



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2018 September 26

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #16-55  
BYLAW #13804; AMENDMENT BYLAW NO. 36/17  
Multi-tenant light industrial/warehouse development  
Final Adoption

**ADDRESS:** 5495 Regent Street

**LEGAL:** Lot 1, DL 74, Group 1, NWD Plan 77777

**FROM:** M2 General Industrial District and M6 Truck Terminal District

**TO:** CD Comprehensive Development District (based on M2 General Industrial District as guidelines and in accordance with the development plan entitled "Intraurban - Brentwood, 5495 Regent Street, Burnaby, BC" prepared by Christopher Bozyk Architects Ltd.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 November 06;
- b) Public Hearing held on 2017 November 28;
- c) Second Reading given on 2017 December 04; and,
- d) Third Reading given on 2018 July 09.

The prerequisite conditions have been completely satisfied as follows:

1. The submission of a suitable plan of development.
  - *The applicant has submitted a complete suitable plan of development.*
2. 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.*

3. 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 2018 May 29.*
4. The submission of an undertaking to remove all existing improvements from the site prior to Final Adoption of the Bylaw. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
  - *The applicant has requested permission to demolish existing improvements after Final Adoption, but not later than six months after approval of the related Subdivision Application. Accordingly, the applicant has agreed in a letter dated 2018 May 29 to register a demolition covenant with a six month timeline and to provide a bond to cover the demolition costs. The required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds have been deposited.*
5. The review of a detailed Sediment Control System by the Director Engineering.
  - *An acceptable detailed Sediment Control System has been reviewed by the Engineering Department – Environmental Services.*
6. The granting of any necessary statutory rights-of-way and/or easements.
  - *The requisite statutory rights-of-way have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
7. The granting of any necessary Section 219 Covenants are to be provided, including, but not necessarily limited to:
  - Section 219 Covenant to ensure the provision, operation and continuing operation of stormwater management facilities; and,
  - Section 219 Covenant ensuring protection and restoration of the riparian area on the site adjacent to Still Creek, in accordance with the approved streamside protection and enhancement area plan
  - *The requisite covenants have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
8. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposit has been made to meet this prerequisite.*

9. The provision of facilities for cyclists in accordance with this Section 4.8 of the rezoning report.
  - *The provision is indicated on the development plans and the applicant has agreed to meet this prerequisite in a letter dated 2018 May 29.*
10. 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 agreed to meet this prerequisite in a letter dated 2018 May 29.*
11. The submission of a detailed comprehensive sign plan.
  - *An approvable detailed comprehensive sign plan has been achieved.*
12. Submission of a Site Profile and resolution of any arising requirements.
  - *The applicant has submitted the required Site Profile and a Certificate of Compliance has been issued by the Ministry of Environment.*
13. 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 a 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 as outlined, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2018 October 01.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

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