



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2020 July 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-50**  
**BYLAW 14042, AMENDMENT BYLAW NO. 23/2019**  
**Non-Market Multiple-Family Development with Underground Parking**  
**Third Reading**

**ADDRESS:** 7898 18<sup>th</sup> Avenue

**LEGAL:** Lot 1, District Lot 28, Group 1, NWD Plan BCP26577

**FROM:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

**TO:** Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled "Affordable Rental Housing" prepared by NSDA Architects)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 July 08;
- b) Public Hearing held on 2019 July 30; and,
- c) Second Reading given on 2019 September 09.

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 May 05 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

To: City Manager  
From: Director Planning and Building  
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- 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 May 05.*
- d) The registration of a Lease Agreement.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05.*
- e) The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05.*
- f) 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 May 05 and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05, and the requisite statutory right-of-way, easement and or covenant plans have been submitted, and will be deposited in the Land Title Office prior to Final Adoption.*
- h) 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 May 05 and the necessary provisions are indicated on the development plans.*
- i) The undergrounding of overhead wires, abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05.*
- j) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2020 May 05 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 May 05 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 May 05 to make the necessary deposits prior to Final Adoption.*

m) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.

- *The applicant has agreed to this prerequisite in a letter dated 2020 May 05 and the necessary provisions have been indicated on the development plans.*

n) The submission of a written undertaking to distribute area plan notification forms prepared by the City on the development site prior to Third Reading.

- *The applicant has provided a letter of undertaking dated 2020 May 05 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 27 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:tn  
**Attachment**

cc: City Manager

**PUBLIC HEARING MINUTES  
HELD ON: 2019 JULY 30  
REZ. REF. NO. 18-50  
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**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 14042 - BYLAW NO. 23, 2019**

Rez. #18-50

7898-18<sup>th</sup> Avenue

From: CD Comprehensive Development District (based on RM2 Multiple Family Residential District)

To: Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled “Affordable Rental Housing” prepared by NSDA Architects)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (25 unit) non-market housing development with underground parking.

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

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

Darin Froese, CEO, New Vista Society, 7550 Rosewood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Linda Flegel, President, New Vista Society, 7550 Rosewood Street, Burnaby, appeared before Council and spoke in support of the proposed rezoning application.

Gulam Firdos, #212-6860 Rumble Street, Burnaby, appeared before Council and expressed concerns with the proposed rezoning application. The speaker would like to see increased densification, and the lease extended to 99 years.

Joel Gibbs, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke in support of the proposed rezoning application, as the project is near transit, bike paths, and shopping amenities. The speaker would like to see more units and less parking.

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR MCDONELL**

THAT this Public Hearing for Rez. #18-50, Bylaw #14042 be terminated.

**CARRIED UNANIMOUSLY**