



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2020 September 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-15**  
**BYLAW 14104, AMENDMENT BYLAW NO. 48/2019**  
**Three-Storey Multiple-Family Development**  
**Third Reading**

**ADDRESS:** 7584 MacPherson Avenue

**LEGAL:** Parcel "A" (Explanatory Plan 25166) Lots 2 and 3, Block 33, District Lot 97, Group 1, New Westminster District Plan 1312

**FROM:** R5 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

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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 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 September 11 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- 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 September 11.*
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- *The applicant has agreed to this prerequisite in a letter dated 2020 September 11.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
- *The requisite statutory rights-of-way and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption*
- f) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 September 11.*
- g) 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 September 11.*
- h) The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2020 September 11 to make the necessary deposits prior to Final Adoption.*
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2020 September 11 to make the necessary deposits prior to Final Adoption.*
- j) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2020 September 11 to make the necessary deposits prior to Final Adoption.*

k) The deposit of the applicable Regional Transportation Development Cost Charge.

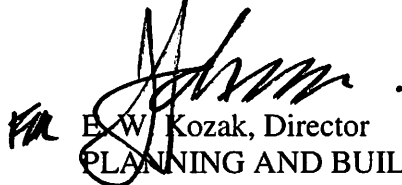
- *The applicant has agreed in a letter dated 2020 September 11 to make the necessary deposits prior to Final Adoption.*

l) 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 provided a letter of undertaking dated 2020 September 11 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 September 28, 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

SMN:  
**Attachment**

cc: City Manager

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 48, 2019 - BYLAW NO. 14104**

Rez. #18-15

7584 MacPherson Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "7584 Macpherson Avenue, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a five-unit infill multiple-family residential development.

One (1) letters were received in response to the proposed rezoning application:

1. Jit and Lovleen Khangura, 5616 Rumble Street, Burnaby

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

Joel Gibbs, 7777 12<sup>th</sup> Avenue, Burnaby, appeared before Council and spoke to the proposed rezoning application. The speaker would like to see eight to 10 units on the site.

**MOVED BY COUNCILLOR JOHNSTON  
SECONDED BY COUNCILLOR CALENDINO**

THAT this Public Hearing for Rez. #18-15, Bylaw #14104 be terminated.

**CARRIED UNANIMOUSLY**