

INTEROFFICE COMMUNICATION

TO: CITY CLERK DATE: 2016 February 17

FROM: DIRECTOR PLANNING AND BUILDING FILE: 49500 20
Reference: 13-19

SUBJECT: **REZONING REFERENCE #13-19**
AMENDMENT BYLAW NO. 06/14; BYLAW #13288
Business Center/Commercial Mixed-use Development
Big Bend Development Plan
Third Reading and Final Adoption

ADDRESS: 8601 Glenlyon Parkway

LEGAL: Lot 1, DL 164, Group 1, NWD Plan BCP35866

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple-Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, C1 Neighbourhood Commercial District and the New Haven Conceptual Development Plan guidelines)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 February 03;
- b) Public Hearing held on 2014 February 25; and,
- c) Second Reading given on 2014 March 03.

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 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 2016 February 16.*
- d) 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.*
- e) 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.*
- f) 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.*
- g) The provision 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.*
- h) The deposit of the applicable GVS&DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.

- *The applicant has agreed to this prerequisite in a letter dated 2016 February 16 and the necessary provisions have been indicated on the development plans.*
- j) The submission of a detailed comprehensive sign plan.
 - *An approvable detailed comprehensive sign plan has been achieved.*
- k) 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.*
- l) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *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 necessary covenant 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 2016 February 22.

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


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 6, 2014 - BYLAW NO. 13288**

Rez. #13-19

8601 Glenlyon Parkway

Lot 1, DL 164, Group 1, NWD Plan BCP35866

From: CD Comprehensive Development District (based on the M5 Light Industrial District, B1 Suburban Office District, RM1 Multiple-Family Residential District, C1 Neighbourhood Commercial District and P3 Park and Public Use District)

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a Business Centre, light-industrial and office development with a component of local retail and restaurant uses, in accordance with the New Haven Conceptual Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

There were no further submissions received regarding Rezoning #13-19, Bylaw No. 13288.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR VOLKOW:

“THAT this Public Hearing for Rez. #13-19, Bylaw No. 13288 be terminated.”

CARRIED UNANIMOUSLY