



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2017 November 01

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-22**
BYLAW 13603, AMENDMENT BYLAW NO. 21/16,
Expansion to Existing Light Industrial Development
Final Adoption

ADDRESS: 9388 North Fraser Crescent

LEGAL: Lot 1, DL 165, Group 1, NWD Plan BCP47738

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

TO: Amended CD Comprehensive Development District (based on the M5 Light Industrial District, Glenlyon Concept Plan and Big Bend Development Plan as guidelines and in accordance with the development plan entitled "PNP Pharmaceuticals Proposed Addition" prepared by Christopher Bozyk Architects Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31;
- c) Second Reading given on 2016 June 13; 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 April 12.*
- d) 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 April 12 to install the system as approved prior to commencing construction.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
 - *The required covenant has been submitted in registerable form and will be deposited in the Land Title Office 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 requisite geotechnical review has been approved by the Chief Building Inspector and the requisite covenant 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, including but not limited to:
 - Discharge of existing statutory rights-of-way BB1305667, BB1305668 and BB1305670, and re-registration of new statutory rights-of-way to permit an encroachment for on-site parking.
 - *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 deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposit has been made to meet this prerequisite.*
- i) 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 2017 April 12 agreeing to meet this prerequisite.*
- j) 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 April 12 committing to implement the recycling provisions.*
- k) The submission of a detailed comprehensive sign plan.
- *The applicant has confirmed in a letter dated 2016 December 02 that no additional signage for the proposed addition is proposed in connection with this rezoning.*
- l) 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 connection with the proposed development.*
- m) 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.*

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 November 06.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:eb