

INTER-OFFICE MEMORANDUM

TO: CITY CLERK DATE: 2020 December 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-57**
BYLAW 14233, AMENDMENT BYLAW NO. 40/20
Site pre-zoning for non-market housing development
Edmonds Town Centre Plan
Third Reading and Final Adoption

ADDRESS: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 - 16th Avenue;
7411, 7417 - 15th Avenue

LEGAL: Lots 1, 2 and 3, Block 28, District Lot 29, Group 1, NWD Plan 3035
Lots 4, 19, 20 and 21, Block 28, District Lot 29, Group 1, NWD Plan 3035
Lots 5 and 6, Block 28, District Lot 29, Group 1, NWD Plan 4215

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s, RM3r Multiple 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 2020 November 09;
- b) Public Hearing held on 2020 November 24; and,
- c) Second Reading given on 2020 December 07.

The prerequisite conditions have been 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 covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to 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 satisfied, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading and Reconsideration and Final Adoption on 2020 December 14.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.



E. W. Kozak, Director
PLANNING AND BUILDING

SMN

Attachments

cc: City Manager

APPENDIX A
Development Guidelines
2020 October 21

SITE #4: KINGSWAY AND 16TH – REZONING REFERENCE #19-57
NON-MARKET HOUSING DEVELOPMENT

Addresses: 7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue; 7411, 7417 15th Avenue

Site Area: 5002.8 m² (53,850 sq.ft.) including lane closure area

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3s base + bonus (rental)	1.50 FAR (of which 0.4 FAR is density bonus)
RM3r (rental)	1.10 FAR
<u>RM3s (100% affordable density offset)</u>	<u>0.55 FAR</u>
Total	3.15 FAR (169,628 sq.ft.)

Anticipated Maximum Unit Count: 177 units, based on 85% efficiency and 725 sq.ft. average unit size.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: General, mixed affordability

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 40, 2020 - BYLAW NO. 14233**

Rez. #19-57

**7510, 7516, 7526, 7536 Kingsway; 7390, 7398, 7404 16th Avenue;
7411, 7417 15th Avenue**

From: R5 Residential District

To: CD Comprehensive Development District (based on RM3s, RM3r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A)

Purpose: to establish development guidelines for the subject site to facilitate development of affordable housing

Applicant: City of Burnaby

No correspondence was received in response to the proposed rezoning application.

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

**MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY**

THAT this Public Hearing for Rez. #19-57, Bylaw No. 14233 be terminated.

CARRIED UNANIMOUSLY