



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES July 8, 2024

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: **REZ #22-28**
BYLAW 14564, AMENDMENT BYLAW NO. 8/2023
Conceptual Master Plan and Design Guidelines in order to guide further site-specific rezoning applications for the construction of a high-density multi-phased residential and commercial mixed-use development.

ADDRESS: 6800 Lougheed Highway

LEGAL: Lot 1, Except: Firstly; Part in LMP44883, Secondly; Part in Plan BCP314, Thirdly; Part in Plan BCP1828, Fourthly; Part in Plan BCP22451 District Lot 78 Group 1 New Westminster District Plan 74615

FROM: M2 General Industrial District and R2 Residential District

TO: CD Comprehensive Development District (based on RM5uv-a Multiple Family Residential District, C2 Community Commercial District, M2 General Industrial District, P5 Community Institutional District and the Bainbridge Urban Village Community Plan as guidelines, and in accordance with the development plan entitled "Burnaby Lake Village at 6800 Lougheed Highway" prepared by Sperling Limited Partnership)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2023 May 08;
- b) Public Hearing held on 2023 May 30;
- c) Second Reading given on 2023 June 05; and,
- d) Third Reading given on 2024 April 15.

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 submission of an Engineering Master Plan.
 - *The requisite Engineering Master Plan has been submitted and approved. The requisite covenant to ensure this provision has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*

- c) The submission of a Master Subdivision Plan and Phasing Plan.
 - *The requisite Master Subdivision Plan and Phasing Plan has been submitted and accepted.*
- d) The dedication of any rights-of-way deemed requisite.
 - *The dedication of any required rights-of-way will be a requirement of subsequent site specific rezonings and subdivision applications.*
- e) The granting of any necessary statutory rights-of-way, easements, and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated March 12, 2024. The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The submission of a Site Disclosure Statement and resolution of any arising requirements.
 - *The required Site Disclosure Statement has been submitted and Approval in Principle (AiP) has been issued by the Ministry of Environment with respect to contamination from past industrial activities. The requisite covenants outlining on and off-site contamination remediation requirements have been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption. The requisite indemnification agreements, acceptable to the City, have also been provided to address on-site contamination and off-site contamination of City streets and City-owned property.*
- g) The submission of a Master Signage Plan.
 - *A Comprehensive Sign Plan has been submitted.*

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 July 8, 2024.

E. W. Kozak, GENERAL Manager
PLANNING AND DEVELOPMENT