



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2018 July 18

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #15-28**  
**BYLAW #13650; AMENDMENT BYLAW NO. 43/16**  
**Commercial Podium, Underground Parking, and Public Realm Components**  
**on the Lougheed Town Centre Phase I Site**  
**Lougheed Town Centre Plan**  
**Final Adoption**

**ADDRESS:** Portion of 9855 Austin Road

**LEGAL:** Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 and EPP10716

**FROM:** CD Comprehensive Development District (based on Lougheed Town Centre Core Area Master Plan and Lougheed Town Centre Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on C3 General Commercial District, RM5s Multiple Family Residential District, Lougheed Core Area Master Plan, and Lougheed Town Centre Plan as guidelines, and in accordance with the development plan entitled "Lougheed Town Centre – Phase 1 Commercial Podium / Parking" prepared by GBL Architects Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 October 03;
- b) Public Hearing held on 2016 October 25;
- c) Second Reading given on 2016 November 07; and,
- d) Third Reading given on 2017 July 24.

The prerequisite conditions have been 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 (as well as underground switching and transformer/service boxes in town centre locations), 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 July 19.*
- d) The submission of an Undertaking to remove all improvements prior to Final Adoption, but not prior to Third Reading of the Bylaw. Demolition of any improvements will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse and vandalism. If requested, demolition may be delayed to more closely coincide with approval of building permits.
- *An extension to the demolition post Final Adoption has been requested by the applicant. A covenant requiring demolition no later than 36 months after the date of Final Adoption will be deposited in the Land Title Office prior to Final Adoption, and the necessary funds will be deposited to guarantee the completion of this prerequisite.*
- e) 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.*
- f) The completion of the necessary subdivision to create the subject site.
- *The requisite subdivision plan 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 easements and statutory rights-of-way.
- *The requisite easements and statutory rights-of-way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- h) The granting of any necessary Section 219 Covenants, including those listed in Section 5.5 of this report.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i) The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System plan has been reviewed by the Engineering Department – Environmental Services Division.*
- j) 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.*
- k) The review of commercial and residential loading facilities by the Director Engineering.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2017 July 19 to meet this prerequisite.*
- l) The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building is required.
- *An approvable district energy pre-feasibility study has been achieved.*
- m) The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments of LEED ND Gold.
- *An approvable sustainability report to meet LEED ND Gold commitments has been achieved.*
- n) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2017 July 19, and the necessary provisions are indicated on the development plans.*

- o) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2017 July 19. A detailed Solid Waste and Recycling Plan has been approved by the Engineering Department – Environmental Services Division.*
- p) The submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile. The Ministry of Environment has issued a release to the land owner so that the City of Burnaby can proceed with the final adoption of the subject rezoning application.*
- q) The submission of a detailed Comprehensive Sign Plan.
  - *An approvable detailed comprehensive sign plan has been achieved.*
- r) The submission of a detailed Public Art Plan.
  - *An approvable detailed public art plan has been achieved.*
- s) The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.
  - *An approvable detailed construction management plan has been achieved.*
- t) 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 Consideration and Final Adoption on 2018 July 23.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

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