



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 February 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-11**
BYLAW #14019; AMENDMENT BYLAW NO. 13/19
Townhouse Development with Underground Parking
Edmonds Town Centre Plan
Third Reading

ADDRESS: 7149, 7151 and 7163 17th Avenue (*attached* Sketches #1 and #2)

LEGAL: Lot 56 District Lot 95 Group 1 New Westminster District Plan 1152, Lot 57 Except: North Westerly 10 Feet, District Lot 95 Group 1 New Westminster District Plan 1152, and Lot 2 District Lot 95 Group 1 New Westminster District Plan LMP5577

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "7149 17th Avenue" prepared by Cornerstone Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 May 13;
- b) Public Hearing held on 2019 May 28; and,
- c) Second Reading given on 2019 June 10.

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.

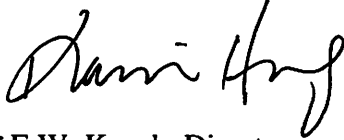
- *The applicant has agreed to this prerequisite in a letter dated 2020 October 23, and will deposit the necessary funds prior to Final Adoption.*
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection 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 October 23.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.2 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 October 23, and will provide a \$718,200.00 cash-in-lieu contribution (subject to detailed survey), in accordance with the terms and conditions approved by Council, prior to Final Adoption.*
- e) The completion of the sale of City property.
 - *Council has approved the sale and purchase price of City property to be acquired by the applicant at a value of \$300 per square foot buildable (PBA). The sale will be completed prior to Final Adoption.*
- f) The consolidation of the net site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- g) 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 October 23. An Erosion and Sediment Control Plan has been submitted to the Engineering Department – Environmental Services for approval prior to Final Adoption.*
- h) 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 October 23. A Storm Water Management Strategy has been submitted to the Climate Action and Energy Division for approval prior to Final Adoption.*

- i) The granting of Section 219 Covenants, including but not necessarily limited to:
 - a Section 219 Covenant restricting the enclosure of balconies;
 - a Section 219 Covenant ensuring that all disabled parking remain as common property; and,
 - a 6.0 metre statutory right of way for vehicular access.
- 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 October 23 and the necessary provisions are indicated on the development plans.*
- k) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 October 23 to make the necessary deposits prior to Final Adoption.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2020 October 23 to make the necessary deposits prior to Final Adoption.*
- m) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2020 October 23 to make the necessary deposits prior to Final Adoption.*
- n) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
 - *The applicant has agreed in a letter dated 2020 October 23, and the necessary provisions are indicated on the development plans.*
- 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 October 23, and the area plan notification signs are in place.*

City Clerk
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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 2021 February 08, 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.

