

INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES June 10, 2025

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE # 23-24**
BYLAW 14708, AMENDMENT BYLAW NO.27, 2024
Kwasen Village Phase 2
Reconsideration and Final Adoption

Address: Portion of 3405 Willingdon Avenue
Legal: Portion of PID: 032-466-617
Portion of Lot 1 District Lot 71 Group 1 New Westminster District Plan
EPP140958

Applicant: ADC Management LP
Unit 900 – 89 West Georgia Street, Vancouver, BC V6B 0N8
Attention: Graeme Clendenan

Current 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)

Proposed Zoning: Amended CD Comprehensive Development District (based on the RM5 Multiple Family Residential District, C2 Community Commercial District and the Willingdon Lands Master Plan as guidelines and in accordance with the development plan entitled ‘Kwasen Village Phase 2’ prepared by Francl Architecture Inc.)

The following information applies to the subject rezoning bylaw:

1. First and Second Reading given on January 28, 2025; and,
2. Third Reading given on April 22, 2025.

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 the following plans and studies acceptable to the City:

- a. Comprehensive Sign Plan;
- b. Construction Management and Access Plan;
- c. Fire Access Plan;
- d. Solid Waste and Recycling Plan;
- e. Loading Management Plan;
- f. Transportation Assessment;
- g. Public Art Plan;
- h. Geotechnical and Groundwater Study;
- i. Storm and Ground Water Management Plan;
- j. Green Building Plan and Energy Benchmarking;
- k. Offsite Civil Engineering Design;
- l. Acoustic Study;
- m. Arborist Report and Tree Survey with a Tree Retention Plan.

The requisite plans and studies have been submitted. Where the acceptance of specific plans and/or studies have been deferred prior to Building Permit Issuance, the necessary legal agreement to guarantee this provision have been deposited in the Land Title Office.

C. Provision of standard requirements to service the proposed development as determined by the General Manager of Engineering, including the execution and delivery of a Servicing Agreement in respect of all services necessary to serve the site.

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. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning and Development Department.

The requisite Certificate of Insurance has been submitted.

E. A submission for registration in the Land Title Office of a subdivision plan to create the subject development parcels and all required road dedications.

A subdivision plan has been deposited in the Land Title Office.

F. The dedication of any road or lane allowances as required.

A subdivision plan securing the requisite rights-of-way has been deposited in the Land Title Office.

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

The requisite statutory rights-of-way, easements and covenant plan(s) have been deposited in the Land Title Office.

- H. In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20 cm (8 in.) in diameter, and the submission of a nesting raptors survey to the Planning and Development Department prior to the removal of any trees on the site.

The applicant has submitted a letter dated April 3, 2025 agreeing to meet this prerequisite.

- I. The submission of a Site Disclosure Statement and resolution of any resultant conditions.

The applicant has submitted the required Site Disclosure Statement and a Certificate of Compliance. No remedial work is required in connection with the proposed application.

- J. The distribution and posting of Area Plan Notification forms on the development site and in any applicable sales or leasing office prior to Third Reading.

On March 11, 2025, Council approved a recommendation eliminating the requirements for area plan notifications effective immediately. As such, this prerequisite is no longer required.

- K. The confirmation of approval of the proposed development from the BC Ministry of Transportation and Infrastructure.

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

- L. Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.

The required deposits of the applicable development cost charges have been made.

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 June 10, 2025.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT