



INTER-OFFICE MEMORANDUM

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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-55**
BYLAW 14098, AMENDMENT BYLAW NO. 42/19
Site pre-zoning for non-market housing development
Central Administrative Area Plan
Third Reading

ADDRESS: 5912, 5924, 5938, 5946, 5958, 5968, 5978, and 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, and 5989 Kincaid Street

LEGAL: Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 9, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- ca) First Reading given on 2019 November 18;
- cb) Public Hearing held on 2019 December 10; and,
- cc) 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 approval of the Ministry of Transportation to the rezoning application.

The requisite Ministry of Transportation approval will be obtained as part of the future Site Specific Rezoning application.

- f) The completion of the Highway Closure Bylaw.

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

- g) 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

P:\49500 Rezoning\20 Applications\2019\19-55 5912 Sunset St\Council Reports\Memos\Rezoning Reference 19-55 Third Reading
2020.07.20.docx

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 42, 2019 - BYLAW NO. 14098**

Rez. #19-55

5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

From: R4 Residential District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area 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.

Two (2) letters were received in response to the proposed rezoning application:

- 1. Glenn Berlow, 202-5897 Kincaid Street, Burnaby**
- 2. Edward Suda, 313-3953 Godwin Avenue, Burnaby**

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

Kevin Harney, 210-4035 Norland Avenue, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker noted there is already a large number of low-income housing in the area, and expressed concerns with the protection of the parkland and ecosystem, as many trees will be cut down.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR WANG**

THAT this Public Hearing for Rez. #19-55, Bylaw #14098 be terminated.

CARRIED UNANIMOUSLY