



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2022 September 28

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZONING REFERENCE # 21-21
BYLAW 14472, AMENDMENT BYLAW NO. 27/22,
Two Mid-Rise Residential Buildings with Underground Parking
Third Reading**

ADDRESS: 9416 and 9522 University Crescent

LEGAL: Lot 36, District Lots 147 and 211, Group 1, New Westminster District Plan EPP29187; Lot 37, District Lots 101, 102 and 211, Group 1, New Westminster District Plan EPP29187

FROM: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines and in accordance with the development plan entitled "SFU Parcels 36 & 37 / Comma Rental Development" prepared by Leckie Studio Architecture + Design and Connect Landscape Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2022 July 04;
- b) Public Hearing held on 2022 July 26; and,
- c) Second Reading given on 2022 August 29.

The prerequisite condition has been partially satisfied as follows:

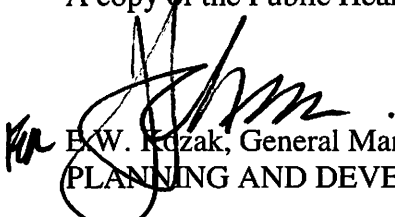
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all 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 2022 August 02 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 (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 August 02.*
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2022 August 02 and the requisite rights-of-way, easements and covenants will be deposited in the Land Title Office prior to Final Adoption.*
- e) The consolidation of the site into one lot is required.
- *The applicant has agreed to this prerequisite in a letter dated 2022 August 02 and the requisite subdivision plan of consolidation will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, 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 August 02. A suitable on-site stormwater management system will require approval of the General Manager 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.*
- g) 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.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2022 August 02 agreeing to meet this prerequisite.*
- h) The provision of covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the General Manager Engineering and a commitment to implement the recycling provisions.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2022 August 02 committing to implement the solid waste and recycling provisions.*
- i) The review of on-site residential loading facilities by the General Manager Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2022 August 02.*
- j) The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2022 August 02 agreeing to meet this prerequisite.*
- k) Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2022 August 02.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2022 August 02 to make the necessary deposit prior to Final Adoption.*
- m) The deposit of the applicable Regional Transportation Cost Charge.
- *The applicant has agreed in a letter dated 2022 August 02 to make the necessary deposit prior to Final Adoption.*

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 October 03, 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, General Manager
PLANNING AND DEVELOPMENT
GT:tn
Attachment

cc: Chief Administrative Officer

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 27, 2022 - BYLAW NO. 14472**

Rez. #21-21

9416 and 9522 University Crescent

From: CD Comprehensive Development District (based on P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

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Purpose: to permit construction of two low to mid-rise purpose-built rental residential buildings with underground parking

Applicant: Rize Alliance Properties Ltd.

Two (2) letters were received in response to the proposed rezoning application:

1. Joel Payne, 9350 University High Street, Burnaby
2. Liz Stockwell, 9191 University Crescent, Burnaby

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

**Councillor Calendino arrived at 5:04 p.m. and participated electronically*

**MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY**

THAT this Public Hearing for Rez. #21-21, Bylaw No. 14472 be terminated.

CARRIED UNANIMOUSLY