



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 July 07

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #21-07
BYLAW 14311 AMENDMENT BYLAW NO. 06/2021
Amendments to a High-Rise Apartment Building and Low Rise Rental
Apartment Building
Third Reading

ADDRESS: 6521 Telford Avenue

LEGAL: Lot A District Lot 153 Group 1 NWD Plan EPP87125

FROM: CD Comprehensive Development District (based on the RM5s and RM5r
Multiple Family Residential District and Metrotown Downtown Plan as
guidelines)

TO: Amended CD Comprehensive Development District (based on the RM5s and
RM5r Multiple Family Residential District and Metrotown Downtown Plan as
guidelines and in accordance with the development plan entitled "Telford on the
Walk Multi-Residential Development" prepared by NSDA Architects and
Connect Landscape Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 April 12;
- b) Public Hearing held on 2021 April 27; and,
- c) Second Reading given on 2021 May 10.

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 Administration 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.

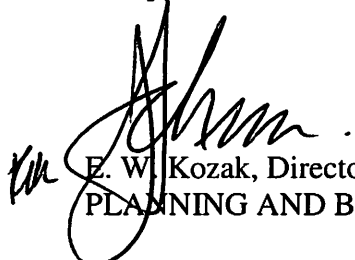
- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 June 25 to deposit the necessary funds including 4% administration fee and complete the servicing agreement prior to Final Adoption.*
- c) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 25 and has deposited the funds amounting to \$2,784,271.25 on 2021 June 11.*
- d) 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 June 25, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Occupancy.*
- e) 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 June 25 agreeing to meet this prerequisite.*
- f) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 June 25 to make the necessary deposits prior to Final Adoption.*
- g) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2021 June 25 to make the necessary deposits prior to Final Adoption.*
- h) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 June 25 to make the necessary deposits prior to Final Adoption.*
- i) The deposit of the applicable Regional Transportation Charge.
 - *The applicant has agreed in a letter dated 2021 June 25 to make the necessary deposits prior to Final Adoption.*

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 agreed to this prerequisite in a letter dated 2021 June 16 and the area plan notification signs are 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
JDC:tn
Attachment

cc: Acting City Manager

Burnaby Zoning Bylaw 1965, Amendment Bylaw No. 6, 2021
Bylaw No. 14311

Rez. #21-07

6537 and 6521 Telford Avenue

From: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

To: Amended CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford on the Walk Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

Purpose: to permit three additional storeys for the high rise market strata residential development that was recently approved in connection with Rezoning Reference #17-26

Applicant: Telford Avenue Project LP

Three (3) letters were received in response to the proposed rezoning application:

1. Sixuan Wu, Jianming Wu, and Furong Gong, #5807-6461 Telford Avenue, Burnaby
(*two submissions*)
2. Bart Imeri, #6-6486 Telford Avenue, Burnaby
3. Reinhard Schauer, #201-5868 Olive Avenue, Burnaby

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

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #21-07, Bylaw No. 14311 be terminated.

CARRIED UNANIMOUSLY