



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES February 25, 2025

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #22-29**
BYLAW 14604, AMENDMENT BYLAW NO. 29, 2023
Multiple Family Residential Development – Willingdon Lands Phase 1
Reconsideration and Final Adoption

Address: Portion of 3405 Willingdon Avenue
Legal: PID:018-811-337
Portion of Lot 1 District Lot 71 Group 1 New Westminster District Plan
LMP12752 Except Plan EPP6303

Applicant: ADC Management LP
89 West Georgia, Vancouver BC V6B 0N8
Attention: Graeme Clendenan

Current Zoning: CD Comprehensive Development District (based on P6 Regional
Institutional District and B2 Urban Office District)

Proposed Zoning: Amended CD Comprehensive Development District (based on RM5
and RM5r Multiple Family Residential Districts, and the Willingdon
Lands Master Plan as guidelines, and in accordance with the
development plan entitled “Willingdon Phase1/Burnaby, BC” prepared
by Arcadis)

The following information applies to the subject rezoning bylaw:

1. First Reading given on September 25, 2023;
2. Public Hearing given on October 31, 2023;
3. Second Reading given on November 06, 2023; and,
4. Third Reading given on June 24, 2024 .

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 the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.

- 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 May 31, 2024.

- D. The advancement of the Willingdon Lands Master Plan (Rezoning Reference #17-03) to Final Adoption prior to, or concurrent with, the subject rezoning application.

Council granted Final Adoption to Rezoning Reference #17-03 (Bylaw #14446) on October 21, 2024.

- E. The subdivision of the Phase 1 subject site from the parent parcel.

An approved subdivision plan has been deposited in the Land Title Office.

- F. The dedication of any rights-of-way deemed requisite.

A subdivision plan dedicating the requisite rights-of-way has been deposited in the Land Title Office.

- G. The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.11 of this report.

The requisite statutory rights-of-way, easements and/or covenants have been deposited in the Land Title Office.

- H. The registration of a Housing Covenant and Housing Agreement.

A completed Housing Covenant and Housing Agreement has been deposited in the Land Title Office.

- I. 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.

A Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of a Building Permit until such time that a suitable on-site stormwater management system has been approved by the General Manager Engineering, the required covenant has been deposited in the Land Title Office, and the required funds to guarantee this provision have been deposited.

- J. The submission of a Phasing and Construction Management Plan.

An approved Phasing and Construction Management Plan has been submitted.

- K. Compliance with the City's Groundwater Management for Multi-Family Development guidelines.

The applicant has agreed to this prerequisite in a letter dated May 31,2024.

- L. The submission of a Site Disclosure Statement.

The applicant has submitted the required Site Disclosure Statement. No remedial work is required in connection with the proposed Phase 1 development.

- M. The submission of a Tree Management Plan and Arborist Report.

The applicant has submitted an approved Tree Management Plan and Arborist Report.

- N. The submission of a suitable Solid Waste and Recycling plan.

The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated May 31, 2024 committing to implement the solid waste and recycling provisions.

- O. The review of on-site residential loading facilities.

The applicant has agreed to this prerequisite in a letter dated May 31,2024.

- P. 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 necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated May 31, 2024 committing to provide the requisite car wash stalls.

- Q. The provision of facilities for cyclists in accordance with this report.

The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated May 31, 2024 committing to provide the cycling facilities.

- R. 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 accessible parking spaces.

This provision is indicated on the development plans and the applicant has submitted a letter dated May 31, 2024 agreeing to meet this prerequisite.

- S. Compliance with Council-adopted sound criteria.

The applicant has submitted an acoustic study which has been accepted by Climate Action and Energy Division and submitted a letter dated May 31, 2024 agreeing to comply with the Council-adopted sound criteria.

T. Compliance with the guidelines for underground parking for visitors.

The applicant has agreed to this prerequisite in a letter dated May 31, 2024, and the necessary provisions are indicated on the development plans.

U. The submission of a Public Art Plan.

A suitable Public Art Plan has been approved, the required funds to guarantee this provision have been deposited, and the required covenant has been deposited in the Land Title Office.

V. The submission of a Green Building Plan and Energy Benchmarking.

A suitable Green Building Plan has been approved, and the required covenant has been deposited in the Land Title Office.

W. Ministry of Transportation and Infrastructure approval of the rezoning application.

The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.

X. The deposit of the applicable Parkland Acquisition Charge.

The required deposits have been made to meet this prerequisite.

Y. The deposit of the applicable School Site Acquisition Charge.

The required deposits have been made to meet this prerequisite.

Z. The deposit of the applicable Water Development Cost Charge.

The required deposits have been made to meet this prerequisite.

AA. The deposit of the applicable GVS & DD Sewerage Charge.

The required deposits have been made to meet this prerequisite.

BB. The deposit of the applicable Regional Transportation Development Cost Charge.

The required deposits have been made to meet this prerequisite.

CC. 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 develop 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 May 31, 2024 and the area plan notification signs are in place.

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on February 25, 2025.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT