



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 December 01

FROM: DIRECTOR PLANNING AND BUILDING

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

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;
- c) Second Reading given on 2021 February 08; and,
- d) Third Reading given on 2021 July 26.

The prerequisite conditions have been completely satisfied as follows:

- a) The submission of a suitable plan of development.

A complete suitable plan of development has been submitted.

- 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 and has agreed in a letter dated 2021 June 29 to deposit the necessary funds including a 4% Engineering Inspection Fee to cover the costs of all services necessary to serve the site. The necessary servicing agreement will need to be finalized prior to issuance of Preliminary Plan Approval and Building Permit. A Section 219 Covenant guaranteeing this provision has been submitted in registerable form and will be deposited in the Land Title Office 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 in a registerable form 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 covenants have been submitted in a registerable form 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 have been submitted in a registerable form and 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 has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The completion of the sale of City property.

- *The sale of City property has been completed according to the terms approved by Council.*
- i) The consolidation of the development site into one legal lot.
- *The requisite subdivision plan of consolidation has been submitted in registerable form 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 and the necessary provisions are indicated on the development plans.*
- 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.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 29 and the necessary provisions are indicated on the development plans.*
- 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 and the necessary provisions are indicated on the development plans.*
- n) The review of on-site residential/commercial loading facilities by the Director Engineering.
- *The requisite loading facilities have been reviewed by the Engineering Department and the necessary provisions are indicated on the development plans.*
- o) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- *A suitable Groundwater Management system has been approved by the Director Engineering.*

- 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.
- *A suitable stormwater management system has been approved by the Director Engineering, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- r) The provision of facilities for cyclists in accordance with Section 5.6 of the rezoning report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 29 and the necessary provisions are indicated on the development plans.*
- s) Compliance with the Council-adopted sound criteria.
- *The applicant has submitted an acoustic study which has been accepted by the Climate Action and Energy Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in a registerable form and will be deposited in the Land Title Office 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 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- u) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- v) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- w) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

x) The deposit of the applicable School Site Acquisition Charge.

- *The required deposits have been made to meet this prerequisite.*

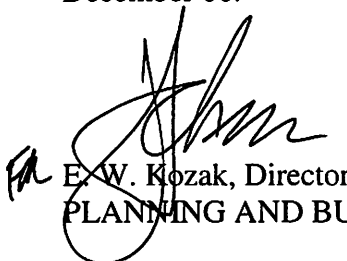
y) The deposit of the applicable Regional Transportation Charge.

- *The required deposits have been made to meet this prerequisite.*

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 complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2021 December 06.


E. W. Kozak, Director
PLANNING AND BUILDING

LS:spf

cc: Chief Administrative Officer