

INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2016 February 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 12-38**
BYLAW 13410, AMENDMENT BYLAW NO. 36/14,
Carleton Gardens Senior Residential Facility
Final Adoption

ADDRESS: 4205/4213/4223/4227 Canada Way, 4108/4206/4214/4224 Norfolk Street, and
3249 Gilmore Diversion

LEGAL: Schedule "A" (*attached*)

FROM: P5 Community Institutional District and R5 Residential District

TO: CD Comprehensive Development District (based on RM3 Multiple Family
Residential District, P5 Community Institutional District, and Broadview
Community Plan as guidelines and in accordance with the development plan
entitled "Chartwell Carlton Gardens Retirement Residence" prepared by Craven,
Huston, Powers Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 November 03;
- b) Public Hearing held on 2014 November 25;
- c) Second Reading given on 2014 December 08; and,
- d) Third Reading given on 2015 September 14.

The prerequisite conditions have been completely satisfied as follows:

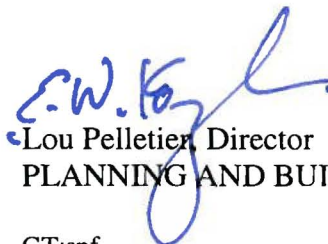
- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all services necessary to serve the site and the completion of a servicing agreement 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 installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development, and to the point of connection to the existing service where sufficient facilities are available to serve the development.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 July 22.*
- d. The subdivision of the net project site into two legal parcels.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 July 22 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- f. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory right-of-way, easement and/or covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. Completion of the Highway Closure Bylaw.
 - *The Highway Closure Bylaw plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. The approval of the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- j. Compliance with the Council-adopted sound criteria.

- *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division and submitted a letter dated 2015 July 22 agreeing to comply with the Council-adopted sound criteria.*
- k. The submission of an exterior lighting plan which meets the standards for seniors housing complexes as adopted by Council.
- *The applicant has agreed to provide exterior lighting meeting the standards adopted by Council in a letter dated 2015 July 22 and has provided a suitable plan for the exterior lighting.*
- l. The provision of a public pedestrian walkway statutory right-of-way from Gilmore Diversion to Norfolk Street and the construction of a concrete walkway and pedestrian lighting to the approval of Director Engineering.
- *The requisite statutory right-of-way plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption. The applicant has deposited the necessary funds to guarantee the provision of the required facility.*
- m. The provision of a covered car wash stall and adequately sized and appropriately located garbage and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2015 July 22 committing to implement the recycling provisions.*
- n. The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2015 July 22.*
- o. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, and the granting of a Section 219 Covenant and deposit of sufficient monies to guarantee its provision and continuing operation.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption and the required funds to guarantee this provision have been deposited.*
- p. The review of a detailed Sediment Control System by the Director Engineering.

- *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2015 July 22 to install the system as approved prior to commencing construction.*
- q. The completion of the sale of City property.
- *The sale of City property has been completed according to the terms approved by Council.*
- r. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- s. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- t. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*

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 2016 February 22.


• Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf
Attachment

**Rezoning Reference #12-38
Schedule "A"**

Address	Legal Description	PID
4205 Canada Way	Lot 8, Blk 49, DL 69, Group 1, NWD Plan 1321	002-575-205
4213 Canada Way	Lot 7, Blk 49, DL 69, Group 1, NWD Plan 1321	003-286-347
4223 Canada Way	Lot 6, Blk 49, DL 69, Group 1, NWD Plan 1321	003-069-648
4227 Canada Way	Lot 5 Except Firstly: Part on Plan with Bylaw Filed 56876, Secondly: Part on Bylaw Plan 64207, Blk 49, DL 69, Group 1, NWD Plan 1321	003-069-567
4108 Norfolk Street	Lot 46, DL 69, Group 1, NWD Plan 54176	002-694-816
4206 Norfolk Street	Lot 1, Blk 49, DL 69, Group 1, NWD Plan 1321	002-574-969
4214 Norfolk Street	Lot 2, Blk 49, DL 69, Group 1, NWD Plan 1321	003-092-445
4224 Norfolk Street	Lot 3 Except: Part Dedicated Road on Plan LMP50077, Blk 49, DL 69, Group 1, NWD Plan 1321	003-092-470
3249 Gilmore Diversion	Lot 4 Except: Part Dedicated Road on Plan LMP50077, Blk 49, DL 69, Group 1, NWD Plan 1321	003-092-500