



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2017 June 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-06**  
**AMENDMENT BYLAW NO. 16/17; BYLAW #13742**  
**Norland Avenue Parking Lot**  
**Third Reading and Final Adoption**

**ADDRESS:** 4276 Norland Avenue

**LEGAL:** Lot 1, DL 79, Group 1, NWD Plan 75143

**FROM:** CD Comprehensive Development District (based on P2 Administration and Assembly District and C1 Neighbourhood Commercial District)

**TO:** Amended CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, C1 Neighbourhood Commercial District and Central Administrative Area Plan Guidelines, and the development plan entitled "Norland Avenue Parking Lot" prepared by Vector Engineering Services Ltd.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 April 03;
- b) Public Hearing held on 2017 April 25; and,
- c) Second Reading given on 2017 May 01.

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. A few remaining details will be resolved through the tender process.*
- b. 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 June 07.*
- c. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *No statutory rights-of-way, easements and/or covenants are required*

- d. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- *A suitable on-site stormwater management system will be approved by the Director Engineering as a component of the tender process.*
- e. The review of a detailed Sediment Control System by the Director Engineering.
- *A suitable Sediment Control System will be approved by the Director Engineering as a component of the tender process.*

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Consideration and Third Reading, and Reconsideration and Final Adoption on on 2017 June 26.



- Lou Pelletier, Director  
PLANNING AND BUILDING

MN/DR:  
**Attachment**

cc: City Manager

**Burnaby Zoning Bylaw 1965,  
Amendment Bylaw No. 16, 2017 - Bylaw No. 13742**

Rez. #17-06

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The purpose of the proposed rezoning bylaw amendment is to permit construction of a parking lot.

One item of correspondence was received in response to the proposed rezoning application:

Mary Rowles, B.C. Government and Service Employees' Union, 4911 Canada Way, Burnaby

The following speaker appeared before Council in support or opposition to the proposed zoning bylaw amendment:

Jonathon Musser, 314 - 4363 Halifax Street, Burnaby, advised that he has worked in the Norland Avenue area for the past seven years and is very aware of the parking requirements. The speaker referenced the City's Social Sustainability Strategy and Transportation Plan, and suggested there are better uses for this site than more parking. More parking is not required in this neighbourhood.

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

THAT this Public Hearing for Rez. #17-06, Bylaw #13736 be terminated.

**CARRIED UNANIMOUSLY**