



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 May 26

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #20-13  
BYLAW #14225; AMENDMENT BYLAW NO. 39/20  
Addition to Norland Supportive Housing Facility  
Central Administrative Area  
Third Reading

**ADDRESS:** 3986 Norland Avenue (*attached* Sketches #1 and #2)

**LEGAL:** Lot 1, DL 79, NWD Plan EPP87920

**FROM:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family Residential District and the Central Administrative Area as guidelines)

**TO:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 October 05;
- b) Public Hearing held on 2020 October 27; and,
- c) Second Reading given on 2020 November 09.

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 2021 May 18, 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 2021 May 18.*
- d) The approval of the Ministry of Transportation to the rezoning application.
  - *The preliminary approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- e) The amendment and registration of the Lease Agreement, as outlined in Section 3.2 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 May 18 and the necessary Lease Agreement will be executed prior to Final Adoption.*
- f) 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 May 18, and the requisite statutory rights-of-way, easements and/or covenant 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 2021 May 18.*
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 May 18. A Solid Waste and Recycling Plan has been submitted to the Engineering Department for approval prior to Final Adoption.*
- i) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed in a letter dated 2021 May 18 to make the necessary deposits prior to Final Adoption.*

j) The deposit of the applicable GVS & DD Sewerage Charge.

- *The applicant has agreed in a letter dated 2021 May 18 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 May 31, 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

MP:tn  
***Attachment***

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965  
AMENDMENT BYLAW NO. 39, 2020 - BYLAW NO. 14225**

**Rez. #20-13**

**3986 Norland Avenue**

**From:** CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines)

**To:** Amended CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area guidelines and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

**Purpose:** to permit the addition of a second modular supportive housing building on the subject City-owned property. The new supportive housing building will be constructed by BC Housing and operated by Progressive Housing Society

**Applicant:** BC Housing Management Commission

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

1. Gordon Crawford, #309-4035 Norland Avenue, Burnaby

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

Joleen Mann, 3986 Norland Avenue, Burnaby, spoke in opposition to the proposed rezoning application, and expressed concern with a secondary building on the site.

**MOVED BY COUNCILLOR KEITHEY  
SECONDED BY COUNCILLOR CALENDINO**

**THAT this Public Hearing for Rez. #20-13, Bylaw No. 14225 be terminated.**

**CARRIED UNANIMOUSLY**