



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 October 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #14-34
AMENDMENT BYLAW NO. 29/15; BYLAW #13518
Sports Complex Expansion
Burnaby Lake Sports Complex
Third Reading

ADDRESS: 3600 Norland Avenue

LEGAL: Lot A, D.L.'s 76 and 77, Group 1, NWD Plan LMP22854

FROM: CD Comprehensive Development District (based on P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on P2 Administration and Assembly District and the Burnaby Lake Sports Complex Development Plan as guidelines and based on the development plan entitled "8-Rinks" prepared by TKL Architect Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 October 05;
- b) Public Hearing held on 2015 October 27; and,
- c) Second Reading given on 2015 November 09.

The prerequisite conditions have been partially satisfied as follows:

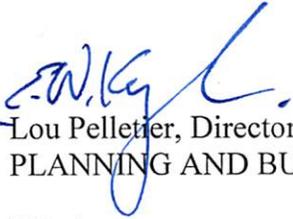
- a. The submission of a suitable plan of development.
 - *A virtually complete suitable plan of development has been submitted. A few remaining details will be resolved prior to Final Adoption.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all 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 submitted engineering design drawings for review and has agreed in a letter dated 2017 September 18 to deposit the necessary funds including 4% inspection fees and complete the servicing agreement prior to Final Adoption.*

- 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 September 18.*
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite covenant, easement, and statutory right-of way plans have been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- e. 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 18. A suitable on-site stormwater management system will require approval of the Director Engineering, the required covenant will be deposited in the Land Title Office and the required funds to guarantee this provision will be deposited prior to Final Adoption.*
- f. 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 applicant has agreed to this prerequisite in a letter dated 2017 September 18.*
- g. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 18. A detailed Sediment Control System plan has been submitted to the Engineering Department - Environmental Services for approval prior to Final Adoption.*
- h. Submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile which is being processed to determine if remediation measures are required.*
- i. The submission of a detailed comprehensive sign plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 September 18.*

- j. The deposit of the applicable GVS & DD Sewerage Charge.
- *The applicant has agreed in a letter dated 2017 September 18 to make the necessary deposits prior to Final Adoption.*

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 2017 October 16, 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

DR:eb

Attachment

cc: City Manager