

INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 July 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #14-21**
AMENDMENT BYLAW NO. 16/16; BYLAW #13598
Conceptual Master Plan – Gilmore Station Area
Final Adoption

ADDRESS: 4161, 4171 Dawson Street, 4120, 4160, 4170 and 4180 Lougheed Highway

LEGAL: See Schedule A (*attached*)

FROM: M1 Manufacturing District and CD Comprehensive Development District (M1 and M1r Manufacturing District, M5 and M5l Light Industrial District, C1 Neighbourhood Commercial District, P2 Administration and Assembly District)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled “Gilmore Station Area Master Plan” prepared by IBI Group)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 May 09;
- b) Public Hearing held on 2016 May 31;
- c) Second Reading given on 2016 June 13; and,
- d) Third Reading given on 2017 July 24.

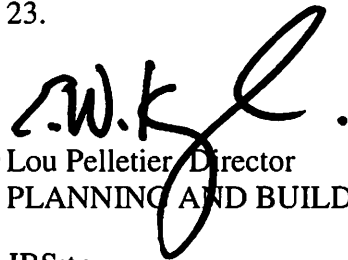
The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development.
 - *The applicant has submitted a complete suitable plan of development.*
- b. The submission of a Master Servicing Plan
 - *The applicant has submitted a Master Servicing Plan which has been accepted by the Engineering Department – Development Services*
- c. The submission of a Master Conceptual Stormwater Management Plan.

- *The applicant has submitted the required Master Conceptual Stormwater Management Plan for approval by the Director Engineering. A finalized Master Stormwater Management plan will be required prior to issuance of a Building Permit. The requisite covenant to ensure this provision has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The submission of a Master Subdivision Plan.
 - *The requisite Master Subdivision Plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The submission of a Green Building Strategy.
 - *The applicant has submitted a Green Building Strategy which has been accepted by the Planning Department, and a Section 219 Covenant to ensure compliance with the submitted strategy has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption*
- f. The submission of a Comprehensive Sign Plan.
 - *The required comprehensive sign plan has been submitted.*
- g. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan for the dedication of the requisite rights-of-way has been submitted. The subdivision plan will be deposited in the Land Title Office prior to issuance of an occupancy permit. The requisite covenant to ensure this provision has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:
 - allocating development densities on the overall site;
 - guaranteeing the provision of a Master Site Stormwater Management Plan; and,
 - ensuring that the site can be used safely in accordance with the approved geotechnical report, and that the project does not draw down the water table.
 - *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- i. The granting of any necessary statutory rights-of-way and easements, including, but not necessarily limited to those:
 - guaranteeing vehicular, pedestrian and cycling access through the site, connecting Loughheed Highway and Dawson Street; and,
 - guaranteeing public passage between subdivided parcels comprising the overall site.
- *The requisite easements and statutory rights-of-way have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The approval of the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning has been obtained.*
- k. The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in conjunction with the proposed development.*
- l. The submission of a Construction Management and Access Plan.
 - *The required construction management plan has been submitted.*

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 July 23.



- Lou Pelletier, Director
PLANNING AND BUILDING

JBS:tn

Attachment

**Rezoning Reference #14-21
Schedule "A"**

Address	PID #	Legal Description
4161 Dawson Street	001-942-344	Lot B, D.L. 119, Group 1, NWD Plan 69931
4171 Dawson Street	001-942-310	Lot A, D.L. 119, Group 1, NWD Plan 69931
4120 Lougheed Highway	003-206-840	Block 8 Except: Firstly: Parcel "A" (Reference Plan 11251); Secondly: Part By-Law Plan 52808; Thirdly: Part Now Road On Statutory Right of Way Plan 4957; D.L. 119, Group 1, NWD Plan 206
4160 Lougheed Highway	001-942-361	Lot D, D.L. 119, Group 1, NWD Plan 69931
4170 Lougheed Highway	001-942-352	Lot C, D.L. 119, Group 1, NWD Plan 69931
4180 Lougheed Highway	002-125-072	Lot 80, D.L. 119, Group 1, NWD Plan 66959