



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2022 January 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #21-18**
BYLAW 14364, AMENDMENT BYLAW NO. 19/2021
New Surface Parking Lot for Existing Building
Third Reading

ADDRESS: 9702 and 9788 Glenlyon Parkway

LEGAL: Lot A, District Lot 165, Group 1, New Westminster District Plan EPP91534; and
Lot 2, District Lot 165, Group 1, New Westminster District Plan BCP47254 Except
Plan EPP79251 and EPP91534

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

TO: 9702 Glenlyon Parkway: 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 "9702 and 9788 Glenlyon Parkway" prepared by
AECOM)

9788 Glenlyon Parkway: Amended CD Comprehensive Development District
(based on M2 General Industrial District, M5 Light Industrial District, and
Glenlyon Concept Plan as guidelines, and in accordance with the development plan
entitled "9702 and 9788 Glenlyon Parkway" prepared by AECOM)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 July 26;
- b) Public Hearing held on 2021 August 31; and,
- c) Second Reading given on 2021 September 20.

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.*

To: City Clerk
From: General Manager - Planning and Development
Re: REZONING REFERENCE #21-00018
2022 January 19 Page 2

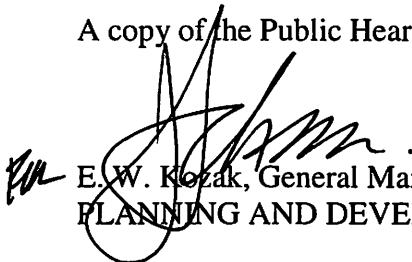
- b) The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve 9702 Glenlyon Parkway and the completion of a servicing agreement covering all requisite services. All services are to be designed to City standards and constructed 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 December 15 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 December 15.*
- d) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- *The applicant has agreed to this prerequisite in a letter dated 2021 December 15.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2021 December 15, 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 for 9702 Glenlyon Parkway 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 December 15. A suitable on-site stormwater management system will require approval of the General Manager 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 December 15, and the requisite statutory right-of-way, easement, and/or covenant plans will be deposited in the Land Title Office prior to Final Adoption.*

To: City Clerk
From: General Manager - Planning and Development
Re: REZONING REFERENCE #21-00018
2022 January 19 Page 3

- h) The submission of a geotechnical review regarding confirming that 9702 Glenlyon Parkway 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 December 15, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- i) The submission of a Site Disclosure Statement for 9702 Glenlyon Parkway and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure Statement. No further action is required in connection with the proposed development.*

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 2022 January 24 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, General Manager
PLANNING AND DEVELOPMENT

LS:spf
Attachment

cc: Chief Administrative Officer

BURNABY ZONING BYLAW 1965
AMENDMENT BYLAW NO. 19, 2021 - BYLAW NO. 14364

Rez. #21-18

9702 and 9788 Glenlyon Parkway

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

To: 9702 Glenlyon Parkway: Amended CD Comprehensive Development District {based on M2 General Industrial District, M5 Light Industrial District, PS Parking District, and Glenlyon Concept Plan guidelines, and in accordance with the development plan entitled "9702 and 9788 Glenlyon Parkway" prepared by AECOM)

9788 Glenlyon Parkway: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan as guidelines, and in accordance with the development plan entitled "9702 and 9788 Glenlyon Parkway" prepared by AECOM)

Purpose: to permit the development of parking facilities at 9702 Glenlyon Parkway to support the proposed use at 9788 Glenlyon Parkway

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 DHALIWAL
SECONDED BY COUNCILLOR KEITHLEY

THAT this Public Hearing for Rez. #21-18, Bylaw No. 14364 be terminated.

CARRIED UNANIMOUSLY