



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK **DATE:** 2019 December 11

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #17-10006**  
**BYLAW 13970, AMENDMENT BYLAW NO. 46/2018**  
**School District 41 Board and Administration Offices**  
**Final Adoption**

**ADDRESS:** 4041 Canada Way

**LEGAL:** Lots 1-7, Block 47, District Lot 69, Group 1, New Westminster District Plan 1321

**FROM:** P3 Park and Public Use District

**TO:** CD Comprehensive Development District (based on P3 Park and Public Use District, P2 Administration and Assembly District, and the Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Schou Education Centre School District 41" prepared by Omicron)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29;
- c) Second Reading given on 2019 February 11; and,
- d) Third Reading given on 2019 October 28

The prerequisite conditions have been fully 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% Engineering 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 2019 October 23 and the necessary provisions are indicated on the development plans.*
- d. The completion of a Heritage Conservation Plan of the historic "Schou Street School" within the development site.
  - *The required Heritage Conservation Plan has been approved, the required funds to guarantee this provision have been deposited and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- 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 consolidation of the net site into one legal lot.
  - *A subdivision plan consolidating the net project site into one legal parcel 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, Covenants, and Statutory rights-of-way.
  - *The requisite Easements, Covenants, 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 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 2019 October 23 and the necessary provisions are indicated on the development plans.*
- i. The review of required on-site loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- j. The provision of facilities for cyclists in accordance with this report.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*

- k. The review of a detailed Sediment Control System by the Director Engineering.
  - *This applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the required Sediment Control System plans have been submitted.*
- l. Compliance with the guidelines for surface and underground parking.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the necessary provisions are indicated on the development plans.*
- m. The submission of a detailed Comprehensive Sign Plan.
  - *The applicant has agreed to this prerequisite in a letter dated 2019 October 23 and the required Comprehensive Sign Plan has been submitted.*
- n. The submission of a suitable on-site stormwater management system best practices to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 19 Covenant to guarantee its provision and continuing operation.
  - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required funds to guarantee this provision has been deposited and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- o. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.
  - *The necessary 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 Reconsideration and Final Adoption on 2019 December 16.



E.W. Kozak, Director  
PLANNING AND BUILDING

JBS:rh

cc: City Manager