



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2016 January 13

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-14**
AMENDMENT BYLAW NO. 13/15; BYLAW #13465
Licensed Childcare Facility (152 Children and 24 Staff Members)
Final Adoption

ADDRESS: Suite LM100 – 4664 Lougheed Highway

LEGAL: Lot 81 “A” Except: Firstly: The West 150 Feet; Secondly: Part Now Road On Statutory Right-of-Way Plan 4957; D.L. 124, Group 1, NWD Plan 3348

FROM: Comprehensive Development District (based on M5 and M5L Light Industrial District and Brentwood Town Centre Development Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on M5 Light Industrial District, P1 Neighbourhood Institutional District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “CEFA Early Learning” prepared by ph5 architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 April 13;
- b) Public Hearing held on 2015 April 28;
- c) Second Reading given on 2015 May 04; and,
- d) Third Reading given on 2015 September 28.

The prerequisite conditions have been 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.
- *A subdivision plan dedicating the requisite statutory right-of-way has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The granting of a Section 219 Covenant assuring that an approved parking and access plan will be implemented and maintained for the duration of the child care use on site.
- *The required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The submission of a detailed comprehensive sign plan.
- *An approvable detailed comprehensive sign plan has been achieved.*

As the prerequisites to this rezoning are now complete as outlined, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2016 January 18.



Lou Pelletier, Director
PLANNING AND BUILDING

LS:spf