



## INTER-OFFICE COMMUNICATION

**TO:** DIRECTOR LEGISLATIVE SERVICES 2022 December 07

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #21-00019**  
**BYLAW 14456 AMENDMENT BYLAW NO. 19/22**  
**High-Rise Residential Rental Building**  
**Third Reading**

**ADDRESS:** 6622 and 6688 Willingdon Avenue (Sketches #1 and #2 *attached*)

**LEGAL:** Lot 82 District Lot 151 Group 1 New Westminster District Plan 30659; Lot 83 District Lot 151 Group 1 New Westminster District Plan 30753

**FROM:** RM3 Multiple Family Residential District

**TO:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Willingdon Rose Burnaby" prepared by B+H Architects)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2022 May 30;
- b) Public Hearing held on 2022 June 28; and,
- c) Second Reading given on 2022 July 04.

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 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 2022 December 06 to deposit the necessary funds, 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 (as well as underground switching and transformer/service boxes in town centre locations), 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 2022 December 06.*
- d) The undergrounding of existing overhead wiring abutting the site.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06.*
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.3 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and is requesting to defer agreement on the value of the cash-in-lieu contribution prior to Final Adoption, and payment prior to issuance of Preliminary Plan Approval (PPA) in accordance with Council adopted policy. If payment of the cash-in-lieu contribution is made after Final Adoption, an interest payment of RBC Prime + 2% per annum will apply and is to be submitted quarterly to the City. A Section 219 Covenant will be deposited prior to Final Adoption to secure this requirement.*
- f) The consolidation of the project site into one legal parcel.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and a draft subdivision plan has been submitted.*
- g) The dedication of any rights-of-way deemed requisite.
  - *It has been determined that road dedications are not required in conjunction with this rezoning application.*
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.9 of this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and the necessary statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office prior to Final Adoption.*
- i) The registration of a Housing Covenant and Housing Agreement.

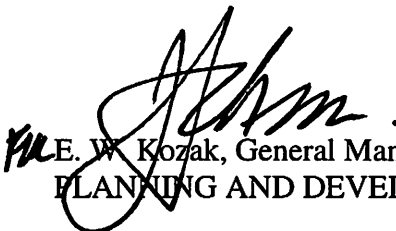
- *The applicant has agreed to this prerequisite in a letter dated 2022 December 06 and the necessary covenant will be deposited in the Land Title Office prior to Final Adoption.*
- j) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, 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 2022 December 06. The requisite funds and covenant will be deposited in the Land Title Office prior to Final Adoption.*
- k) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06.*
- l) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06.*
- m) The submission of a suitable Solid Waste and Recycling plan.
  - *The applicant has submitted a letter of undertaking dated 2022 December 06 committing to implement the solid waste and recycling provisions, and the necessary provisions are indicated on the development plans.*
- n) The review of on-site residential loading facilities.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and the provisions are indicated on the development plans.*
- o) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
  - *The applicant has submitted a letter dated 2022 December 06 agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- p) The provision of facilities for cyclists in accordance with this report.

- *The applicant has submitted a letter dated 2022 December 06 agreeing to meet this prerequisite, and the facilities are indicated on the development plans.*
- q) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
  - *The applicant has submitted a letter dated 2022 December 06 agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- r) Compliance with Council-adopted sound criteria.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and the necessary covenant will be deposited in the Land Title Office prior to Final Adoption.*
- s) Compliance with the guidelines for underground parking for visitors.
  - *The applicant has submitted a letter dated 2022 December 06 agreeing to meet this prerequisite.*
- t) The submission of a Public Art Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and a Public Art Plan has been submitted.*
- u) The submission of a Green Building Plan and Energy Benchmarking.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06.*
- v) The deposit of the applicable Parkland Acquisition Charge.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and will make the necessary deposit prior to Final Adoption.*
- w) The deposit of the applicable School Site Acquisition Charge.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and will make the necessary deposit prior to Final Adoption.*
- x) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and will make the necessary deposit prior to Final Adoption.*

- y) The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 December 06, and will make the necessary deposit prior to Final Adoption.*
  
- z) The submission of a written undertaking to distribute area plan notification forms, prepared by the City; and, to post area plan notification signs, also prepared by the City, on the development site and in the rental 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 rented, whichever is greater.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 November 06 and the area plan notification signage has been posted on-site.*

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 2022 December 12, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning and Development notifies you to that effect.

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



E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT

JD:spf  
**Attachment**

**BURNABY ZONING BYLAW 1965  
AMENDMENT BYLAW NO. 19, 2022 - BYLAW NO.14456**

**Rez. #21-19**

**6622 and 6688 Willingdon Avenue**

**From:** RM3 Multiple Family Residential District

**To:** CD Comprehensive Development District (based on RM4s Multiple Family Residential District, RM4r Multiple Family Residential District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Willingdon Rose Burnaby" prepared by B+H Architects)

**Purpose:** to permit the construction of a high-rise residential rental building, with a street-fronting podium that includes market and non-market rental units

**Applicant:** IDS Group

15 letters, including one letter with seven (7) signatories were received in response to the proposed rezoning application:

