



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 July 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-10**
BYLAW 14278, AMENDMENT BYLAW NO. 60/2020
Six-Storey Mixed-use Development Parking
Third Reading

ADDRESS: 7911/15/23 Edmonds Street and 7908 Wedgewood Street

LEGAL: Lot 1, DL 28, Group 1, NWD Plan 6655; Lot 3, DL 28, Group 1, NWD Plan 6655;
Lot 4, DL 28, Group 1, NWD Plan 6655; Lot A, DL 28, Group 1, NWD Plan LMP
34165

FROM: C4 Service Commercial District and R5 Residential District

TO: CD Comprehensive Development District (based on C9 Urban Village Commercial District, RM3r Multiple Family Residential District, and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect 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 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 June 29 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 June 29.*
- d) The dedication of any rights-of-way deemed requisite.
 - *The subdivision plan dedicating the requisite right-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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 29, and the requisite statutory right-of-way, easement and/or covenant plans have been submitted, and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary Section 219 Covenants as described in Section 4.8 of the rezoning report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29 and the requisite covenants will be deposited in the Land Title Office prior to Final Adoption.*
- g) The registration of a Housing Agreement and Housing Covenant, and Council consideration and approval of a Housing Agreement Bylaw as described in Section 4.6 of the rezoning report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the rental building. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*
- h) The completion of the sale of City property.
 - *Council has approved the sale and purchase price of City property to be acquired by the applicant. The sale will be completed prior to Final Adoption.*
- i) The consolidation of the development site into one legal lot.
 - *The requisite subdivision plan of consolidation has been submitted and will be*

deposited in the Land Title Office prior to Final Adoption.

- j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29 and the necessary provisions are indicated on the development plans.*
- k) 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 June 29.*
- l) The design and provision of units adaptable to persons with disabilities and the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person, with allocated disabled parking spaces.
 - *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- m) 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 applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- n) The review of on-site residential/commercial loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- o) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- p) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- q) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29.*

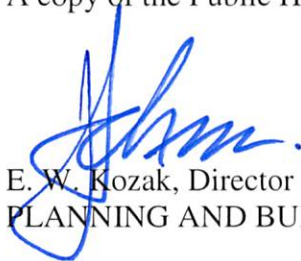
- r) The provision of facilities for cyclists in accordance with Section 5.6 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- s) Compliance with the Council-adopted sound criteria.
 - *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.*
- t) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- u) The submission of a detailed comprehensive sign plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 June 29.*
- v) The deposit of the applicable Parkland Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 June 29 to make the necessary deposits prior to Final Adoption.*
- w) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The applicant has agreed in a letter dated 2021 June 29 to make the necessary deposits prior to Final Adoption.*
- x) The deposit of the applicable School Site Acquisition Charge.
 - *The applicant has agreed in a letter dated 2021 June 29 to make the necessary deposits prior to Final Adoption.*
- y) The deposit of the applicable Regional Transportation Charge.
 - *The applicant has agreed in a letter dated 2021 June 29 to make the necessary deposits prior to Final Adoption.*
- z) 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 2021 February 23 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 26 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.

For 
E. W. Kozak, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: Acting City Manager

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 60, 2020 - BYLAW NO. 14278

Rez. #15-10

7911/15/23 Edmonds Street and 7908 Wedgewood Street

From: C4 Service Commercial District and R5 Residential District

To: CD Comprehensive Development District (based on C9 Urban Village Commercial District, RM3r Multiple Family Residential District, and the Sixth Street Community Plan as guidelines and the development plan entitled "Mixed Use Development, 7911, 7915, 7923 Edmonds Street and 7908 Wedgewood Street, Burnaby, British Columbia" prepared by Jordan Kutev Architect Inc.)

Purpose: to permit the construction of a six-storey mixed-use commercial/rental residential development

Applicant: Jordan Kutev Architect Inc.

27 letters were received in response to the proposed rezoning application:

1. Mario Niccoli, 3943 Spruce Street, Burnaby
2. Carlo Alberti, 6852 Winch Street, Burnaby
3. Royal West Management, Happy Day Inn, 7330 6th Street, Burnaby
4. Napoleon Veltri, Inform Brokerage, 2286 Holdom Avenue, Burnaby
5. Guerriero Paolucci, 7185 6th Street, Burnaby
6. Dale Tanaka, 7951 Goodlad Street, Burnaby
7. Kathleen Burgess, 5408 Monarch Street, Burnaby
8. Melissa Wu, 6275 Bryant Street, Burnaby
9. John Caputo, 5020 Georgia Street, Burnaby
10. Gary Tseng, Wei Chih Tseng and Catherine Tseng, 7925 Wedgewood Street, Burnaby
11. Frances Soo, 7986 Graham Avenue, Burnaby
12. Ajay Panwar and Samunder Sindhu, 7927 Wedgewood Street, Burnaby
13. Srdjan and Vanessa Zivkovic, 7183 6th Street, Burnaby
14. Maria and Manuel Medeiros, 7917 Wedgewood Street, Burnaby
15. Will Chak, 7913 Wedgewood Street, Burnaby
16. Mike Anderson, 7244 4th Street, Burnaby
17. Harmind Thind, 7360 4th Street, Burnaby
18. Soman Thind, 7360 4th Street, Burnaby
19. Parveen Thind, 7925 Goodlad Street, Burnaby
20. Robbin Singh, 7929 Wedgewood Street, Burnaby

21. Arvind Lehal, 7959 Wedgewood Street, Burnaby (petition with 7 signatures)
22. Sanj Bodwal (no address provided)
23. Yukiko and Toshiyuki Tosa, 7870 & 7874 Rosewood Street, Burnaby
24. Harminder Thind, 7360 4th Street, Burnaby
25. Dave Basi, 7937 Elwell Street, Burnaby
26. Natasha Petric, 7911 Wedgewood Street, Burnaby
27. Dragan Filiposki, 7853 Wedgewood Street, Burnaby
28. Alex Sashko, 7853 Wedgewood Street, Burnaby

The following speakers connected through the online webinar or teleconference in response to the proposed rezoning application:

Guerriero Paolucci, 7185 6th Street, Burnaby, spoke in opposition expressing concerns regarding lack of parking for the residents of the proposed development, and traffic safety and congestion. Mr. Paolucci advised that parking is already a concern and requested that staff consider the following parking options for existing residents; resident only parking, allowing parking on Wedgewood Street (the block west of 6th Street), or driveway pads.

Yukiko Tosa, 7870 and 7874 Rosewood Street, Burnaby, expressed concern regarding the proposed roundabout at Edmonds and 6th Street. The speaker requested clarification regarding vehicular traffic being permitted onto 6th Street, north of Edmonds Street.

MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR JORDAN

THAT this Public Hearing for Rez. #15-10, Bylaw No. 14278 be terminated.

CARRIED UNANIMOUSLY