



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 April 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #20-21
AMENDMENT BYLAW NO. 45/2020, BYLAW #14245
SURFACE PARKING LOT AND OPEN SPACE
Third Reading

ADDRESS: 5000 Glenlyon Place

LEGAL: Lot 3, DL 165, Group 1, NWD Plan EPP49841

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

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Riverwalk" prepared by VDZ + A Landscape Architecture / Civil Engineering / Urban Forestry)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 November 23;
- b) Public Hearing held on 2020 December 15; and,
- c) Second Reading given on 2020 December 17.

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

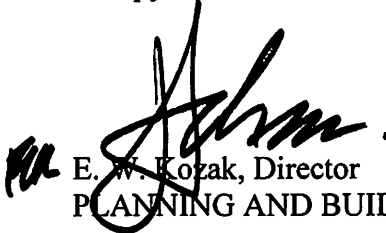
conditions for the release of occupancy permits will be the completion of all requisite services.

- *The applicant has submitted engineering design drawings for review and has agreed in a letter dated 2021 April 08 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 2021 April 08.*
- d) The review of a detailed Sediment Control System by the Director Corporate Services and Public Safety.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- f) 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 2021 April 08. 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08, and the requisite statutory right-of-way, easement, and/or covenant plans will be deposited in the Land Title Office prior to Final Adoption.*

City Clerk
Rezoning Reference #20-21
Third Reading
2021 April 21..... Page 3

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 2021 April 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.


E. W. Kozak, Director
PLANNING AND BUILDING

LS:jz
Attachment

cc: Acting City Manager

P:\49500 Rezoning\20 Applications\2020\20-21 5000 Glenlyon Place\Council Reports\Rezoning Reference 20-21 Third Reading 2021.04.26.doc

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 45, 2020- BYLAW NO. 14245

Rez. #20-21

5000 Glenlyon Place

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

To: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Riverwalk" prepared by VDZ + A Landscape Architecture / Civil Engineering / Urban Forestry)

Purpose: to permit the use of the site for vehicle parking purposes

Applicant: Beedie Development Group

No correspondence was received in response to the proposed rezoning application.

No speakers connected through the online webinar or teleconference in response to the proposed rezoning application.

MOVED BY COUNCILLOR JOHNSTON
SECONDED BY COUNCILLOR DHALIWAL

THAT this Public Hearing for Rez. #20-21, Bylaw No. 14245 be terminated.

CARRIED UNANIMOUSLY