



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 March 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 13-40**
BYLAW 13530, AMENDMENT BYLAW NO. 34/15,
BC Ambulance Facility
Final Adoption

ADDRESS: 6980/6992 Buller Avenue and 6977/6991 Waltham Avenue

LEGAL: Lots 58 – 61, DL 97, Group 1, NWD Plan 34562

FROM: M4 Special Industrial District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District, M5 Light Industrial District and the Royal Oak Community Plan as guidelines and in accordance with the development plan entitled "BCEHS Burnaby Buller Ambulance Centre" prepared by NSDA Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 November 09;
- b) Public Hearing held on 2015 November 24;
- c) Second Reading given on 2015 December 07; and,
- d) Third Reading given on 2016 November 07.

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.
 - *The applicant has submitted the necessary funds including a 4% inspection fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*

- 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 2016 June 03.*
- d. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The completion of the sale of City property.
 - *The sale of City property has been completed according to the terms approved by Council.*
- f. The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory right-of-way plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2016 June 03 to install the system as approved prior to commencing construction.*
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 03 and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The submission of a Site Profile and resolution of any arising requirements.
 - *It has been determined that a Site Profile is not required for this site.*

- k. The provision of an adequately sized and appropriately located garbage handling and recycling material holding space, to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2016 June 03 committing to implement the recycling provisions.*
- l. The provision of facilities for cyclists in accordance with Section 4.8 of the rezoning report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 03 agreeing to meet this prerequisite.*
- m. The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 03 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- n. The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

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 2017 March 20.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf