

INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 October 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-46**
BYLAW 14039, AMENDMENT BYLAW NO. 37/2012
Research-Oriented Office Building
Third Reading

ADDRESS: 3555 Gilmore Way

LEGAL: Lot A, DL 71, Group 1, NWD Plan LMP24640

FROM: CD Comprehensive Development District (based on M8 Advanced Technology Research District)

TO: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, and Discovery Place Community Plan guidelines and in accordance with the development plan entitled "3555 Gilmore Way, Burnaby B.C." prepared by Gustavson Wylie Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 July 08;
- b) Public Hearing held on 2019 July 30; and,
- c) Second Reading given on 2019 September 09.

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 2019 October 04 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 2019 October 04.*
- d. The granting of any necessary statutory rights-of-way, easements and covenants, including but not limited to, a Section 219 Covenant to guarantee the provision, and continuing operation of stormwater management facilities.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 04. An on-site stormwater management system has been submitted for approval by the Engineering Department – Environmental Services Division. The required covenant will be deposited in the Land Title Office, and the requisite funds to guarantee this provision will be deposited prior to Final Adoption.*
- e. The review of a detailed Sediment Control System by the Director Engineering.
 - *This applicant has agreed to this prerequisite in a letter dated 2019 October 04*
- f. 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 04. 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.*
- g. The Approval by the Engineering Environmental Services Division of a suitable solid waste and resource storage facility plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 04 and the necessary provisions are indicated on the development plans.*
- h. The review of on-site industrial loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 04 and the necessary provisions are indicated on the development plans.*
- i. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed in a letter dated 2019 October 04*

- j. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
 - *The applicant has agreed in a letter dated 22019 October 04 to make the necessary deposits prior to Final Adoption.*
- k. The deposit of the applicable Regional Transportation Development Cost Charge.
 - *The applicant has agreed in a letter dated 2019 October 04 to make the necessary deposits prior to Final Adoption.*
- l. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning report
 - *The applicant has agreed to this prerequisite in a letter dated 2019 October 04 and the necessary provisions are indicated on the development plans.*

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 2019 October 28, 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.


E.W. Kozak, Director
PLANNING AND BUILDING

SMN:

Attachment

cc: City Manager

**PUBLIC HEARING MINUTES
HELD ON: 2019 JULY 30
REZ. REF. NO. 11-46
PAGE 1 OF 1**

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 20, 2019- BYLAW NO. 14039**

Rez. #11-46

3555 Gilmore Way

From: CD Comprehensive Development District (based on M8 Advanced Technology Research District)

To: Amended CD Comprehensive Development District (based on M8 Advanced Technology Research District, and Discovery Place Community Plan guidelines and in accordance with the development plan entitled “3555 Gilmore Way, Burnaby B.C.” prepared by Gustavson Wylie Architects Inc.)

The purpose of the proposed zoning bylaw amendment is to permit a new three-storey research-oriented office building on the subject site.

Three letters were received in response to the proposed rezoning application:

1. Amador Astudillo, 3590 Kalyk Avenue, Burnaby
2. Faridabanu A. Lalani, 1308 Taylor Way, West Vancouver
3. Mohammed Lalani, 1261 15th Street, North Vancouver

The following speaker appeared before Council in response to the proposed zoning bylaw amendment:

Mohammed Lalani, 3490 Kalyk Avenue, Burnaby, appeared before Council stating that he is currently building a house, and was not aware of the proposed development when he bought the property. The speaker wants to make sure he and his family can enjoy their property and will not be affected by the development.

**MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR MCDONELL**

THAT this Public Hearing for Rez. #11-46, Bylaw #14039 be terminated.

CARRIED UNANIMOUSLY