 and 6875 Royal Oak Avenue

LEGAL: Parcel 1 DL 98, Group 1, NWD Plan LMP42986; Parcel 2, DL 98, Group 1 NWD Reference Plan LMP43130

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10; and,
- c) Second Reading given on 2019 December 16.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of development guidelines.
The applicant has submitted development guidelines.
- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.
The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the requisite rights-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

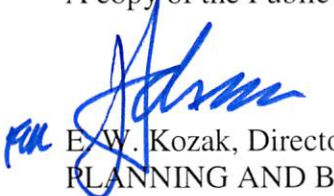
The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite consolidation of the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

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

KL:tn
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 41, 2019 - BYLAW NO. 14097**

Rez. #19-54

6857 and 6875 Royal Oak Avenue

From: M4 Special Industrial District

To: CD Comprehensive Development District (based on C9, C9r Urban Village District, RM3, RM3r Multiple Family Residential District and Royal Oak Community Plan as guidelines and in accordance with development guidelines prepared by the City)

The purpose of the proposed zoning bylaw amendment is to establish development guidelines for the subject City-owned site to facilitate the development of non-market housing and grade level commercial uses.

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 JOHNSTON
SECONDED BY COUNCILLOR CALENDINO**

THAT this Public Hearing for Rez. #19-54, Bylaw #14097 be terminated.

CARRIED UNANIMOUSLY