



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2021 July 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-12**
BYLAW 14246, AMENDMENT BYLAW NO. 46/20
One-Storey Light Industrial Development
Third Reading

ADDRESS: 5151 and 5255 North Fraser Way

LEGAL: Lots 1 and 2, DL 163 and 165, Group 1, NWD Plan EPP49841

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, the Big Bend Development Plan, and the Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "5151 & 5255 North Fraser Way, Burnaby BC" prepared by Taylor Kurtz Architecture and Design Inc.)

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 condition have been partially satisfied as follows:

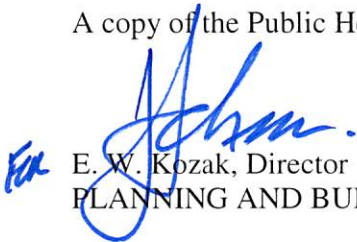
- a) The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all 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 June 22 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 June 22.*
- 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 June 22. 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 applicant has agreed to this prerequisite in a letter dated 2021 June 22 and the required covenant 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 applicant has agreed to this prerequisite in a letter dated 2021 June 22 and the required 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 applicant has agreed to this prerequisite in a letter dated 2021 June 22 and the required covenant plans 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 June 22 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 June 22 to make the necessary deposits prior to Final Adoption.*
- j) The provision of facilities for cyclists 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 June 22 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 June 22.*
- l) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile/site disclosure statement. No remedial works are required in connection with the proposed development.*
- 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 June 22 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 June 22. 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 July 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

SMN:tn
Attachment

cc: Acting City Manager

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 46, 2020- BYLAW NO. 14246

Rez. #19-12

5151 and 5255 North Fraser Way

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

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Purpose: to permit the construction of a one-storey, high-volume light industrial building, with two mezzanine levels

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 DHALI WAL
SECONDED BY COUNCILLOR WANG

THAT this Public Hearing for Rez. #19-12, Bylaw No. 14246 be terminated.

CARRIED UNANIMOUSLY

Carl Funk, Senior Development Manager
Beedie
3030 Gilmore
Burnaby, BC, V5G 3B4
Phone: 604-351-2933

June 22, 2021

City of Burnaby Planning Department
4949 Canada Way
Burnaby, BC V5G 1M2
Attn: Shawn Natrasony

Re: **Letter of Undertaking for Rezoning Reference #19-12**
5151/5255 North Fraser Way
Big Bend Area Plan

I, Carl Funk, on behalf of Beedie, hereby agree to undertake prerequisites "a" through "n" of the Council report dated 2020 November 18 and conditions 1 through 32 of the Letter of Tentative Approval dated 2021 January 28.

Sincerely,



Carl Funk, Senior Development Manager
Beedie