



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 September 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-12**
BYLAW 14246, AMENDMENT BYLAW NO. 46/20
One-Storey Light Industrial Development
Reconsideration and Final Adoption

ADDRESS: 5151 and 5255 North Fraser Way

LEGAL: Lot 1 District Lots 163 and 165 Group 1 New Westminster District Plan EPP49841;
and,
Lot 2 District Lot 165 Group 1 New Westminster District 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;
- c) Second Reading given on 2020 December 17; and,
- d) Third Reading given on 2021 July 26.

The prerequisite condition has been fully satisfied as follows:

- a) The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- 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 the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- 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 requisite Sediment Control System plan has been approved by the Climate Action and Energy Division and the applicant has agreed in a letter dated 2021 June 22 to install the system as approved prior to commencing construction.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- *The required covenant has been submitted in registerable form 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 approved by the Chief Building Inspector and the requisite covenant has been submitted in registerable form and will be 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 statutory rights-of-way, easements and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- i) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The required deposit has been made to meet this prerequisite.*
- 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 June 22 agreeing to meet this prerequisite.*
- k) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office, and the required funds to guarantee this provision have been deposited.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2021 September 20.


E. W. Kozak, Director
PLANNING AND BUILDING

SMN:spf

cc: Chief Administrative Officer