



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 July 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-10015**
AMENDMENT BYLAW NO. 06/18; BYLAW #13855
Temporary Works Yard
Central Administrative Area
Final Adoption

ADDRESS: 4049/4127/4175/4195/4241 Ledger Avenue, 4220 Norland Avenue and a portion of 4038 Norland Avenue

LEGAL: Schedule A (*attached*)

FROM: P2 Administration and Assembly District and R4 Residential District

TO: CD Comprehensive Development District (based on P2 Administration and Assembly District, P8 Parking District, and M2 General Industrial District and the Central Administrative Area as guidelines, and the development plan entitled "Municipal Works Yard" prepared by Vector Engineering Services Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 March 12;
- b) Public Hearing held on 2018 March 27;
- c) Second Reading given on 2018 April 09; and,
- d) Third Reading given on 2018 July 09.

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.
 - *A Servicing Agreement is no longer required. City of Burnaby's Contract #CC-3090 will encompass the works to be completed for this development*

- c) The completion of the required lot consolidation through the subdivision process.
 - *The requisite subdivision plan of consolidation has been submitted and will be deposited in the Land Title Office.*
- d) The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted and will be deposited in the Land Title Office.*
- e) The granting of the necessary easement to permit the access to, and use of, the required parking on the adjacent lot.
 - *The necessary easement will be deposited in the Land Title Office.*
- f) 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.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 July 04.*
- 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 July 04. 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.*

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 2018 July 23.


• Lou Pelletier, Director
PLANNING AND BUILDING

DR:tn
Attachment

SCHEDULE A
REZONING 17-10015

ADDRESS	LEGAL DESCRIPTION	PID
4049 Ledger Avenue	Lot 4 Except: Part On Plan 26541; Block 13 District Lot 79 Group 1 New Westminster District Plan 8632	002-512-700
4127 Ledger Avenue	Lot 5, Except: Part On Srw Plan 26541 District Lot 79 Group 1 New Westminster District Plan 8632	002-595-770
4175 Ledger Avenue	North Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	011-375-795
4195 Ledger Avenue	South Half Lot 6 District Lot 79 Group 1 New Westminster District Plan 8632	002-811-898
4241 Ledger Avenue	Lot 7 District Lot 79 Group 1 New Westminster District Plan 8632	002-460-505
4220 Norland Avenue	Lot 15 District Lot 79 Group 1 New Westminster District Plan 2298	012-626-139
4038 Norland Avenue	Lot 54 District Lot 79 Group 1 New Westminster District Plan 54758	002-704-005