



INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2021 May 26

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-52**
BYLAW #14203, AMENDMENT BYLAW NO. 30/2020
Two Five Storey Office Buildings with Underground Parking
Third Reading

ADDRESS: 3700 Gilmore Way

LEGAL: Lot A, District Lots 71 And 72, Group 1, NWD Plan LMP39888

FROM: CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore Way At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 27;
- b) Public Hearing held on 2020 August 25; and
- c) Second Reading given on 2020 September 14.

The prerequisite condition has been partially satisfied as follows:

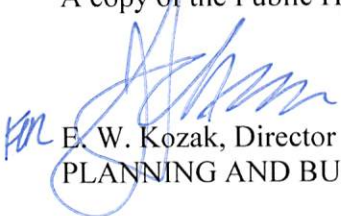
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies including a 4% Engineering Inspection Fee to cover the costs of all 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 March 2 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 March 2.*
- d) The dedication of a portion of the site at the north-west corner of Willingdon Avenue and Sanderson Way.
- *A subdivision plan dedicating the requisite right-of-way has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The provision of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.7 of the rezoning report.
- *The requisite statutory right-of-way and covenant plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2. An Erosion and Sediment Control Plan has been submitted to the Climate Action and Energy Division for approval prior to Final Adoption.*
- g) 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 to guarantee its provision and continuing operation.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2. 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.*
- h) The submission of a suitable solid waste and recycling plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2. A Solid Waste and Recycling Plan has been submitted to the Engineering Department for approval prior to Final Adoption.*
- i) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2.*
- j) The approval of the Ministry of Transportation to the rezoning application.

- *The preliminary approval of the Ministry of Transportation to the subject rezoning proposal has been obtained. Final approval of the rezoning bylaw will be obtained prior to Final Adoption.*
- k) The submission of a detailed comprehensive sign plan.
- *The applicant has indicated that they do not wish to install signage on the site in conjunction with the subject rezoning application. Any future signage will comply with the Burnaby Sign Bylaw.*
- l) The provision of end-of-trip and bicycle facilities in accordance with the rezoning report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2021 March 2, agreeing to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2.*
- n) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 2.*

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 31, 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

PS:tn
Attachment

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 30, 2020 - BYLAW NO. 14203**

Rez. #19-52

3700 Gilmore Way

From: CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District)

To: Amended CD Comprehensive Development District (based on the M5 Light Industrial District and M8 Advanced Technology Research District, the Discovery Place Community Plan as guidelines, and in accordance with the development plan entitled "3700 Gilmore At Sanderson Way, Burnaby, BC" prepared by Turner/Dialog)

Purpose: to permit the construction of two three-five storey office buildings with 3 levels of parking for the expansion of the Electronic Arts (EA) Burnaby campus 32

Applicant: Canadian Turner Construction Company

One (1) letter was received in response to the proposed rezoning application:

1. Cory Redekop, #201-4555 Kingsway, Burnaby

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

**MOVED BY COUNCILLOR DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY**

THAT this Public Hearing for Rez. #19-52, Bylaw No. 14203 be terminated.

CARRIED UNANIMOUSLY