

## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 June 23

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-07**  
**AMENDMENT BYLAW NO. 19/2020, BYLAW 14179**  
**Renovation and Expansion of Existing Commercial Buildings**  
**Third Reading**

**ADDRESS:** 4330 Kingsway (formerly 4330 Kingsway and 5945 Kathleen Avenue)

**LEGAL:** Lot 1, DL 153, Plan EPP107270 (formerly Parcel A, DL 153, Group 1, NWD Plan BCP25051, and Lot 2, DL 153, Group 1, NWD Plan 68123)

**FROM:** CD Comprehensive Development District (based on C3 General Commercial District)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled “4330 Kingsway and 5945 Kathleen” prepared by Dialog)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28; and,
- c) Second Reading given on 2020 August 24.

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.*
- 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 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 consolidation of the net project site into one legal parcel.
- *The subject properties have been consolidated under Section 100 (1) (b) of the Land Title Act and deposited by the owner in the Land Title Office.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to, the granting of a Section 219 Covenant to assure the provision and continuing maintenance and monitoring of required Transportation Demand Management measures.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 22.*
- f) The undergrounding of any wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 22.*
- g) 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, and the required Sediment Control System plans will be submitted prior to Final Adoption.*
- h) The pursuance of Storm Water Management Best Practices, in line with established guidelines.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 22, and the requisite covenant will be deposited in the Land Title Office prior to Final Adoption.*
- i) 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 committing to implement the solid waste and recycling provisions.*
- j) The review of on-site commercial loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 June 22.*

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 deposit of the applicable GVS & DD Sewerage Charge.

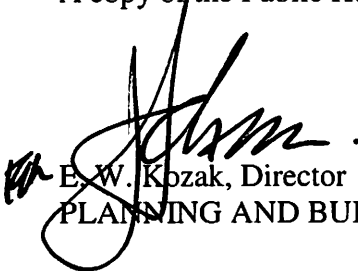
- *The applicant has agreed in a letter dated 2021 June 22 to make the necessary deposits prior to Final Adoption.*

m) 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.*

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 June 28 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

LS:tn

***Attachment***

cc: Acting City Manager

**BURNABY ZONING BYLAW 1965  
AMENDMENT BYLAW NO. 19, 2020 - BYLAW NO. 14179**

**Rez. #19-07**

**4330 Kingsway and 5945 Kathleen Avenue**

**From:** CD Comprehensive Development District (based on C3 General Commercial District)

**To:** Amended CD Comprehensive Development District (based on C3 General Commercial District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "4330 Kingsway and 5945 Kathleen" prepared by Dialog)

**Purpose:** to permit the renovation and expansion of two existing commercial buildings

**Applicant:** Screo I Metrotown Inc.

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 KEITHLEY  
SECONDED BY COUNCILLOR DHALIWAL**

**THAT this Public Hearing for Rez. #19-07, Bylaw No. 14179 be terminated.**

**CARRIED UNANIMOUSLY**