



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES October 21, 2024

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #17-03**
BYLAW 14446, AMENDMENT BYLAW NO. 12, 2022
Willingdon Lands Conceptual Master Plan
Reconsideration and Final Adoption

Address: 3405 Willingdon Avenue

Legal: PID: 018-811-337

Lot 1 District Lot 71 Group 1 New Westminster District Plan
LMP12752 Except Plan EPP6303

Applicant: ADC Management LP, 89 West Georgia, Vancouver BC V6B 0N8
Attention: Graeme Clendenan

Current Zoning: CD Comprehensive Development District (based on P6 Regional
Institutional District and B2 Urban Office District)

Proposed Zoning: CD Comprehensive Development District (based on the RM5 and
RM5r Multiple Family Residential Districts, C2 Community Commercial
District, and B2 Urban Office District as guidelines, and in accordance
with the master plan entitled "Willingdon Lands Master Plan" prepared
by "IBI Group")

The following information applies to the subject rezoning bylaw:

1. First Reading given on May 9, 2022;
2. Public Hearing given on May 31, 2022;
3. Second Reading given on June 20, 2022; and,
4. Third Reading given on March 27, 2023.

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 submission of a conceptual Master Phasing and Subdivision Plan.

An approved conceptual master phasing and subdivision plan has been obtained.

- C. The submission of Design Guidelines.

An approved urban design guidelines submission has been obtained.

- D. The granting of any necessary statutory rights-of-way, easements, and/or covenants, including, in accordance with section 8.10 of this report.

The required covenants have been deposited in the Land Title Office.

- E. The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite in a letter dated March 23, 2023, and the required dedications will be confirmed and taken at the time of future site-specific rezoning applications.

- F. The submission of a Master Traffic and Transportation Study.

An approved Traffic Impact Assessment study has been obtained.

- G. The submission of a Master Conceptual Stormwater Management Plan.

An approved Master Stormwater Management Plan has been obtained.

- H. The submission of a Master Public Art Plan.

An approved Master Public Art Plan has been obtained.

- I. The submission of a Master Comprehensive Sign Plan.

The applicant has agreed to this prerequisite in a letter dated March 23, 2023, and a Comprehensive Sign Plan will be a requirement of the first site-specific rezoning application with proposed commercial uses, if deemed necessary.

- J. The submission of a Master Green Building Strategy.

An approved Master Green Building Strategy has been obtained.

- K. The approval of the Ministry of Transportation and Infrastructure to the rezoning application.

The approval of the Ministry of Transportation and Infrastructure to the rezoning bylaw has been obtained.

- L. The submission of a Construction Management and Access Plan.

An approved construction management and access plan has been obtained.

- M. The submission of a Master SPEA Enhancement Plan for Sumner Creek.

An approved Master SPEA Plan has been obtained.

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on October 21, 2024.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT