



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 March 29

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-25**
Amendments to Concord Metrotown Phase 1
Metrotown Downtown Plan
Third Reading

ADDRESS: 4754 Kingsway

LEGAL: Lot 1 District Lots 32, 152 and 153, Group 1, New Westminster District Plan EPP76863

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "MT Sears Phase 01" prepared by IBI Architects (Canada) Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 December 14;
- b) Public Hearing held on 2021 January 26; and,
- c) Second Reading given on 2021 February 08.

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.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 March 18 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 18, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- d) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2021 March 18 agreeing to meet this prerequisite.*
- e) The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 18 and the necessary provisions are indicated on the development plans.*
- f) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 March 18 to make the necessary deposits prior to Final Adoption.*
- v) The deposit of the applicable Regional Transportation Charge.
 - *The applicant has agreed in a letter dated 2021 March 18 to make the necessary deposits prior to Final Adoption.*
- w) 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 2021 March 2, and the area plan notification signs are in place.*

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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 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

JDC:
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 56, 2020 - BYLAW NO. 14268**

Rez. #20-25

4754 Kingsway

From: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan guidelines)

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "MT Sears Phase 01" prepared by IBI Architects (Canada) Inc.)

Purpose: to revise the previously approved development concept to permit a reduction in commercial floor area, an amendment to the proposed on-site amenity, and an adjustment to the size and number of residential units

Applicant: Concord Kingsway Projects GP Ltd.

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

1. Hui Liang, #1102-4888 Hazel Street, Burnaby

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

MOVED BY COUNCILLOR JOHNSTON

SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #20-25, Bylaw No. 14268 be terminated.

CARRIED UNANIMOUSLY