



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 February 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #11-40
AMENDMENT BYLAW NO. 47/12 ; BYLAW #13154
Sperling Pump Station
Final Adoption

ADDRESS: 3520 Sperling Avenue and Portion of 3860 Sperling Avenue

LEGAL: Lot 21, D.L. 78, Group 1, NWD Plan 25170; Portion of Block 20 Except: Part Subdivided by Plan 25170, D.L. 44 and 78, Group 1, NWD Plan 4156

FROM: P3 Park and Public Use District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District, P3 Park and Public Use District and Burnaby Lake Sports Complex Plan and in accordance with the development plan entitled "Sperling Pump Station" prepared by Urban Solutions Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2012 November 26;
- b) Public Hearing held on 2012 December 11;
- c) Second Reading given on 2013 January 14; and,
- d) Third Reading given on 2013 September 09.

The prerequisite conditions have been completely 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.
 - *No servicing is required in conjunction with this rezoning application.*

- c. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System plan has been approved by the Engineering Department – Environmental Services Division.*
- d. The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The required covenant has been deposited in the Land Title Office.*
- e. 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 report has been reviewed by the Chief Building Inspector and the requisite covenant has been deposited in the Land Title Office.*
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - Statutory right-of-way for access and egress to the site.
 - Temporary easement for a construction lay down area.
 - *The required statutory rights-of-way and easements have been deposited in the Land Title Office.*
- g. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in conjunction with the proposed development.*
- h. The pursuance of Stormwater Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2013 August 19, and the necessary provisions have been indicated on the development plans.*

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 2016 February 22.


Lou Pelletier
PLANNING AND BUILDING