



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 June 09

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-47**
AMENDMENT BYLAW NO. 06/2020, BYLAW #14149
AMENDMENTS TO RESIDENTIAL TOWER 3
Final Adoption

ADDRESS: 2381 Beta Avenue

LEGAL: Lot 2, District Lot 124, EPP67029

FROM: CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South" prepared by Chris Dikeakos Architects Inc.)

TO: Amended CD Comprehensive Development District (based on RM4s Multiple Family Residential District and Brentwood Town Centre Development Plan as guidelines and in accordance with the development plan entitled "The Residences at Brentwood Park South - Amended" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 April 06;
- b) Public Hearing held on 2020 June 09;
- c) Second Reading given on 2020 June 22; 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.

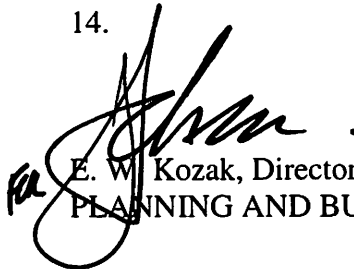
One of the conditions for the release of occupancy permits will be the completion of all requisite services.

- *Site servicing for the subject lot was previously captured under Rezoning Reference #15-31 and Subdivision Reference #16-19. No additional site servicing is required in conjunction with the subject rezoning application.*
- c) The approval of the Ministry of Transportation to the rezoning application.
- *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- d) The submission of an updated Solid Waste and Recycling Plan to the approval of Director Engineering.
- *A suitable Solid Waste and Recycling Plan has been approved, and the necessary provisions are indicated on the development plans.*
- e) The amending of covenants registered on title to the subject site.
- *The requisite covenants have been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- g) The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- h) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The applicant has obtained a waiver from TransLink for the Regional Transportation Development Cost Charge.*
- i) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 10, and the necessary provisions are indicated on the development plans.*

- j) 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 2020 December 09 and the area plan notification sign is 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 2021 June 14.


E. W. Kozak, Director
PLANNING AND BUILDING
MN:tn

cc: Acting City Manager