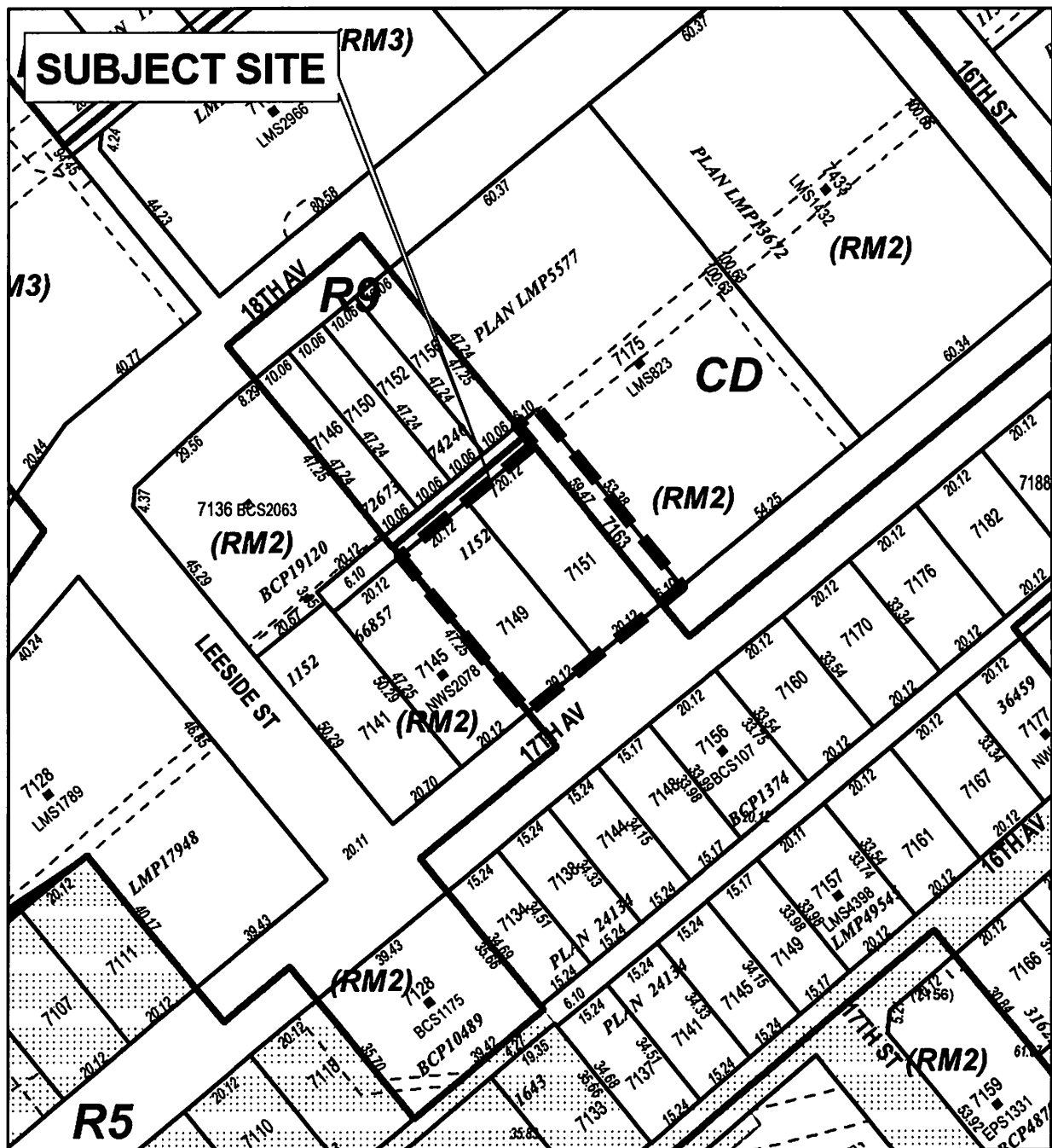


for E.W. Kozak, Director
PLANNING AND BUILDING

MP:jz
Attachments

cc: City Manager

P:\49500 Rezoning\20 Applications\2018\18-11 7149, 7151 and 7163 Seventeenth Avenue\Council Report\Rezoning Reference #18-11 Third Reading2021.02.08.docx



