



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 July 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-35**
BYLAW 13578, AMENDMENT BYLAW NO. 6/16,
Film Studio Expansion
Final Adoption

ADDRESS: 3700 and 3880 Henning Drive

LEGAL: Lot 3, DL 118, Group 1, NWD Plan 76093 Except Plans LMP30514 & BCP51462; Lot 2 Except: Part Dedicated Road On Plan LMP2986, DL 118, Group 1, NWD Plan 76093

FROM: CD Comprehensive Development District (based on the M1 Manufacturing District and M5 Light Industrial District)

TO: Amended CD Comprehensive Development District (based on M1 Manufacturing District and M5 Light Industrial District and the development plan entitled "Rezoning Application for Bridge Studios" prepared by CTA Design Group)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 March 07;
- b) Public Hearing held on 2016 March 29;
- c) Second Reading given on 2016 April 04; and,
- d) Third Reading given on 2017 June 26.

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 2017 May 01.*
- d) The dedication of any rights-of-way deemed requisite.
 - *There are no statutory rights-of-way required in conjunction with the subject rezoning application.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a Tree Survey and Arborist Report.
 - *A Tree Survey and Arborist Report have been approved, satisfying this prerequisite.*
- g) 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 2017 May 01 to install the system as approved prior to commencing construction.*
- h) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption and the required funds to guarantee this provision have been deposited.*
- 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 of undertaking dated 2017 May 01 committing to implement the recycling provisions.*
- j) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile for the development site, and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- 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 2017 May 01 committing to implement the recycling provisions.*
- l) The approval of the Ministry of Transportation to the rezoning application.
- *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- m) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- n) The submission of a construction access and phasing plan to the approval of the Director Engineering.
- *A construction access and phasing plan has been approved, satisfying this prerequisite.*
- 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 July 24.



Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb