



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2018 October 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-56**  
**BYLAW 13815, AMENDMENT BYLAW NO. 39/17**  
**Two-Storey Light Industrial and Office Development**  
**Final Adoption**

**ADDRESS:** Portion of 5115 North Fraser Way

**LEGAL:** Lot 2, DLs' 162, 163 and 165, Group 1, NWD Plan LMP40993 Except Plans LMP46623, BCP47255 and EPP30960

**FROM:** CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and P8 Parking District)

**TO:** Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District and Big Bend Development Plan guidelines and in accordance with the development plan entitled "Dorigo Enterprises (Glenlyon) Corp." prepared by Bozyk Architects Ltd.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 November 27;
- b) Public Hearing held on 2017 December 12;
- c) Second Reading given on 2018 January 22; and,
- d) Third Reading given on 2018 August 27.

The prerequisite condition has 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 2018 May 07.*
- 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 2018 May 07 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.
- *The requisite covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The completion of the necessary subdivision.
- *The requisite subdivision plan has been submitted and will be deposited in the Land Title Office prior to Final Adoption.*
- i) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- j) The provision of facilities for cyclists, including end-of-trip facilities, 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 2018 May 07 agreeing to meet this prerequisite.*
- k) The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- l) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile for the development site, and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- 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 2018 October 29.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

GT:tn