



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 July 18

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-54**
AMENDMENT BYLAW NO. 16/16; BYLAW #13685
Commercial and Public Realm Components of Gilmore Place Phase I
Final Adoption

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

LEGAL: See Schedule A (*attached*)

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

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3, C3f General Commercial Districts, P1 Neighbourhood Institutional District, P2 Administration and Assembly District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Gilmore Station Phase 1 - Commercial" prepared by IBI Group Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 November 21;
- b) Public Hearing held on 2016 December 13;
- c) Second Reading given on 2017 January 23; and,
- d) Third Reading given on 2017 December 11.

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 (as well as underground switching and transformer/service boxes in town centre locations), 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 2017 December 04.*
- d. The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning bylaw being effected. Demolition of any improvements will be permitted at any time, provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- *The applicant has requested in a letter dated 2017 December 04 to postpone demolition until twelve months (12) after Final Adoption. A Section 219 Covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and sufficient security has been deposited to ensure the remaining improvements are demolished within 12 months of Final Adoption.*
- e. 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.*
- f. The completion of the necessary subdivision to create the subject site.
- *The requisite subdivision plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of any necessary easements and statutory rights-of-way, including, but not necessarily limited to easements and statutory rights-of-way guaranteeing public access to proposed plazas, pedestrian walkways, and vehicular linkages.

- *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.*
- h. The granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:
- indicating that project surface driveway access will not be restricted by gates;
 - guaranteeing the provision and maintenance of public art;
 - ensuring that all subdivided lots throughout entire site function under a single site concept for BC Building Code Compliance purposes;
 - ensuring commercial entrances on Lougheed Highway, Gilmore Avenue and the private road remain open and operable and are restricted from having obscured fenestration;
 - assuring the provision and continuing maintenance of end-of-trip facilities for cyclists and bicycle storage rooms; and,
 - guaranteeing the provision and maintenance of identified public plazas, walkways and internal roadways.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. 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.*
- j. The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *The applicant has submitted the required Stormwater Management Plan for approval by the Director Engineering. A finalized on-site stormwater management system 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.*
- k. The review of commercial loading facilities by the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2017 December 04 agreeing to meet this prerequisite.*

- l. The submission of a suitable district energy pre-feasibility study to the approval of the Director Planning and Building is required.
 - *A district energy pre-feasibility study has been submitted and approved.*
- m. The submission of a sustainability report detailing the initiatives for the development to meets its environmental commitments within the Gilmore Station Master Plan.
 - *The applicant has submitted the required sustainability report, 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.*
- n. The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 December 04, and the necessary provisions are indicated on the development plans.*
- o. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 December 04 committing to implement the solid waste and recycling provisions.*
- p. 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 connection with the proposed development.*
- q. The submission of a detailed Comprehensive Sign Plan.
 - *The required comprehensive sign plan has been submitted.*
- r. The submission of a detailed Public Art Plan.
 - *The required detailed public art plan has been submitted, and a Section 219 Covenant to ensure compliance with the submitted plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- s. The submission of a detailed construction management plan including a schedule for the construction/development phasing of the subject proposal.

- *The required construction management plan has been submitted.*
- t. The deposit of the applicable GVS & DD Sewerage 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 2018 July 23.



Lou Pelletier, Director
PLANNING AND BUILDING

JBS:tn

Attachment

SCHEDULE A
REZONING 15-54

ADDRESS	LEGAL DESCRIPTION	PID
4120 Lougheed Hwy.	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; DL 119, Group 1, NWD Plan 206	003-206-840
4160 Lougheed Hwy.	Lot D, DL 119, Group 1, NWD Plan 69931	001-942-361
Portion of 4170 Lougheed Hwy.	Lot C, DL 119, Group 1, NWD Plan 69931	001-942-352
Portion of 4180 Lougheed Hwy.	Lot A, DLs 30 & 95, Group 1, NWD Plan EPP41731	029-728-088
4161 Dawson St.	Lot B, DL 119, Group 1, NWD Plan 69931	001-942-344