



INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-44**
BYLAW #14208, AMENDMENT BYLAW NO. 34/2020
A Ten-Unit Category A Supportive Housing Facility
Third Reading

ADDRESS: 7860 Rosewood Street

LEGAL: Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1 New Westminister District Plan 555

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category - A Supportive Housing, prepared by NSDA Architects)

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 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 items 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 August 11 to deposit the necessary funds, including 4% inspection fee, 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 August 11.*
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning being effected. Demolition of any improvements will be permitted at any time provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
 - *A Certificate of Completion for demolition of the existing building was issued on 2021 March 04.*
- e) The dedication of a portion of the site along Rosewood Street.
 - *The requisite subdivision plan dedicating rights-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The provision of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to the prerequisite in a letter dated 2021 August 11 and the requisite statutory right-of-way and covenant plans 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 August 11.*
- h) The submission of Storm Water Management Best Practices in line with the established guidelines, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 August 11. A suitable on-site storm water 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) 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 agreed to this prerequisite in a letter dated 2021 August 11.*
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 August 11.*

- k) The provision of bicycle and scooter storage facilities in accordance with the rezoning report.
- *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2021 August 11.*
- l) The deposit of the applicable Parkland Acquisition Charge.
- *This prerequisite is not applicable as the proposed development will not contain more than three dwelling units.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2021 August 11.*
- n) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2021 August 11.*

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 August 30, 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

PS:spf
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 14208 - BYLAW NO. 34, 2020**

Rez. Ref. #19-44

7860 Rosewood Street

From: R5 Residential District

To: CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category A Supportive Housing", prepared by NSDA Architects)

Purpose: to permit the construction of a ten-unit category A supportive housing facility

Applicant: NSDA Architects

Fifteen (15) letters were received in response to the proposed rezoning application:

1. Bina Seewoonarain, 7115 6th Street, Burnaby
2. Yukiko & Toshi Tosa, 7870 and 7874 Rosewood Street, Burnaby
3. Francis Loo, 7736 Rosewood Street, Burnaby
4. Raymond Cheung, 7857 Rosewood Street, Burnaby
5. Maria Irvine, 7779 Rosewood Street, Burnaby
6. Wayne and Linda Johnson, 7850 Rosewood Street, Burnaby (*two submissions*)
7. Xiuzhu Ou & Xuefeng Guan, 7881 Rosewood Street, Burnaby
8. Jing Chen, 7873 Rosewood Street, Burnaby
9. Anne Leary, 7842 Rosewood Street, Burnaby
10. Sada Siwan, 7888 Rosewood Street, Burnaby
11. Mary Lynne Pullen, 7822 Rosewood Street, Burnaby
12. Gladys & Rob Scribner, 7759 Rosewood Street, Burnaby
13. Gurmeet and Surinder Sangra, 7944 and 7965 Rosewood Street
14. Judy Qiang Wei He & Tianyan Tan, 7865 Rosewood Street, Burnaby
15. Huimin Li, 7814 Rosewood Street, Burnaby

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

Toshi Tosa, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that after viewing the architectural drawings posted by the City, he could no longer support the proposed development. At an open house held by the proponents for the neighbourhood, drawings were not available for viewing. Mr. Tosa expressed concern regarding the loss of privacy due to the location and size of windows; height of the building; negative impact on property value; and inadequate parking.

Raymond Cheung, 7857 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker cited concerns regarding the lack of staff and visitor parking, and a drop-off/pick-up for Translink HandyDart bus service. Mr. Cheung advised that because Rosewood is one of the only streets in the neighbourhood without speed humps, it already experiences high through traffic volumes.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised that the development is not appropriate for the area and far too large for the lot size. Mr. Leary advised that traffic volumes on Rosewood Street are high and this development would add to the congestion.

Staff advised that the density or floor area ratio is 0.5 for this development. A single family home on this site would be permitted a 0.6 floor area ratio. The height of the development is also less than would be permitted for a single family home.

Kathy Brown, 7811 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. The speaker advised of concerns regarding increased traffic, lack of parking and pick-up/drop-off area, and loss of privacy. Ms. Brown advised that the institutional design should be on a larger property.

Raymond Cheung, 7857 Rosewood, Burnaby, spoke for a second time advising that he was not aware of the open house information session that was held by the proponent.

Staff advised that notification is sent 10 days prior to the Public Hearing by the City to all owner/occupants of property within a 30 metre radius. Large signage advising of the rezoning is posted on the site, and notices are also advertised in the local newspaper.

Yukiko Tosa, 7870/7874 Rosewood Street, Burnaby, spoke in opposition to the proposed rezoning application. Ms. Tosa attended the proponent's information session but was not provided with any drawings of the development and was not aware of the height, or size and location of the windows.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a second time and queried the square footage of the development. Mr. Leary expressed concern regarding the lack of parking and the need to use Rosewood Street as there is no back lane for this property.

Staff confirmed that this property does not have access to a laneway.

Kathy Brown, 7811 Rosewood Street, Burnaby, spoke for a second time requesting clarity regarding the square footage of the proposed building.

Staff advised that the building would be 5,227 square feet over two stories.

Raymond Cheung, 7857 Rosewood, Burnaby, spoke for a third time requesting clarification regarding the allowable square footage.

Staff advised that the density is determined by the lot size.

Mike Leary, 7842 Rosewood Street, Burnaby, spoke for a third time noting that a 5,000 square is not suitable for the area.

MOVED BY COUNCILLOR CALENDINO

SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-44, Bylaw No. 14208 be terminated.

CARRIED UNANIMOUSLY