



INTER-OFFICE COMMUNICATION

TO: CITY CLERK DATE: 2015 May 06

FROM: DIRECTOR PLANNING AND BUILDING FILE: 49500 20
Reference: Rezoning #13-11

SUBJECT: **REZONING REFERENCE #13-11**
AMENDMENT BYLAW NO. 42/14; BYLAW #13422
Multi Tenant Industrial Development and Canada Post Distribution Facility
Big Bend Development Plan
Third Reading and Final Adoption

ADDRESS: 4780 Byrne Road and 7447 North Fraser Way

LEGAL: Lot 1, D.L. 166A, Group 1, NWD Plan BCP52054; Lot 4, D.L. 166A, Group 1, NWD Plan BCP29939

FROM: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled, "Multi-Tenant Industrial Building" prepared by Chip Barrett Architect) and Amended CD Comprehensive Development District (based on M2 General Industrial District, M3 Heavy Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "CPC South Burnaby Depot" prepared by Gustavson Wylie Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 November 24;
- b) Public Hearing held on 2014 December 09; and,
- c) Second Reading given on 2015 January 19.

The prerequisite conditions have been satisfied as follows:

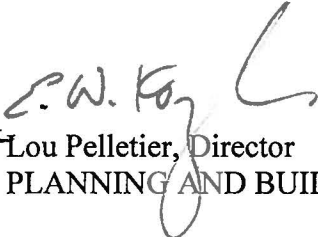
- a) The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*

- 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.
- *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services to serve the site and the servicing agreement has been completed.*
- c) The submission of a suitable on-site stormwater management plan for the site to the approval of the Director Engineering and in accordance with the guidelines established under Rezoning Reference #10-13 and Subdivision Reference #11-41. 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.*
- d) 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.*
- e) The granting of a Section 219 Covenant restricting uses on the site and respecting flood proofing requirements:
- *The necessary covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary easements, covenants or statutory rights-of-way.
- *The necessary 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.*
- g) The submission of a Site Profile and resolution of any arising requirements.

- *A Final Determination from the Ministry of Environment has been obtained for this site under Subdivision Reference #11-41.*
- h) The undergrounding of existing overhead wiring abutting the site.
 - *The necessary works are being completed under Subdivision Reference #11-41.*
- i) The subdivision of the site into two legal parcels.
 - *The requisite subdivision plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

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 May 11.

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


Lou Pelletier, Director
PLANNING AND BUILDING

GT:DR:spf
Attachment

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

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 42, 2014 - BYLAW NO. 13422**

Rez. #13-11

4780 Byrne Road and 7447 North Fraser Way

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a multi-tenant industrial building and a Canada Post Distribution Facility.

The Advisory Planning Commission advised it supports the rezoning application.

A letter dated 2014 December 08 was received from Mike Williams, President, Columbia Manufacturing Co. Ltd., 4575 Tillicum Street, Burnaby generally supporting the proposed development. The writer, however, expressed concern regarding lack of parking and requested consideration be given to adding at least 20 parking stalls on 'Proposed Lot 1', for the multi-tenant industrial building.

There were no further submissions received regarding Rezoning #13-11, Bylaw No. 13422.

MOVED BY COUNCILLOR DHALIWAL:
SECONDED BY COUNCILLOR WANG:

"THAT this Public Hearing for Rez. #13-11, Bylaw #13422 be terminated."

CARRIED UNANIMOUSLY