



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 May 05

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-71**
BYLAW 14236, AMENDMENT BYLAW NO. 43/2020
Two-Storey Light Industrial and Office Development
Third Reading

ADDRESS: 4560 Tillicum Street

LEGAL: Lot 3, D.L. 166, Group 1, NWD Plan LMP42789

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

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and the Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "4560 Tillicum Street. Burnaby BC" prepared by Krahn Group of Companies)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 November 09;
- b) Public Hearing held on 2020 November 24; and,
- c) Second Reading given on 2020 December 07.

The prerequisite condition has 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 27 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 27.*
- d) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 April 27. A detailed Sediment Control System plan has been submitted to the Climate Action and Energy Division 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 submitted to the Chief Building Inspector and the requisite covenant will be submitted and deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite covenant plans 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 2021 April 27 to make the necessary deposits prior to Final Adoption.*
- i) The deposit of the applicable Regional Transportation Development Cost Charge.
 - *The applicant has agreed in a letter dated 2021 April 27 to make the necessary deposits prior to Final Adoption.*
- j) The provision of facilities for cyclists, including end-of-trip facilities, in accordance with Section 5.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 April 27 agreeing to meet this prerequisite.*

k) The submission of a detailed comprehensive sign plan.

- *The applicant has agreed to this prerequisite in a letter dated 2021 April 27.*

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 Solid Waste and Recycling plan to the approval of the Director Engineering.

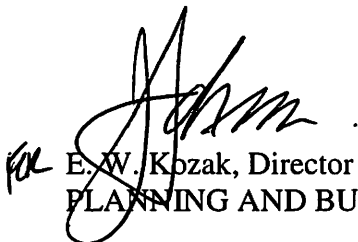
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2021 April 27 agreeing to meet this prerequisite.*

n) 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 27. 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 2021 May 10, 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:jz

Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 43, 2020 - BYLAW NO. 14236**

Rez. #19-71

4560 Tillicum Street

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

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and the Big Bend Development Plan as guidelines, and in accordance with the development plan entitled "4560 Tillicum Street, Burnaby BC" prepared by Krahn Group of Companies)

Purpose: to permit additions to the existing building

Applicant: Beedie Development Group

No letters were 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 CALENDINO
SECONDED BY COUNCILLOR KEITHLEY**

THAT this Public Hearing for Rez. #19-71, Bylaw No. 14236 be terminated.

CARRIED UNANIMOUSLY