

## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR LEGISLATIVE SERVICES November 4, 2024

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE #21-26**  
**BYLAW 14481, AMENDMENT BYLAW NO. 33, 2022**  
Truck Storage Building  
Reconsideration and Final Adoption

**Address:** 6900 Southpoint Drive

**Legal:** PID: 017-444-675

**Applicant:** Lot 2 District Lot 53 Group 1 New Westminster District Plan LMP1234  
SNC-Lavalin Inc, 1100 – 745 Thurlow St. Vancouver BC V6E 0C5  
Attention: Branislav Cvijetinovic

**Current Zoning:** CD Comprehensive Development District (based on P6 Regional  
Institutional District and M2 General Industrial District)

**Proposed Zoning:** Amended CD Comprehensive Development District (based on P6  
Regional Institutional District and M2 General Industrial District, and in  
accordance with the development plan entitled “BCH Edmonds Ops  
Centre Truck Storage and Yard” prepared by SNC-Lavalin Inc. and Ian  
Mckay Architect Inc.)

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The following information applies to the subject rezoning bylaw:

1. First Reading given on October 24, 2022;
2. Public Hearing given on November 22, 2022;
3. Second Reading given on December 05, 2022; and,
4. Third Reading given on February 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 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.*

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

*In lieu of road dedication for the purpose of future road improvements, the City has secured a Statutory Right-of-Way with a future option to purchase for a nominal fee.*

- D. The granting of any necessary statutory rights-of-way, easements and covenants.

*The requisite statutory right-of-way has been deposited in the Land Title Office.*

- E. The pursuance of Storm Water Management Best Practices in line with established guidelines.

*The necessary provisions are indicated on the development plans.*

- F. The submission and approval of a detailed Fire Truck Access Plan.

*The applicant has submitted an approved Fire Truck Access Plan, and the necessary provisions are indicated on the development plans.*

- G. The deposit of the applicable Regional Transportation Development Cost Charge.

*All applicable Development Cost Charges will be paid at the time of Building Permit issuance.*

- H. The deposit of the applicable GVS & DD Sewerage Development Cost Charge.

*All applicable Development Cost Charges will be paid at the time of Building Permit issuance.*

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 November 04, 2024.

E. W. Kozak, GENERAL MANAGER  
PLANNING AND DEVELOPMENT