1. Daniel Haley, 6759 Willingdon Avenue, Burnaby
2. Patricia Adams, 6759 Willingdon Avenue, Burnaby
3. Steven Kozak, 6795 Willingdon Avenue, Burnaby
4. Joan Dunbar, 6689 Willingdon Avenue, Burnaby
5. Margaret Austin, 6689 Willingdon Avenue, Burnaby
6. Peter Ng, 6689 Willingdon Avenue, Burnaby
7. Robyn Edge, 6759 Willingdon Avenue, Burnaby
8. Susan Kozak, 6595 Willingdon Avenue, Burnaby
9. Zvezdan Preradovic, 6595 Willingdon Avenue, Burnaby
10. Patricia Kostuk, 4710 Willowdale Place, Burnaby
11. Bonnie Game, 6689 Willingdon Avenue, Burnaby
12. Evan Wickens, 6689 Willingdon Avenue, Burnaby
13. Serhiy and Lyudmyla Rudyuk, 6595 Willingdon Avenue, Burnaby
14. Nicole Andrade, 6595 Willingdon Avenue, Burnaby (*containing seven (7) signatories*)
15. Louise Arai, 6595 Willingdon Avenue, Burnaby

The following speakers appeared before Council in-person or through the online webinar in response to the proposed zoning bylaw amendment:

Joel Gibbs, 6535 Burlington Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted that the lack of affordable rental buildings is being depleted. The speaker noted that by approving demolitions without having supply available now, the affordable rental market becomes grim.

Serhiy Rudyuk, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted that low rent units are being wiped out of the market. In addition, the speaker noted he was strongly opposed to the size of the high-rises, which would increase traffic, cause loss of trees and green space and subject the neighbourhood to construction noise.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment which would eliminate affordable rental housing in the area as well as change the quiet neighbourhood to a high density area with heavy traffic, construction noise, and loss of green space and daylight for existing buildings.

Louise Arai, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the proposed zoning bylaw amendment and noted the entire east side of her building would be blocked from daylight if the rezoning goes forward as proposed, and that trees and landscaping will suffer from the lack of sunshine. In addition, the speaker noted residents' views would be lost. The development would cause noise and additional traffic. Once the development is completed traffic will be greatly increased and the current infrastructure cannot support the additional traffic. The speaker noted that most of the buildings in the neighbourhood are a maximum of 20 stories. Having towers of the size proposed in the development will bring huge changes to the neighbourhood.

Leslie Madison, 5190 Hastings Street, Burnaby, spoke in opposition to the rezoning application and noted that there are not enough affordable rentals in Burnaby.

Dan Hailey, 6759 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that turning onto Imperial Street is already very risky and adding this additional density to the area will increase traffic and reduce traffic safety.

Denise Petch, 6380 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted this development is not good for the neighbourhood.

Ashieta Senega, 6695 McKay Avenue, Burnaby, spoke in opposition to the rezoning application and noted that the towers proposed will take sunlight and daylight away from the neighbourhood. In addition, the speaker noted that construction sites in the area are not kept clean and are often strewn with garbage and debris.

Joel Gibbs, 6535 Burlington Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and noted his concerns with the displacement of renters from the older affordable buildings as it is adding pressure to an already constrained rental market.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and noted that his building will be blocked from sunlight and he will lose privacy if the proposed rezoning goes ahead. In addition, the speaker noted that the peace and quiet of the neighbourhood would be destroyed if this rezoning application is approved.

Nicole Andrade, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that putting 400 plus units in the noted location would increase parking and traffic issues in the neighbourhood. Residents in the neighbourhood would be exposed to dust and debris from the construction as well as noise from the crews in the mornings and throughout the day. In addition, the size of these towers will cause loss of daylight, green space, and potential loss of established landscaping and trees.

Kevin Wang, 6595 Willingdon Avenue, Burnaby, spoke for a third time in opposition to the proposed rezoning application and noted that the increase of traffic in the area that would occur with a 34 storey high-rise is a serious issue.

Bill Chu, 6595 Willingdon Avenue, Burnaby, spoke in opposition to the rezoning application and noted that the size of the high-rise is too high in relation to other towers in the neighbourhood. If the tower was 28 storeys maximum, it would be more acceptable to the area.

Azra Vajzovic, 6595 Willingdon, Burnaby, spoke in opposition to the rezoning application and noted that this is a major project that would impact the neighbourhood for years to come. The speaker noted that Willingdon extension is a quiet neighbourhood and there are concerns with the noise from construction and the additional traffic in the area. The speaker further noted that when two large buildings are side by side like that, it creates a wind tunnel. It was noted that parking in the area is already an issue, and with the addition of 400 plus units the traffic and need for parking will increase.

Louise Arai, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the proposed rezoning application. Ms. Arai inquired if the address 3883 on the notifications is a portion of the 6595 Willingdon property and questioned why it is noted separately on the notification.

Staff undertook to provide information directly to Ms. Arai.

Nicole Andrade, 6595 Willingdon Avenue, Burnaby, spoke for a second time in opposition to the rezoning application and asked Council to consider all the people in person and via zoom who spoke in opposition to this development.

**MOVED BY COUNCILLOR JOHNSTON**  
**SECONDED BY COUNCILLOR CALENDINO**

**THAT this Public Hearing for Rez. #21-19, Bylaw No. 14456 be terminated.**

**CARRIED UNANIMOUSLY**