



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 December 07

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #14-33  
AMENDMENT BYLAW NO. 28/15; BYLAW #13504  
Multi-Tenant Light Industrial Development  
Big Bend Development Plan  
Third Reading and Final Adoption

**ADDRESS:** 5108 North Fraser Way

**LEGAL:** Lot 3, D.L. 165, Group 1, NWD Plan BCP47738

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 September 14;
- b) Public Hearing held on 2015 September 29; and,
- c) Second Reading given on 2015 October 05.

The prerequisite conditions have been 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 2016 December 06.*
- 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 stability confirming that the site may be used safely for the intended use, 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The necessary covenants 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 December 06 and the necessary provisions have been indicated on the development plans.*
- j. The submission of a detailed comprehensive sign plan.

- *The 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 covenant has been deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*

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 December 12.

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

  
Lou Pelletier, Director  
PLANNING AND BUILDING  
DR:  
***Attachment***

cc: City Manager

**BURNABY ZONING BYLAW 1965,  
AMENDMENT BYLAW NO. 28, 2015 – BYLAW NO. 13504**

Rez. #14-33

5108 North Fraser Way

From: CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan as guidelines)

To: Amended CD Comprehensive Development District (based on M5 Light Industrial District and Glenlyon Concept Plan as guidelines and in accordance with the development plan entitled "Multi-Tenant Industrial Development" by Interface Architecture)

The purpose of the proposed zoning bylaw amendment is to permit the construction of a light-industrial development in accordance with the Glenlyon Concept Plan.

The Advisory Planning Commission advised it supports the rezoning application.

One letter was received in response to the proposed bylaw amendment.

**OPPOSED:**

**Glen North**, 9388 North Fraser Crescent, Burnaby

The following speakers appeared before Council in support or opposition to the proposed bylaw amendment.

**Chris Bozyk**, 1010 Braeside Ave, West Vancouver, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

**Dr. Dennis Thneah**, 9388 North Fraser Crescent, Burnaby, appeared as a representative of President and CEO, Glen North, of PNP Pharmaceuticals and expressed concerns related to security, the esthetics of the existing business facades, exterior cleanliness and strata management.

**Harley Smith**, 207- 4288 Lozells, Burnaby, appeared as a representative of Rockwell Pacific Properties and stated that the limited industrial uses of the proposed rezoning will mitigate any concerns of the previous speakers.

MOVED BY COUNCILLOR D. JOHNSTON  
SECONDED BY COUNCILLOR P. MCDONELL

THAT this Public Hearing for Rez. #14-33 , Bylaw #13504 be terminated.

CARRIED UNANIMOUSLY

MOVED BY COUNCILLOR P.MCDONELL  
SECONDED BY COUNCILLOR D. JOHNSTON

That this Public Hearing do now adjourn.

CARRIED UNANIMOUSLY