



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 June 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-36**
BYLAW 13980, AMENDMENT BYLAW NO. 01/2019
Two-Storey Light Industrial and Office Development
Third Reading and Final Adoption

ADDRESS: Portion of 9702 Glenlyon Parkway

LEGAL: Rem Lot 2, DL 165, Group 1, NWD Plan BCP47254

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Stylus Made to Order Sofas" prepared by Taylor Kurtz Architecture and Design Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 February 11;
- b) Public Hearing held on 2019 February 26; and,
- c) Second Reading given on 2019 March 11.

The prerequisite conditions have been completely 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.*

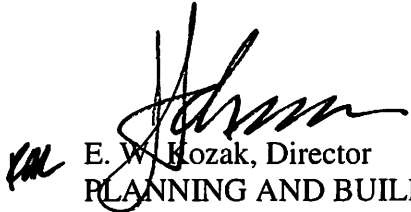
- c) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 March 20.*
- d) The review of a detailed Sediment Control System by the Director Engineering.
 - *The requisite Sediment Control System plan has been approved by the Engineering Environmental Services Division and the applicant has agreed in a letter dated 2019 March 20 to install the system as approved prior to commencing construction.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The required covenant has been deposited in the Land Title Office*
- 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 deposited in the Land Title Office.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way, easements and covenants have been deposited in the Land Title Office*
- h) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposit has been made to meet this prerequisite.*
- i) The provision of facilities for cyclists in accordance with Sections 4.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 March 20 agreeing to meet this prerequisite.*
- 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 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 2019 June 10.

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


E. W. Kozak, Director
PLANNING AND BUILDING

SMN:rh
Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2019 February 26
REZ. REF. NO. 18-36
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**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13980 - BYLAW NO. 1, 2019**

Rez . #18-36

Portion of 9702 Glenlyon Parkway

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The purpose of the proposed zoning bylaw amendment is to permit the construction of a two-storey light industrial and office building.

No letters were received in response to the proposed rezoning application.

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

MOVED BY COUNCILLOR JORDAN
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #18-36, Bylaw #13980 be terminated.

CARRIED UNANIMOUSLY