



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2020 July 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-05**
BYLAW 14031, AMENDMENT BYLAW NO. 15/2019
Temporary Residential Sales Centre
Third Reading and Final Adoption

ADDRESS: 4488 Kingsway

LEGAL: Lot 2 District Lot 153 Group 1 New Westminster District Plan LMP40213

FROM: CD Comprehensive Development District (based on C3 General Commercial District and P8 Parking District)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District and the Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Bosa Residential Sales Centre" prepared by Leckie Studio Architecture + Design Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 June 10;
- b) Public Hearing held on 2019 June 25; and,
- c) Second Reading given on 2019 July 08.

The prerequisite conditions have been partially 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 retention of identified existing trees (and vegetation) on the site. If trees are identified for future removal, a tree survey and arborist's report would be required. Any trees over 20 cm (8 inches) will require a tree removal permit in accordance with the Council-adopted Tree Bylaw.
- *The applicant has agreed to this prerequisite and the required tree survey has been submitted.*
- d) The granting of any necessary easements, covenants, and/or statutory rights-of-way deemed requisite.
- *The requisite easements, covenants, and/or statutory rights-of-way have been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite and the required Sediment Control System plans have been reviewed by the Engineering Department – Environmental Services Division.*
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- *A suitable 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.*
- g) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite and the necessary provisions are indicated on the development plans.*
- h) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*
- i) Compliance with the guidelines for surface parking for commercial patrons.
- *The applicant has agreed to this prerequisite and the necessary provisions are indicated on the development plans.*

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #19-05
2020 July 15.....Page 3

- j) The submission of a detailed comprehensive sign plan.
- *The required comprehensive sign plan has been submitted for approval.*
- k) The deposit of the applicable Metrotown Public Open Space Charge.
- *The required deposits have been made to meet this prerequisite.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- m) The deposit of the applicable Regional Transportation DCC.
- *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 Third Reading, and Reconsideration and Final Adoption on 2020 July 20.

A copy of the Public Hearing minutes for this rezoning application is ***attached*** for information.

E. W. Kozak, Director
PLANNING AND BUILDING

JBS:ll
Attachment

cc: City Manager