

INTER-OFFICE MEMORANDUM

TO: DIRECTOR
LEGISLATIVE SERVICES

June 10, 2025

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #19-11**
BYLAW 14695, AMENDMENT BYLAW NO. 23, 2024
One-Storey Light Industrial Building
Reconsideration and Final Adoption

Address: 5025 North Fraser Way

Legal: PID: 031-227-139

Lot 1 District Lots 163 & 165 Group 1 New Westminster District Plan
EPP99626

Applicant: Christopher Bozyk Architects Ltd.

Suite 414-611 Alexander Street, Vancouver, BC V6A 1E1

Attention: Ali Peymani

Current Zoning: CD Comprehensive Development District (based on M2 General Industrial District and M5 Light Industrial District)

Proposed Zoning: 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 as guidelines and in accordance with the development plan entitled "Warehouse Development – Glenlyon Business Park" prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

1. First and Second Reading given on November 18, 2024; and,
2. Third Reading given on January 28, 2025.

The prerequisite conditions have been completely satisfied as follows:

1. The submission of a Suitable Plan of Development.

A complete suitable plan of development has been submitted.

2. The submission of the following plans and studies acceptable to the City:
 - a. Comprehensive Sign Plan;
 - b. Fire Access Plan;
 - c. Solid Waste and Recycling Plan;
 - d. Loading Management Plan;
 - e. Geotechnical Study; and
 - f. Storm Water Management Plan.

The applicant has agreed to this prerequisite in a letter dated May 12, 2025. The items noted above are indicated on the development plans or are sufficiently addressed by Covenants or regulations.

3. The deposit of sufficient monies including a 4% Engineering Administration 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. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning and Development Department.

Services necessary to serve the site include, but are not limited to:

- a) Any required storm sewer, sanitary sewer, and water main upgrades;
- b) Construction of North Fraser Way along the development frontage to a Minor Collector standard with separated sidewalks, street trees and street lighting; and
- c) Any required easements, statutory rights-of-way, or other legal instruments to facilitate servicing requirements

There is no Rezoning Servicing Agreement as the services necessary to serve the site were completed through the subdivision that created the parcel (SUB #13-35).

4. The submission for registration in the Land Title Office of the following legal instruments with security, where necessary:
 - a) Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - b) Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study; and
 - c) Section 219 Covenant to ensure that all buildings and structures are constructed at elevations respecting flood proof requirements.

The applicant has agreed to this prerequisite in a letter dated May 12, 2025. The items noted above are sufficiently addressed by Covenants.

5. In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20 cm in diameter.

The applicant has agreed to this prerequisite in a letter dated May 12, 2025.

6. The submission of a Site Disclosure Statement and resolution of any resultant conditions.

The applicant has submitted the required Site Disclosure Statement. No remedial work is required in connection with the proposed development.

7. Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.

The applicant has agreed to this prerequisite in a letter dated May 12, 2025.

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on June 10, 2025.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT