



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 February 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-26**
AMENDMENT BYLAW NO. 07, 2020; BYLAW #14161
Four-Storey Data Centre and Office Development
Final Adoption

ADDRESS: 6700 Southridge Drive

LEGAL: Lot A, DL 171, Group 1, NWD Plan LMP45547

FROM: CD Comprehensive Development District (based on M2 General Industrial District)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, and in accordance with the development plan entitled "Translink Operations & Control Centre" prepared by RDHA Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 June 08;
- b) Public Hearing held on 2020 June 23;
- c) Second Reading given on 2020 July 06; and,
- d) Third Reading given on 2020 November 09.

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 (as well as underground switching and transformer/service boxes in Town Centre locations), 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 2020 November 03.*
- 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 2020 November 03 to install the system as approved prior to commencing construction.*
- e) The granting of any necessary statutory rights-of-way, easements, and covenants.
 - *The necessary statutory right-of-way, easement, and covenant documentation has been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- g) The deposit of the applicable Regional Transportation Charge.
 - *The required deposits have been made to meet this prerequisite.*
- h) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 03 agreeing to meet this prerequisite.*
- i) The submission of a detailed Comprehensive Sign Plan.
 - *The applicant is not pursuing signage on the subject site. In the future, should there be a desire to incorporate signage onto the subject site, a Comprehensive Sign Plan will be required.*
- j) 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 received a release from the Ministry of Environment for the subject rezoning application. The applicant has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any further approvals (PPA and Building Permit).*

- k) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2020 November 03 committing to implement the solid waste and recycling provisions.*
- l) 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 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.*

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 2021 February 08.


E. W. Kozak, Director
PLANNING AND BUILDING

KL:tn

cc: City Manager