



INTER-OFFICE MEMORANDUM

TO: DIRECTOR
LEGISLATIVE SERVICES

February 24, 2026

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

**Subject: REZONING REFERENCE # 25-08
BYLAW 14780, AMENDMENT BYLAW NO. 17, 2025**
Non-market housing
Reconsideration and Final Adoption

Addresses: 8265, 8269, 8273, 8277, 8281, 8287, 8289, 8293 and 8303 10th Avenue

Legal: Schedule A (see **Attachment 1**)

Applicant: Colliers Strategy and Consulting Inc
1100 – 1067 West Cordova Street, Vancouver, BC V6C 1C7
Attention: Kristina Louie

Current Zoning: R1 Residential District

Proposed Zoning: CD Comprehensive Development District (based on R3 Low Rise Apartment 1 District, and the Newcombe Community Plan as guidelines, and in accordance with the development plan entitled "Newcombe St./10th Avenue Housing Rezoning Application" prepared by Dialog Architecture)

The following information applies to the subject rezoning bylaw:

1. First and Second Reading given on November 25, 2025; and,
2. Third Reading given on December 9, 2025.

The prerequisite conditions have been completely satisfied as follows:

1. The submission of a suitable plan of development.

A complete suitable plan of development has been submitted.

2. The submission of the following plans and studies acceptable to the City.
 - a. Construction Management and Access Plan;
 - b. Fire Access Plan, including architectural sketch showing area to be maintained free and clear along the lane side of the development;
 - c. Solid Waste and Recycling Plan;

- d. Loading Management Plan;
- e. Traffic Impact Analysis Report;
- f. Geotechnical and Groundwater Study;
- g. Storm and Ground Water Management Plan;
- h. Offsite Civil Engineering Design;
- i. Acoustic Study;
- j. Arborist Report and Tree Survey with a Tree Retention Plan.

The applicant has submitted the required plans and studies noted above.

- 3. Provision of standard requirements to service the proposed development as determined by the General Manager of Engineering, including the execution and delivery of a Servicing Agreement in respect of all services necessary to serve the site, including but not limited to:
 - a. any required storm sewer, sanitary sewer, and water main upgrades;
 - b. Improvements to the lane as required, including construction of lane to 6m wide standard;
 - c. Improvements to 10th Avenue as required including 1.8m front boulevard and 1.8m sidewalk; and
 - d. Any required easements, statutory rights-of-way, or other legal instruments to facilitate servicing requirements.

All services are to be designed to City standards and constructed in accordance with the City-approved engineering design. Completion of all services required under the Servicing Agreement is a condition for the issuance of an occupancy permit for the development. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning and Development Department.

The applicant has sufficiently addressed all the requirements above and 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.

- 4. A submission for registration in the Land Title Office of a subdivision plan to create the two subject development parcels (Lot 3 and 4), and all required road dedications.

A subdivision plan has been deposited in the Land Title Office.

- 5. The dedication of any road allowances as required, including the following road dedications, subject to final survey:
 - 10th Avenue- 157.3m² along the frontage.

A subdivision plan securing the requisite road dedications has been deposited in the Land Title Office.

6. Registration of a ground lease between the Burnaby Housing Authority and the City.

The applicant has agreed to this prerequisite in a letter dated February 12, 2026 and a Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of a Building Occupancy until this requirement is met.

7. The submission for registration in the Land Title Office of the following legal instruments with security, where necessary, and against the ground lease where appropriate:

- a) Section 219 Covenant ensuring compliance with the approved acoustical study;
- b) Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and ground water management facilities).
- c) ; Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study
- d) Section 219 Covenant requiring the property owner/representative to provide energy benchmarking data post occupancy, as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;
- e) Section 219 Covenant to outline the minimum affordability for non-market, and ensure a Housing Agreement is registered prior to occupancy for the non-market rental units required to be constructed as part of the development, and are rented at rates and to tenants that meet the established eligibility criteria;
- f) Section 219 Covenant ensuring the proposed rental buildings will not be stratified;
- g) Section 219 Covenant and Section 218 Statutory Right of Way in favour of the City to secure fire truck access in the area along the lane as identified by survey plan based on the Fire Truck Access plans and architectural plans.

The requisite Statutory Rights of Way have been deposited in the Land Title Office, and the remaining requirements above are sufficiently addressed by covenants or regulations.

8. Adoption of a Housing Agreement Bylaw and the execution and delivery of a Housing Agreement setting out to the terms and conditions regarding the occupancy of the non-market housing units required to be constructed as part of the development, including terms and conditions with respect to unit mix, the rents that may be charged and the tenant eligibility criteria for specified categories of the non-market housing units, is required prior to occupancy.

The applicant has agreed to this prerequisite in a letter dated February 12, 2026. and a Section 219 Covenant has been deposited in the Land Title Office restricting the issuance of a Building Occupancy until this requirement is met.

9. Submission of a Site Disclosure Statement and reviewed by the Ministry of Environment and Parks.

The applicant has submitted a Site Disclosure Statement confirming there are no Schedule 2 uses on site and no further action required.

10. Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.

There are no additional requirements.

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 24, 2026.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT

**REZONING REFERENCE #25-08
SCHEDULE A**

ADDRESS	PID	LEGAL DESCRIPTION
8265 10 th Avenue	010-167-501	Lot "B" District Lot 25 Group 1 New Westminster District Plan 16368
8269 10 th Avenue	003-150-542	Lot 22 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8273 10 th Avenue	003-090-604	Lot 23 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8277 10 th Avenue	003-137-309	Lot 24 Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8281 10 th Avenue	003-150-682	Lot 25 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8287 10 th Avenue	003-150-623	Lot 26 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8289 10 th Avenue	003-137-350	Lot 27 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8293 10 th Avenue	003-136-744	Lot 28 Except: Part Road On Plan 81857, Block 3 District Lot 25 Group 1 New Westminster District Plan 1169
8303 10 th Avenue	010-534-636	Lot "C" Block 2 District Lot 25 Group 1 New Westminster District Plan 19669