



City of
Burnaby

Planning and Building Department

INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2015 March 25

FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 49500 20
Reference: 13-32

SUBJECT: **REZONING REFERENCE #13-32**
AMENDMENT BYLAW NO. 42/13; BYLAW #13276
Multi-tenant Warehousing Development
Big Bend Development Plan
Third Reading and Final Adoption

ADDRESS: 5895 Trapp Avenue

LEGAL: Lot 11, DL 155, Group 1, NWD Plan BCP17915

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "5895 Trapp Avenue" prepared by John Christen)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2013 November 25;
- b) Public Hearing held on 2013 December 10; and,
- c) Second Reading given on 2014 January 13.

The prerequisite conditions have been satisfied as follows:

- a) The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*
- 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

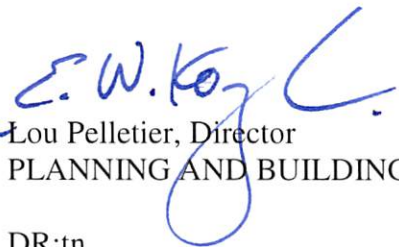
standards and constructed in accordance with the Engineering Design. One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *As all services for the site have already been provided, a servicing agreement is not required.*
- 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 2015 March 24.*
- d) The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The necessary covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The provision of any necessary easements, covenants or statutory rights-of-way.
 - *The necessary easement, covenants, and statutory rights of way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a suitable on-site stormwater management plan to the approval of the Director Engineering that meets or exceeds the guidelines established in the Glenwood Concept Plan, Rezoning Reference #99-51 and Subdivision Reference #00-73. The granting of a Section 219 Covenant and deposit of sufficient monies to guarantee the plan's provision and continued operation are required.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required funds to guarantee this provision have been deposited and, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- h) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for review by the Engineering Environmental Services Division.*

- i) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, for review by the Chief Building Inspector and granting of a Section 219 Covenant respecting the submitted report.
- *The requisite geotechnical review has been approved by the Chief Building Inspector and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j) The deposit of the applicable GVS&DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

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 2015 March 30.

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



Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn

Attachment

cc: City Manager
Director Finance, Attn: R. Mester, Management Consultant

**PUBLIC HEARING MINUTES
HELD ON: 2013 DEC. 10
REZ. REF. NO. 13-32
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 2013 - BYLAW NO. 13276**

Rez. #13-32

5895 Trapp Avenue

Lot 11, District Lot 155, Group 1, NWD Plan BCP 17915

From: CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District and M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenwood Industrial Estates Concept Plan guidelines and in accordance with the development plan entitled "5895 Trapp Avenue" prepared by John Christen)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a new multi-tenant industrial development in accordance with the Glenwood Industrial Estates Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

*****Councillor Jordan returned to the Public Hearing at 8:13 p.m. and took her place at the Council table.*****

*****Councillor Calendino returned to the Public Hearing at 8:13 p.m. and took his place at the Council table.*****

There were no further submissions received regarding Rezoning #13-32, Bylaw No. 13276.

**MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:**

"THAT this Public Hearing for Rez. #13-32, Bylaw No. 13276 be terminated."

CARRIED UNANIMOUSLY