



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 March 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-36**  
**AMENDMENT BYLAW NO. 26/19; BYLAW #14060**  
**Conceptual Master Plan**  
**Third Reading**

**ADDRESS:** 4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue

**LEGAL:** See Schedule A (*attached*)

**FROM:** M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts

**TO:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C9 Urban Village District, and Brentwood Town Centre Plan guidelines) and in accordance with the development plan entitled "The Alpha Gardens Concept Book" prepared by IBI Group.

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 October 02,
- b) Public Hearing held on 2019 October 29; and,
- c) Second Reading given on 2019 November 04.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
  - *The applicant has submitted a virtually complete suitable plan of development. A few remaining details will be resolved prior to Final Adoption.*
- b. The submission of an Engineering Master Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 March 23, and a Master Servicing and Phasing Plan has been submitted.*
- c. The submission of a Master Conceptual Stormwater Management Plan.

- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23 and a Master Conceptual Stormwater Management Plan has been submitted.*
- d. The submission of a Master Subdivision Plan and Phasing Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23 and a Master Subdivision Plan and Phasing Plan has been submitted.*
- e. The submission of a detailed park plan for the dedication of a City park in accordance with Section 4.0 of the rezoning report.
- *A conceptual subdivision plan has been submitted for the site identifying the proposed four private parcels and one park parcel. A detailed park plan will be a condition of Preliminary Plan Approval for Phase 1, Rezoning Reference #19-25. Park dedication will be a requirement for a site specific rezoning of Phase 3.*
- f. The submission of a Green Building Strategy.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23, and a Green Building Strategy has been submitted.*
- g. The submission of a Master Comprehensive Sign Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23, and a Master Comprehensive Sign Plan has been submitted.*
- h. The dedication of any rights-of-way deemed requisite.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23. The requisite Rights-of-way have been identified in the Master Servicing and Phasing Plan, and will be a requirement of the site specific rezoning of each phase.*
- i. The granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:
- allocating development densities on the overall site;
  - guaranteeing the provision of a Master Site Stormwater Management Plan; and,
  - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table.
  - *The applicant has submitted a letter dated 2021 March 23 agreeing to meet this prerequisite, and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*

- j. The granting of any necessary statutory rights-of-way and easements, including, but not necessarily limited to those:
- guaranteeing vehicular, pedestrian and cycling access through the site; and,
  - guaranteeing public passage between subdivided parcels comprising the overall site.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 23.*
- k. The approval of the Ministry of Transportation to the rezoning application.
- *The preliminary approval of the Ministry of Transportation to the subject rezoning proposal has been obtained. Final approval of the rezoning bylaw will be obtained prior to Final Adoption.*
- l. Submission of a Site Disclosure Statement and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure Statement which is being processed to determine if remediation measures are required.*
- m. The submission of a Construction Management and Access Plan.
- *The applicant has agreed in a letter dated 2021 March 23 to submit the required Construction Management and Access Plan prior to Final Adoption.*

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 March 29, 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

IW:jz  
**Attachments**

cc: Acting City Manager

# Schedule A

## Rezoning Reference #17-36

ADDRESS	LEGAL DESCRIPTION	PID
4500 Dawson St	Lot 136 District Lot 124 Group 1 New Westminster District Plan 51591	002-750-899
4554 Dawson St	Lot 15 Except: Parcel "A" (J1303e), District Lot 124 Group 1 New Westminster District Plan 3343	001-491-083
2223 Alpha Ave	Parcel "A" (J1303e) Lot 15 Except: South 10 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	003-379-884
2375 Alpha Ave	Lot 23 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-528
2350 Willingdon Ave	Lot 121 District Lot 124 Group 1 New Westminster District Plan 35225	002-305-712
2410 Willingdon Ave	North Half Lot 25 Except: The West 33 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-625
2430 Willingdon Ave	South Half Lot 25 Except: Firstly: The West 33 Feet Secondly: The East 30 Feet; District Lot 124 Group 1 New Westminster District Plan 3343	010-995-617

**BURNABY ZONING BYLAW 1965, AMENDMENT  
BYLAW NO. 26, 2019 - BYLAW NO. 14060**

**Rez. #17-36**

**4500, 4554 Dawson Street, 2223, 2375 Alpha Avenue and 2350, 2410, 2430 Willingdon Avenue**

**From: M1 Manufacturing, M2r General Industrial, and M5 Light Industrial Districts**

**To: CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, C9 Urban Village District, and Brentwood Town Centre Plan guidelines)**

**The purpose of the proposed zoning bylaw amendment is to establish a Conceptual Master Plan and Design Guidelines for the Grove development site, in order to guide further site specific rezoning applications for the construction of a high-density multi-phased strata, rental, commercial retail and office development over four main phases. No specific development is being proposed by the subject rezoning application.**

**Three (3) letters were received in response to the proposed rezoning application:**

- 1. Man Ling Kwok, 2378 Alpha Avenue, Burnaby**
- 2. Susanne Glenn-Rigny, CN Rail, 935, rue de la Gauchetiere Ouets, Montreal**
- 3. Joel Gibbs, 7777 12<sup>th</sup> Avenue, 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 expressing concerns with the proposed rezoning application. The speaker believes that there is disconnect within the City between the City's priorities and the development process. Burnaby declared a climate emergency and set targets of 45% reduction in GHG by 2030; however, 2,800 parking spaces are being built in a town centre, near transit and multi-use paths. In addition, Mr. Gibbs expressed concerns with Dawson Street widening to five lanes.**

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

**THAT this Public Hearing for Rez. #17-36, Bylaw #14060 be terminated.**

**CARRIED UNANIMOUSLY**