



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 June 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #20-21
AMENDMENT BYLAW NO. 45/2020, BYLAW #14245
Surface Parking Lot and Open Space
Final Adoption

ADDRESS: 5000 Glenlyon Place

LEGAL: Lot 3, DL 165, Group 1, NWD Plan EPP49841

FROM: CD Comprehensive Development (based on M2 General Industrial District, M5 Light Industrial District, and Glenlyon Concept Plan guidelines)

TO: Amended CD Comprehensive Development District (based on M2 General Industrial District, M5 Light Industrial District, P8 Parking District, and Glenlyon Concept Plan guidelines and in accordance with the development plan entitled "Riverwalk" prepared by VDZ + A Landscape Architecture / Civil Engineering / Urban Forestry)

The following information applies to the subject rezoning bylaw:

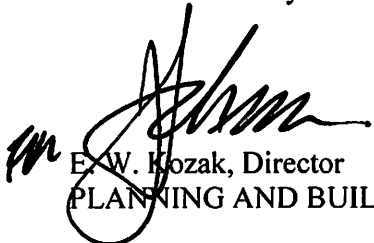
- a) First Reading given on 2020 November 23;
- b) Public Hearing held on 2020 December 15;
- c) Second Reading given on 2020 December 17; and,
- d) Third Reading given on 2021 April 26.

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 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 2021 April 08.*
- d) The review of a detailed Sediment Control System by the Director Corporate Services and Public Safety.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08 and the required Sediment Control System plans have been submitted.*
- e) The granting of a Section 219 Covenant respecting flood proofing requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08, and the requisite 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 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 prior to Final Adoption.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2021 April 08, and the requisite statutory rights-of-way, easements, and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

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 June 28.


E. W. Kozak, Director
PLANNING AND BUILDING

LS:tn
cc: Acting City Manager