



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-47**
AMENDMENT BYLAW NO. 06/2020, BYLAW #14149
AMENDMENTS TO RESIDENTIAL TOWER 3
Third Reading

ADDRESS: 2381 Beta Avenue

LEGAL: Lot 2, District Lot 124, EPP67029

FROM: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

TO: Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South - Amended" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 April 06;
- b) Public Hearing held on 2020 June 09; and,
- c) Second Reading given on 2020 June 22.

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 additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional services. All services are to be

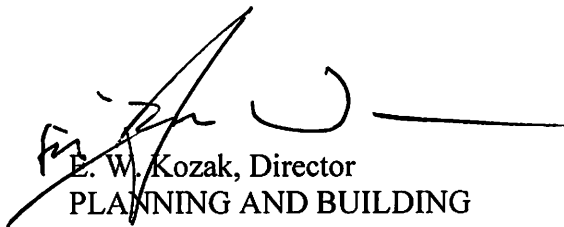
designed to City standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *Site servicing for the subject lot was previously captured under Rezoning Reference #15-31 and Subdivision Reference #16-19. No additional site servicing is required in conjunction with the subject rezoning application.*
- c) The approval of the Ministry of Transportation to the rezoning application.
- *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- d) The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2021 March 10 committing to implement the solid waste and recycling provisions.*
- e) The amending of covenants registered on title to the subject site.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 10 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2021 March 10 to make the necessary deposits prior to Final Adoption.*
- g) The deposit of the applicable School Site Acquisition Charge.
- *The applicant has agreed in a letter dated 2021 March 10 to make the necessary deposits prior to Final Adoption.*
- h) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The applicant has agreed in a letter dated 2021 March 10 to make the necessary deposits prior to Final Adoption.*

- i) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 10, and the necessary provisions are indicated on the development plans.*
- j) 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 December 09 and the on-site area plan notification sign is 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 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

MN:jz
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 6, 2020 - BYLAW NO. 14149**

Rez. #19-47

2381 Beta Avenue

From: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

To: Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South - Amended" prepared by Chris Dikeakos Architects Inc.)

Purpose: to revise the previously approved development concept for the site to allow for additional units as well as revisions to the parkade

Applicant: Beta View Homes Ltd.

One (1) letter was received in response to the proposed rezoning application:

1. Eric Low, #1506-2378 Alpha Avenue, Burnaby

The following speakers connected through the online webinar or teleconference service in response to the proposed zoning bylaw amendment:

Eric Low, #1506-2378 Alpha Avenue, Burnaby, expressed concerns with the train noise. The speaker inquired if there are any plans to deal with the noise, i.e. sound barrier/wall along the railway.

Staff advised that the City is working with the Vancouver Port Authority (VPA) and Canadian National Railway (CN) on several projects, and has recommended mitigation measures along the developments (i.e. sound barriers, grinding tracks more frequently to avoid the noise, etc.) to VPA and CN.

Johneen McElroy, #2403 -2378 Alpha Avenue, Burnaby, inquired if Alaska Street will connect to Beta Avenue. The speaker further inquired regarding noise mitigation measures, increased number of train tracks and train traffic.

Staff advised that Alaska Street will connect to Beta Avenue in the future; however, further land acquisition would be required. In regards to the train noise, the City is working with the VPA and CN to address noise concerns; however, the City does not have any jurisdiction over the train tracks as they are federally regulated. Staff encouraged residents to participate in the Port Authority's consultation process and provide feedback through their website.

**MOVED BY COUNCILLOR KEITHLEY
SECONDED BY COUNCILLOR JOHNSTON**

THAT this Public Hearing for Rez. #19-47, Bylaw No. 14149 be terminated.

CARRIED UNANIMOUSLY