



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 September 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-14
AMENDMENT BYLAW NO. 13/15; BYLAW #13465
Licensed Childcare Facility (152 Children and 24 Staff Members)
Third Reading

ADDRESS: Suite LM100 – 4664 Lougheed Highway

LEGAL: Lot 81 "A" Except: Firstly: The West 150 Feet; Secondly: Part Now Road On Statutory Right-of-Way Plan 4957; D.L. 124, Group 1, NWD Plan 3348

FROM: Comprehensive Development District (based on M5 and M5L Light Industrial District and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "CEFA Early Learning" prepared by ph5 architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 April 13;
- b) Public Hearing held on 2015 April 28; and,
- c) Second Reading given on 2015 May 04.

The prerequisite conditions have been partially satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a virtually complete suitable plan of development. 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 2015 August 20 to deposit the necessary funds to fulfill this prerequisite prior to Final Adoption.*
- c. The dedication of any rights-of-way deemed requisite.
- *The requisite statutory rights-of way have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The granting of a Section 219 Covenant assuring that an approved parking and access plan will be implemented and maintained for the duration of the child care use on site.
- *The applicant has agreed to this prerequisite in a letter dated 2015 August 20 and the required covenant will be deposited in the Land Title Office prior to Final Adoption.*
- e. The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*

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 2015 September 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.



Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf
Attachment

cc: City Manager
Director Finance

**BURNABY ZONING BYLAW 1965, AMENDMENT
BYLAW NO. 13, 2015 - BYLAW NO. 13465**

Rez. #14-14

Suite LM100 – 4664 Lougheed Highway

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The purpose of the proposed zoning bylaw amendment is to permit the operation of a child care facility for 152 children.

The Advisory Planning Commission advised it supports the rezoning application.

One (1) letter was received in response to the rezoning application:

Opposed:

Tina and Linh Gia Yiu, 112-4723 Dawson Street, Burnaby

There were no further submissions received regarding Rezoning #14-14, Bylaw No. 13465.

MOVED BY COUNCILLOR JOHNSTON:
SECONDED BY COUNCILLOR WANG:

THAT this Public Hearing for Rez. #14-14, Bylaw #13465 be terminated.

CARRIED UNANIMOUSLY