



INTER-OFFICE COMMUNICATION

TO: DIRECTOR LEGISLATIVE SERVICES January 18, 2024

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

SUBJECT: **REZ #21-27**
AMENDMENT BYLAW NO. 18/22; BYLAW #14455
Place of Public Worship
Final Adoption

ADDRESS: 7271 Gilley Avenue

LEGAL: Lot 51 District Lot 97 Group 1 New Westminster District Plan 34615

FROM: C2 Community Commercial District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, M5 Light Industrial District, and in accordance with the development plan entitled "Shri Guru Ravidass Center" prepared by Kumar Architecture Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on May 30, 2022,
- b) Public Hearing held on June 28 2022;
- c) Second Reading given on July 4, 2022; and,
- d) Third Reading given on October 3 2022.

The prerequisite conditions have 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 granting of Final Adoption by Council of the Official Community Plan (OCP) bylaw amendment to remove the subject site from the Industrial Policy Framework of the OCP.
 - *Final Adoption of the OCP bylaw amendment was granted by Council on July 25, 2022.*

- c) 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.*
- d) 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 November 14, 2022.*
- e) The completion of a Highway Closure Bylaw as described in Section 4.6 of this report.
- *The Highway Closure Bylaw was adopted by Council on June 5, 2023, and the Bylaw plan has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The undergrounding of any wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated November 14, 2022 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- g) The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission 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 General Manager Engineering, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- h) Compliance with the City's Groundwater Management guidelines.
- *The applicant has agreed to this prerequisite in a letter dated November 14, 2022.*
- i) The dedication of any rights-of-way deemed requisite.
- *The subdivision plan dedicating the required right-of-way has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite documents have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- k) The submission of a suitable Solid Waste and Recycling Plan.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated November 14, 2022 committing to implement the solid waste and recycling provisions.*
- l) The review of on-site loading facilities.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated November 14, 2022 agreeing to meet this prerequisite.*
- m) The submission of a detailed Comprehensive Sign Plan.
- *An approvable detailed Comprehensive Sign Plan has been achieved.*
- n) The submission of a Site Disclosure Statement and resolution of any arising requirements
- *It has been determined that a Site Disclosure Statement is no longer necessary for the subject site.*
- o) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*

p) The deposit of the applicable Regional Transportation Cost Charge.

- *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 Reconsideration and Final Adoption on January 29, 2024.



E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

LS:spf