



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 August 24

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15-23  
AMENDMENT BYLAW NO. 01, 2016; BYLAW #13568  
Lougheed Town Centre Core Area Master Plan  
Final Adoption

**ADDRESS:** 9850/9855 Austin Road and 9858/9898 Gatineau Place

**LEGAL:** Schedule A (*attached*)

**FROM:** C3 General Commercial District, CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District and C4 Service Commercial District), C4 Service Commercial District and P8 Parking District

**TO:** CD Comprehensive Development District (based on P2 Administration and Assembly District, C3 General Commercial District, RM5s Multiple Family Residential District and Lougheed Town Centre Plan as guidelines and the development plan entitled "Lougheed Core Area Master Plan" prepared by James K. M. Cheng Architects Inc.)

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The following information applies to the subject rezoning bylaw:

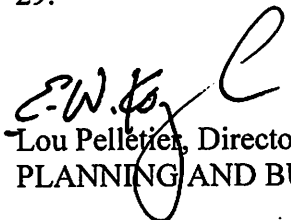
- a) First Reading given on 2016 February 01;
- b) Public Hearing held on 2016 February 23;
- c) Second Reading given on 2016 March 07; and
- d) Third Reading given on 2016 June 13.

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 an approved Transportation Master Plan.

- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A covenant for the approved Transportation Master Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- c) The submission of an approved Master Servicing Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A covenant for the approved Master Servicing Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d) The submission of an approved on-site Stormwater Management Master Plan.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. A covenant for the approved Stormwater Management Master Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary Section 219 Covenants, including those listed in Section 6.12 of this report.
- *The applicant has agreed to this prerequisite in a letter dated 2016 June 02. The requisite covenants, including those ensuring that all development on the subject lands will achieve a Leadership in Energy and Environmental Design Neighbourhood Development (LEED ND) Gold rating or equivalency and allocating density on the subject lands, have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

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 August 29.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KH:spf  
**Attachment**

**SCHEDULE A  
REZONING 15-23**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
9850 Austin Road	Lot 101, DLs 2 & 4, Group 1, NWD Plan 43016 Except Plans LMP44608, LMP51272, LMP52074 & Plan EPP15369	005-433-151
9855 Austin Road	Lot 79, DL 4, Group 1, NWD Plan 36145 Except Plans BCP5531 & EPP10716	003-237-028
9858 Gatineau Place	Lot 2 Except: Firstly: Part On Statutory Right Of Way 21111; Secondly: Part On Statutory Right Of Way Plan 4829; Thirdly: Part On Statutory Right Of Way Plan LMP52075; DL 2, Group 1, NWD Plan 4286	011-066-636
9898 Gatineau Place	Parcel "A" (Explanatory Plan 11608) of Lot 1, DL 2, Group 1, NWD Plan 4286	002-774-968