



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 May 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #20-25**  
**BYLAW 14268, AMENDMENT BYLAW NO. 56/2020**  
**Amendments to Concord Metrotown Phase 1**  
**Metrotown Downtown Plan**  
**Final Adoption**

**ADDRESS:** 4754 Kingsway

**LEGAL:** Lot 1 District Lots 32, 152 and 153, Group 1, New Westminster District Plan EPP76863

**FROM:** CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Metrotown Downtown Plan guidelines)

**TO:** Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "MT Sears Phase 01" prepared by IBI Architects (Canada) Inc.)

---

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 December 14;
- b) Public Hearing held on 2021 January 26;
- c) Second Reading given on 2021 February 08; and,
- d) Third Reading Given on 2021 March 29.

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 deposit of sufficient monies, including a 4% Engineering Inspection Fee, to cover the costs of all additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional 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 granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory rights-of-way, easement and/or covenant plans have been deposited in the Land Title Office under Rezoning Reference #13-07. Any amendments to these previously approved statutory rights-of-way, easements and/or covenants will be undertaken prior to issuance of PPA, Building Permit, and/or Occupancy Permit.*
- d) 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 dated 2021 March 18 committing to implement the solid waste and recycling provisions.*
- e) The review of on-site residential loading facilities by the Director Engineering.
  - *The applicant has agreed to this prerequisite in a letter dated 2021 March 18 and the necessary provisions are indicated on the development plans.*
- f) The deposit of the applicable School Site Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- g) The deposit of the applicable Regional Transportation Charge.
  - *The required deposits have been made to meet this prerequisite.*
- h) 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 agreed to this prerequisite in a letter dated 2021 March 02, and the area plan notification signs are in place.*

City Clerk  
Rezoning Reference #20-25  
Final Adoption  
2021 May 05..... Page 3

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 2021 May 10.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

JDC: jz

cc: Acting City Manager

P:\49500 Rezoning\20 Applications\2020\20-25 4754 Kingsway\Council Reports\REZ 20-25 Final Adoption Memo 2021.05.10.doc