



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2022 March 30

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #21-03**
BYLAW 14424, AMENDMENT BYLAW NO. 01/2022
Guidelines for the Development of Non-Market Housing
Third Reading and Final Adoption

ADDRESS: 8305 11th Avenue

LEGAL: Lot C Block 1 District Lot 2 Plan New Westminster Plan 19669

FROM: R3 Residential District

TO: CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines), and in accordance with the development guidelines provided in Appendix A

The following information applies to the subject rezoning bylaw:

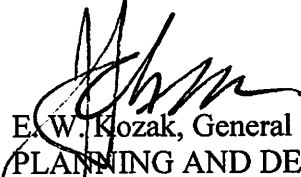
- a) First Reading given on 2022 January 31;
- b) Public Hearing held on 2022 February 22; and,
- c) Second Reading given on 2022 February 28.

The prerequisite conditions have been completely satisfied as follows:

- a) The submission of development guidelines.
 - *Suitable development guidelines have been submitted.*
- b) The granting of any necessary Section 219 Covenants, including but not limited to, a no-build covenant to ensure a number of items are satisfied prior to construction commencing on the site.
 - *The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption. In order to achieve development approval timelines required by CMHC, two items have been deferred to building occupancy. A further Section 219 Covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption to ensure this requirement.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on 2022 April 04.

A copy of the Public Hearing minutes for this rezoning application is **attached** for information.


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

SMN:tn

Attachments

cc: Chief Administrative Officer

APPENDIX A
Development Guidelines – 8305 11th Avenue

Permitted Use: Non-Market Rental Multiple-Family Dwellings

Zoning and Maximum Density:	RM2	0.7 FAR
	<u>RM2r</u>	<u>0.7 FAR</u>
	Total	1.4 FAR

Maximum Building Height: 4 Storeys

Maximum Unit Count: 58

The proposed development is subject to all regulations of the RM2 Multiple Family District, RM2r Multiple Family District, and Burnaby Zoning Bylaw, with exceptions to the following sections:

202.3 Height of Buildings (4 Storeys maximum)

202.7 Side Yard (3.65 m - 12 ft. minimum)

202.8 Rear Yard (2.48 m - 8.1 ft.)

202.9 Off-Street Parking (14 spaces minimum)

202.10 Car Wash Stall (0 required)

6.2(1) Location and Siting of Buildings and Uses (Side Yard: 3.65 m - 12 ft. minimum)

6.2(2) Location and Siting of Buildings and Uses (Rear Yard: 2.48 m - 8.1 ft. minimum)

6.3(1)(a) Distances Between Buildings on the Same Lot (3.18 m - 10.4 ft. minimum)

6.13 Vision Clearance at Intersections (6.05 m - 19.8 ft. minimum)

800 Off-Street Parking (14 spaces minimum)

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 1, 2022 - BYLAW NO. 14424**

Rez. #21-03

8305 - 11th Avenue

From: R3 Residential District

To: CD Comprehensive Development District (based on RM2 and RM2r Multiple Family Residential Districts and Newcombe Community Plan as guidelines), and in accordance with the development guidelines provided in Appendix A

Purpose: to establish development guidelines for the subject site to facilitate development of non-market rental housing

Applicant: City of Burnaby

One (1) letter was received in response to the proposed rezoning application:

1. Josh Batterink, 2225 Holdom Avenue, Burnaby

No speakers appeared before Council in support or opposition to the proposed rezoning application.

MOVED BY COUNCILLOR CALENDINO
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-03, Bylaw No. 14424 be terminated.

CARRIED UNANIMOUSLY