



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 April 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-37**
BYLAW 14132, AMENDMENT BYLAW NO. 4/20,
Seniors' Non-Market Rental Housing Development
Third Reading

ADDRESS: 4279 Norland Avenue

LEGAL: Lot 62, DL 79, Group 1, NWD Plan 73491

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled "Dania Seniors Affordable Housing" prepared by NSDA Architects)

The following information applies to the subject rezoning bylaw:

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

The prerequisite condition has 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 submitted engineering design drawings for review and has agreed in a letter dated 2021 March 01 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement 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 2021 March 01.*
- d. The submission of an undertaking to remove all improvements from the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 01.*
- e. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to the following:
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of this report; and,
 - Easement for pedestrian access as outlined under Section 4.4 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 01 and the required statutory rights-of way, easements, and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 01. A detailed Sediment Control System plan has been submitted for approval prior to issuance of Building Permit.*
- h. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 March 01. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- i. Compliance with Council-adopted sound criteria.
 - *An acoustic study has been submitted for review by the Climate Action and Energy Division. Agreement by the applicant to comply with the Council-adopted sound*

criteria and an acceptable acoustic study will be achieved prior to Final Adoption.

- 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 necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2021 March 01 committing to implement the solid waste and recycling provisions.*
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 March 01 agreeing to meet this prerequisite.*
- l. The deposit of the applicable Parkland Acquisition Charge.
- *The applicant has agreed in a letter dated 2021 March 01 to make the necessary deposits prior to Final Adoption.*
- m. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2021 March 01 to make the necessary deposits prior to Final Adoption.*
- n. The deposit of the applicable Regional Transportation Charge.
- *The applicant has agreed in a letter dated 2021 March 01 to make the necessary deposits 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 April 12, 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

GT:jz

Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 4, 2020 - BYLAW NO. 14132**

Rez. #18-37

4279 Norland Avenue

From: P5 Community Institutional District

To: CD Comprehensive Development District (based on P5 Community Institutional District, RM3 Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development plan entitled "Dania Seniors Affordable Housing" prepared by NSDA Architects)

Purpose: to permit the redevelopment of the site for a new seniors' non-market rental housing development.

Applicant: NSDA Architects

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

The following speaker connected through the online webinar in response to the proposed zoning bylaw amendment:

Brian Dust, NSDA Architects, #201-134 Abbott Street, Vancouver, noted that he represents the NSDA Architects for the projects, and is available for any questions Council and public may have. In addition, Casey Clarkson and Meg Milner are available online to answer any questions.

**MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY**

THAT this Public Hearing for Rez. #18-37, Bylaw No. 14132 be terminated.

CARRIED UNANIMOUSLY