



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 July 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-33**
AMENDMENT BYLAW NO. 48/18; BYLAW #13972
Woodlands (Concord Brentwood) Phase 2
Final Adoption

ADDRESS: Ptn. 4848 Lougheed Highway, 4827, 4829, Ptn. 4828 Dawson Street, 2235, 2285,
Ptn. 2311 Delta Avenue and Ptn. 2316 Beta Avenue

LEGAL: See Schedule A (*attached*)

FROM: CD Comprehensive Development District (based on RM4s and RM5s Multiple Family District) and P3 Park and Public Use District

TO: Amended CD Comprehensive Development District (based on RM4s and RM5s Multiple Family Residential District, C2 Neighbourhood Commercial District and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Concord Brentwood Phase 2" prepared by Franc Architecture) and P3 Park and Public Use District

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29;
- c) Second Reading given on 2019 February 11, and,
- d) Third Reading given on 2020 April 27.

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. A few remaining details will be resolved prior to Final Adoption.*
- 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% Engineering 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 2020 April 15 and the necessary provisions are indicated on the development plans.*
- d. The submission of an undertaking to remove all improvements on 2316 Beta Avenue prior to occupancy.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 April 15.*
- e. The utilization of an amenity bonus through the provision of a cash-in-lieu contribution in accordance with Section 3.3 of this report.
 - *An amenity bonus value has been approved by Council, and the applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee 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 sale of City property.
 - *The sale of City property has been completed according to the terms approved by Council.*
- g. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The consolidation and re-subdivision of the net site into two legal lots.
 - *The requisite subdivision plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. The granting of any necessary Covenants, including but not necessary limited to:
 - restricting enclosure of balconies;

- guaranteeing the provision and maintenance of public art;
 - ensuring that the density of development of air space parcels and strata lots comply with the approved CD zoning for the site and to ensure that the overall site continues to function as a single, integrated development;
 - guaranteeing the provision and continue operation of stormwater management facilities;
 - ensuring compliance with the approved acoustic study;
 - restricting commercial/retail uses on Dawson Street and Yukon Crescent from having obscured fenestration;
 - for the provision and ongoing maintenance of the Stickleback Creek Streamside Protection and Enhancement Area (SPEA);
 - ensuring that handicap accessible parking stalls in the underground residential parking areas be held in common property to be administered by the Strata Corporation;
 - ensuring the protection of suitable trees on-site during construction;
 - 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; and,
 - guaranteeing the provision and maintenance of identified public greenways.
- *The required covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The granting of any necessary easements and statutory rights-of-way, including but not necessary limited to easements and statutory rights-of-way:
- guaranteeing access to public open spaces fronting the development on Dawson Street and Yukon Crescent;
 - guaranteeing access to public greenways; and,
 - guaranteeing access to common amenities (super club).
- *The required 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.*
- k. The execution of an indemnity agreement by the developer saving the City harmless from all liability associated with this development in relation to its geotechnical and hydrological (including any potential contaminated groundwater) impacts to surrounding infrastructure (including the BNSF/CN Railway), and other nearby development.

- *The required indemnity agreement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. The design and provision of units adaptable to persons with disabilities with associated handicap parking spaces protected by a Section 219 Covenant.
- *The applicant has agreed to this prerequisite in a letter dated 2020 April 15, the necessary provisions have been indicated on the development plans, and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m. Compliance with the Council-adopted sound criteria.
- *An acoustic study has been approved, and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- n. Submission of a Site Profile and resolution of any arising requirements.
- *The applicant has agreed to this prerequisite in a letter dated 2020 April 15, and has committed to obtaining a Certificate of Compliance from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- o. The provision of covered car wash stalls and adequately sized and appropriately located garbage handling and recycling material holding space and commitment to implementing the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 April 15 committing to implement the recycling provisions.*
- p. The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
- *The necessary provision are indicated on the development plans and the applicant has submitted a letter dated 2020 April 15 committing to implement the recycling provisions.*
- q. The review of on-site commercial and residential loading facilities by the Director Engineering.

- *The applicant has agreed to this prerequisite in a letter dated 2020 April 15 and the necessary provisions are indicated on the development plans.*
- r. The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 April 15, and the necessary provisions are indicated on the development plans.*
- s. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System has been reviewed, and the applicant has agreed in a letter dated 2020 April 15 to install the approved system prior to commencing construction.*
- t. Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 April 15, and the necessary provisions are indicated on the development plans.*
- u. The submission of a detailed Comprehensive Sign Plan.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 April 15 and the required Comprehensive Sign Plan will be submitted as part of the Preliminary Plan Approval Application.*
- v. The submission of a detailed Public Art Plan.
 - *A detailed Public Art Plan has been submitted, and approved and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- w. 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.
 - *A suitable on-site stormwater management system has been approved, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- x. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*

- y. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- z. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- aa. 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 2020 April 15 and the area plan notification signs are 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 July 26.

for 
E. W. Kozak, Director
PLANNING AND BUILDING

JBS:tn
Attachment

cc: Acting City Manager

SCHEDULE A

REZONING 17-00033

ADDRESS	LEGAL DESCRIPTION	PID
2250 Yukon Crescent	Lot 124 District Lot 124 Group 1 New Westminster District Plan 36610	002-853-051
4827 Dawson Street	That Part Of District Lot 124 Group 1 New Westminster District Shown On Plan Epp56449 As Parcel 3	029-890-217
Ptn.4828 Dawson Street	Block 86, Except: Firstly; Part In Plan 13192, Secondly; Part In Plan Bcp20675, District Lot 124 Group 1 New Westminster District Plan 3348	025-313-266
4829 Dawson Street	Lot A, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	025-313-207
2235 Delta Avenue	Lot B, Except Part In Plan 13192, Of Block 85 District Lot 124 Group 1 New Westminster District Plan 3348	026-056-207
2285 Delta Avenue	Lot "D", Except Part In Plan Bcp20675 District Lot 124 Group 1 New Westminster District Plan 3348	010-995-889
Ptn.2311 Delta Avenue	Parcel "One" (Explanatory Plan 13194) Of Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 New Westminster District	007-313-039
Ptn. 2316 Beta Avenue	Parcel "E" (Reference Plan 5276) District Lot 124 Group 1 Except Parcel 1 (Explanatory Plan 13194) New Westminster District	001-506-986