



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2019 December 11

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-39**
BYLAW 13993, AMENDMENT BYLAW NO. 06/19
Change of use to allow a College
(500 Students and 50 Staff Members)
Metrotown Downtown Plan
Final Adoption

ADDRESS: 4803 Kingsway

LEGAL: Lot 1, DL 32, Group 1, NWD Plan BCP 18154, Except: Part Subdivided by Air Space Plan BCP 21526 and BCP 35883

FROM: CD Comprehensive Development District (based on RM5 Multiple Family Residential District and C3 General Commercial District)

TO: Amended CD Comprehensive Development District (based on RM5 Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Change of Use" submitted by Tim Orr with Orr Development Corp.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 March 11;
- b) Public Hearing held on 2019 March 26;
- c) Second Reading given on 2019 April 08; and
- d) Third Reading given on 2019 July 29.

The prerequisite conditions have been fully satisfied as follows:

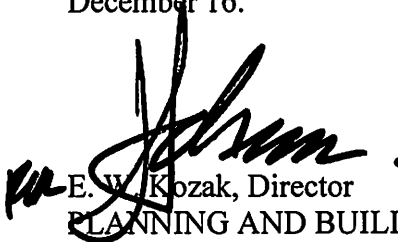
- a. The submission of a suitable plan of development.

A complete suitable plan of development has been submitted.

- b. The granting of any necessary covenants including but not limited to a Section 219 Covenant permitting the specific P6 post-secondary college use subject to limitations outlined in Section 3.1 of the Public Hearing Report.

- *The applicant has agreed to this prerequisite in a letter dated 2019 July 05 and the required covenant has been submitted in registerable form and has been deposited in the Land Title Office.*
- c. A granting of any necessary easements or statutory rights-of-way including but not limited to along Kingsway of 3.5 m (11 ft) and along McMurray Avenue of 1.5 m (5 ft) on the subject site for future construction of Town Centre public realm upgrades and future transportation improvements, as necessary.
- *The requisite statutory right-of-way has been submitted in registerable form and has been deposited in the Land Title Office.*
- d. The provision of facilities for cyclists in accordance with Section 3.3 of the Public Hearing Report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 July 05 agreeing 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 2019 December 16.


E. W. Kozak, Director
PLANNING AND BUILDING

KL:rh

cc: City Manager