



INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2018 June 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #11-54**
AMENDMENT BYLAW NO. 39/14 ; BYLAW #13419
Four-Storey Mixed-Use Development
Final Adoption

ADDRESS: 5695 Lougheed Highway

LEGAL: Parcel "A" (Reference Plan 17221), Lot 17, DL 125, Group 1, NWD Plan 3520

FROM: C6 Gasoline Services Station District

TO: CD Comprehensive Development District (based on RM3 Multiple-Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan guidelines and in accordance with the development plan entitled "5695 Lougheed Highway" prepared by Wilson Chang Architect Inc.

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 November 24;
- b) Public Hearing held on 2014 December 09;
- c) Second Reading given on 2015 January 19; and,
- d) Third Reading Given on 2016 October 03.

The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*
- 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 2016 June 15.*
- d. 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.*
- e. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, 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 rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary Section 219 Covenants including restricting enclosure of balconies and providing that all disabled parking is to remain as common property.
 - *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. Compliance with the Council-adopted sound criteria.
 - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- i. The submission of a Comprehensive Sign Plan.
 - *The required comprehensive sign plan has been submitted.*
- j. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15, and the necessary provisions are indicated on the development plans.*
- k. The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling 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 2016 June 15 committing to implement the recycling provisions.*
- l. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 June 15.*
- m. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile for the development site, and has obtained the appropriate instrument from the Ministry of Environment.*
- n. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System plan has been reviewed and accepted by the Engineering Department – Environmental Services.*
- o. The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2016 June 15 agreeing to meet this prerequisite.*
- p. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*

- q. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- r. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- s. The submission of a written undertaking to distribute area plan notification forms, prepared by the City, with disclosure statements; and, to post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations prior to Third Reading, or at the time marketing for the subject development commences, whichever is first, and remain posted for a period of one year, or until such time that all units are sold, whichever is greater.
- *The applicant has provided a letter of undertaking dated 2016 June 15 and the area plan notification signs are in place.*

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 2018 June 25.


Lou Pelletier, Director
PLANNING AND BUILDING

JBS/tn