PLANNING & BUILDING DEPARTMENT



DATE:
MAR 26 2018

SCALE:
1:1,500

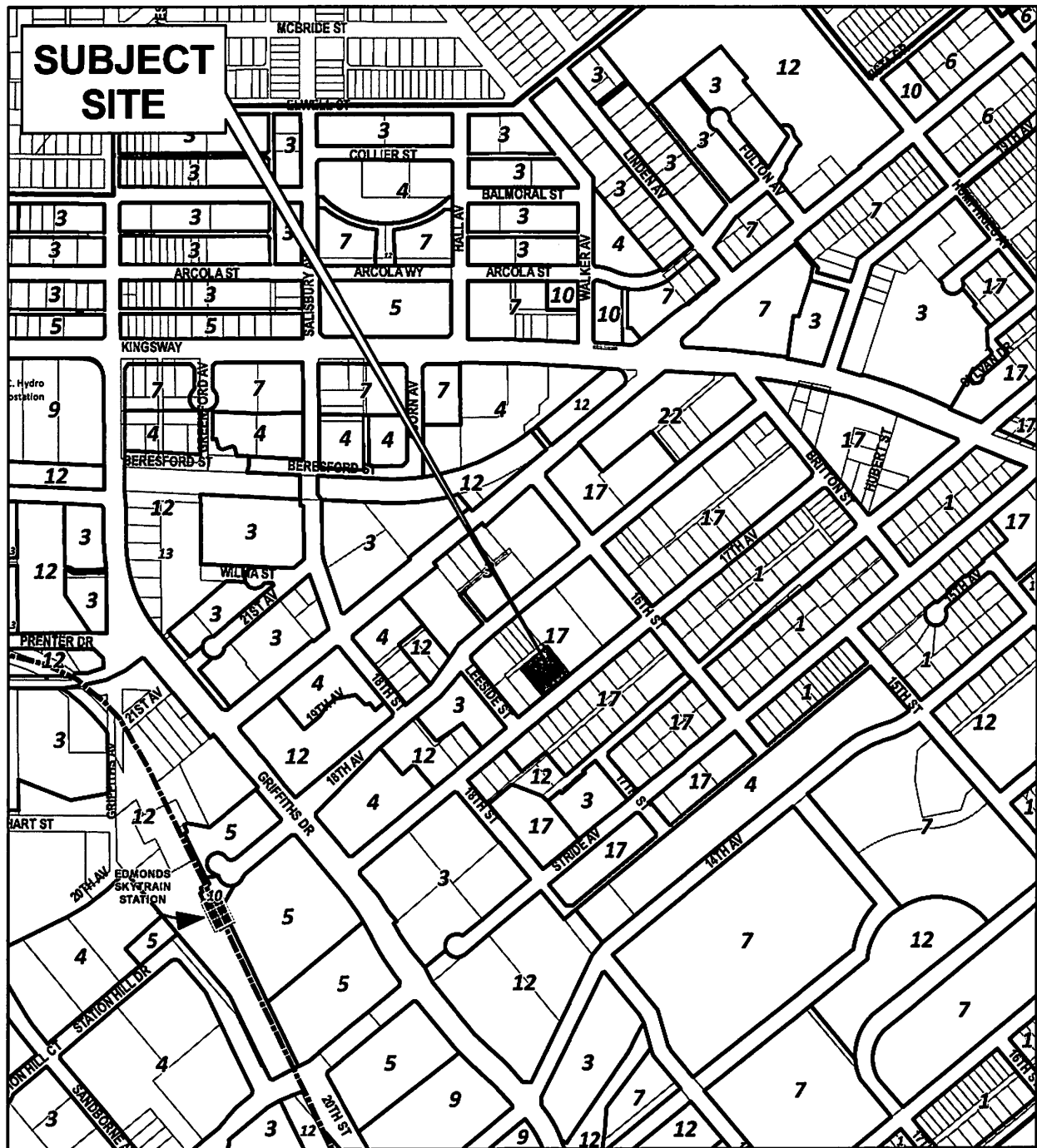
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REZONING REFERENCE #18-11
7149, 7151 AND 7163 17TH AVENUE



Subject Site

Sketch #1



- 1** Single and Two Family Residential
- 3** Medium Density Multiple Family Residential
- 4** High Density Multiple Family Residential
- 5** Commercial
- 6** Medium Density Mixed Use
- 7** High Density Mixed Use

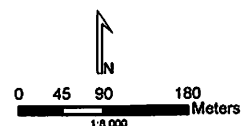
- 9** Industrial
- 10** Institutional
- 12** Park and Public Use/Public School
- 17** Low or Medium Density Multiple Family Residential (Ground Oriented)
- 22** Low/Medium Density Mixed Use

Edmonds Town Centre Plan Development Guidelines



PLANNING & BUILDING DEPARTMENT

Note: Composite Sketch Subject to Change



Printed on March 23, 2018

Sketch #2

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 2019 - BYLAW NO. 14019**

Rez. #18-11

7149, 7151 and 7163 17th Avenue

From: R5 Residential District

To: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled “7149 17th Avenue” prepared by Cornerstone Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a three-storey (27 unit) stacked townhouse development with underground parking.

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

No speakers appeared before Council in support or oppositions to the proposed rezoning application.

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

THAT this Public Hearing for Rez. #18-11, Bylaw #14019 be terminated.

CARRIED UNANIMOUSLY

**MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR JOHNSTON**

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY

The Public Hearing adjourned at 6:21 p.m.