



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2020 September 09

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-41**  
**BYLAW #13974; AMENDMENT BYLAW NO. 50/18**  
**Townhouse Development**  
**Edmonds Town Centre Plan**  
**Third Reading**

**ADDRESS:** 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street  
(see *attached* Sketches #1, #2, and #3)

**LEGAL:** Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29; and,
- c) Second Reading given on 2019 February 11.

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 agreed to this prerequisite in a letter dated 2020 July 29, and will deposit the necessary funds prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer service boxes in town centre locations), 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 29.*
- d) The dedication of any rights-of-way deemed requisite.
  - *The requisite subdivision plan dedicating rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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 July 29, and the requisite statutory rights-of-way, easements and/or covenant will be deposited in the land title office prior to Final Adoption.*
- f) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and will deposit the necessary funds prior to Final Adoption.*
- g) The granting of Section 219 Covenants, including but not necessarily limited to:
  - Restricting enclosures of balconies;
  - Indicating that project surface driveway access will not be restricted by gates; and,
  - Ensuring that storm water management best practices are continuously maintained.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- h) The review of a detailed Sediment Control System by the Director of Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29. An Erosion and Sediment Control Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*

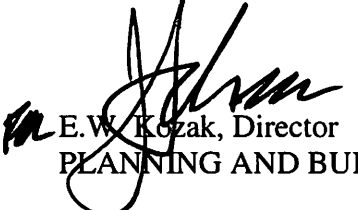
- i) The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29. A Storm Water Management Strategy has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- j) 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 these prerequisites in a letter dated 2020 July 29 and the necessary provisions are indicated on the development plans.*
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
  - *The applicant has agreed in a letter dated 2020 July 29, and the necessary provisions are indicated on the development plans.*
- l) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- n) The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed in a letter dated 2020 July 29 to make the necessary deposits prior to Final Adoption.*
- o) 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 agreed to this prerequisite in a letter dated 2020 July 29.*

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

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September 14, 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

MP:tn  
***Attachment***

cc: City Manager

P:\49500 Rezoning\20 Applications\2017\17-41 6909-6949 Balmoral SA\Council Report\Rezoning Reference #17-41 Third Reading 2020.09.14.docx

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 50, 2018 - BYLAW NO. 13974**

Rez. #17-41

6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey 23-unit townhouse development in the Edmonds Town Centre Plan.

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

1. Scott Van Denham, 317-7040 Balmoral Street, Burnaby
2. Victoria Marekova, 311-7040 Balmoral Street, Burnaby

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

Joel Gibbs, 7777 12th Avenue, Burnaby, appeared before Council and expressed concerns regarding affordability, and the number of parking spaces. The speaker believes that decreasing the number of parking stalls will encourage residents to access nearby rapid transit options.

Elie Lubendo, 708-7434 Kingsway, Burnaby, appeared before Council and expressed concerns with increased traffic, and pedestrian safety. Mr. Lubendo requestd the number of parking stalls be decreased to incourage rapid transit use and decrease traffic congestion. In general, the speaker is in support of the proposed development and hopes that the parking in the neighbourhood will be reviewed.

**MOVED BY COUNCILLOR JORDAN  
SECONDED BY COUNCILLOR WANG**

THAT this Public Hearing for Rez. #17-41, Bylaw #13974 be terminated.

CARRIED UNANIMOUSLY