



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 July 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-05**
BYLAW 14210, AMENDMENT BYLAW NO. 36/20
Amendments to Solo District Phase 4
Third Reading

ADDRESS: 2088 Skyline Court

LEGAL: Lot D, Block 6, District Lot 119, Group 1, NWDP BCP51027

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

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 September 14;
- b) Public Hearing held on 2020 September 29; and,
- c) Second Reading given on 2020 October 05.

The prerequisite conditions have been partially satisfied as follows:

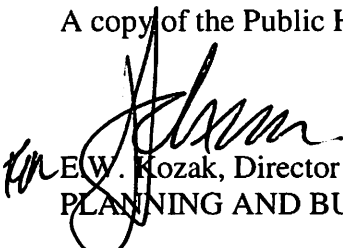
- a. The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all 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.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 April 12 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- c. The approval of the Ministry of Transportation to the rezoning application.
- *The approval of the Ministry of Transportation has been obtained.*
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
- restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 April 12 and the required statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- e. The amending of covenants registered on title to the subject site, including, but not necessarily limited to ensuring:
- that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
 - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
 - compliance with the approved acoustic study.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 April 12 and the required covenants will be deposited in the Land Title Office prior to Final Adoption.*
- f. The submission of an updated Solid Waste and Recycling Plan to the approval of Manager Climate Action and Energy Division.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2021 April 12 committing to implement the solid waste and recycling provisions.*
- g. The review of on-site residential and commercial loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 12.*
- h. The submission of an amended acoustic study to ensure compliance with the 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.*
- i. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2021 April 12 to make the necessary deposits prior to Final Adoption.*
- j. The deposit of the applicable Regional Transportation Charge.
- *The applicant has agreed in a letter dated 2021 April 12 to make the necessary deposits prior to Final Adoption.*
- k. The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 April 12 agreeing to meet this prerequisite.*
- m. 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 October 14 and the area plan notification on-site 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 July 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
MN:tn
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 14210 - BYLAW NO. 36, 2020**

Rez. Ref. #20-05

2088 Skyline Court

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

To: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

Purpose: to revise the previously approved development concept to permit additional office floor area, as well as revisions to the street-oriented commercial, and underground parking

Applicant: Chris Dikeakos Architects Inc.

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

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

MOVED BY COUNCILLOR KEITHLEY

SECONDED BY COUNCILLOR JOHNSTON

THAT this Public Hearing for Rez. #20-05, Bylaw No. 14210 be terminated.

CARRIED UNANIMOUSLY