



INTER-OFFICE MEMORANDUM

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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-59**
BYLAW 14102, AMENDMENT BYLAW NO. 46/19
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan
Third Reading

ADDRESS: 6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

LEGAL: Lot 9, District Lot 155a, Group 1, New Westminster District Plan LMP30202
Lot 37, District Lot 155 "A", Group 1, New Westminster District Plan 24105
Lot 38, District Lot 155 "A", Group 1, New Westminster District Plan 24105
Lot 3, Block 6a, District Lot 155a, Group 1 New Westminster District Plan 1425
Lot 4, Block 6a, District Lot 155a, Group 1, New Westminster District Plan 1425
Lot 1, District Lot 155a, Group 1, New Westminster District Plan 14019

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre 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 completion of the Highway Closure Bylaw.

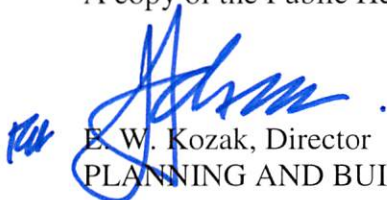
The applicant has agreed to this prerequisite, and the requisite Highway Closure Bylaw will be deposited in the Land Title Office within one year of Final Adoption.

- f) 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. 46, 2019 - BYLAW NO. 14102**

Rez. #19-59

6365 Stride Avenue, and portions of 6370, 6380, 6428, 6448 Stride Avenue and 7514 Bevan Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3r Multi-Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the 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.

One (1) letter was received in response to the proposed rezoning application:

- 1. Allen Hutton, 7304 14th Avenue, Burnaby**

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

Kelly Ferguson, 7532 Bevan Street, Burnaby, appeared before Council and spoke in opposition to the proposed rezoning application. The speaker requested an ecological study and environmental impact assessment be done, and consideration be given to schools and classrooms sizes.

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and spoke to the proposed rezoning application. The speaker suggested the City dedicate land to continually grow and develop non-market housing, and work on affordability.

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

THAT this Public Hearing for Rez. #19-59, Bylaw #14102 be terminated.

CARRIED UNANIMOUSLY