

INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 June 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-22**
BYLAW 13603, AMENDMENT BYLAW NO. 21/16,
Expansion to Existing Light Industrial Development
Third Reading

ADDRESS: 9388 North Fraser Crescent

LEGAL: Lot 1, DL 165, Group 1, NWD Plan BCP47738

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31; and,
- c) Second Reading given on 2016 June 13.

The prerequisite conditions have been partially satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- 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 engineering design drawings for review and has agreed in a letter dated 2017 April 12 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*
- 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 2017 April 12.*

d) The review of a detailed Sediment Control System by the Director Engineering.

- *The applicant has agreed to this prerequisite in a letter dated 2017 April 12. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*

e) The granting of a Section 219 Covenant respecting flood proofing requirements.

- *The required covenant has been submitted 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 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, including but not limited to:

- discharge of existing statutory rights-of-way BB1305667, BB1305668 and BB1305670, and re-registration of new statutory rights-of-way to permit an encroachment for on-site parking.

- *The required subdivision plans dedicating the requisite rights-of-way have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*

h) The deposit of the applicable GVS & DD Sewerage Charge.

- *The applicant has agreed in a letter dated 2017 April 12 to make the necessary deposits prior to Final Adoption.*

i) The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.

- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2017 April 12 agreeing to meet this prerequisite.*

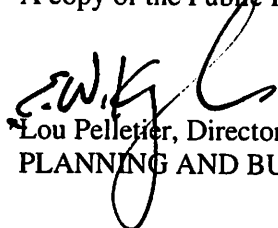
j) The provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 April 12 committing to implement the recycling provisions.*

- k) The submission of a detailed comprehensive sign plan.
- *The applicant has confirmed in a letter dated 2016 December 02 that no additional signage for the proposed addition is proposed in connection with this rezoning.*
- l) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- m) 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.
- *The applicant has agreed to this prerequisite in a letter dated 2017 April 12. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading on 2017 June 26, with Reconsideration and Final Adoption to follow when the prerequisites are completely fulfilled and Planning notifies you to that effect.

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


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb
Attachment

cc: City Manager

**BURNABY ZONING BYLAW 1965,
AMENDMENT BYLAW NO. 21, 2016 – BYLAW NO. 13603**

Rez. #15-22

9388 North Fraser Crescent

From: CD Comprehensive Development District (based on the M5 Light Industrial District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)

The purpose of the proposed zoning bylaw amendment is to permit the expansion of the existing pharmaceutical facility's production and warehouse area in accordance with the Glenlyon Concept Plan and the Council-adopted Big Bend Development Plan.

The Advisory Planning Commission advised it supports the rezoning application.

No letters were received in response to the proposed zoning bylaw amendment.

No speakers appeared before Council in support or opposition to the proposed zoning bylaw amendment.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR JORDAN**

THAT this Public Hearing for Rez. #15-22, Bylaw #13603 be terminated.

CARRIED UNANIMOUSLY