



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-27**
AMENDMENT BYLAW NO. 39/19; BYLAW #14085
High-Rise Apartment Building with Street-Oriented Townhouses and a Low-Rise Non-Market Rental Component (Metrotown Downtown Plan)
Final Adoption

ADDRESS: 6444 Willingdon Avenue and 4241 Maywood Street

LEGAL: Lot G, District Lot 151, Group 1, New Westminster District Plan 2069 and Lot 50, District Lot 151, Group 1, New Westminster District Plan 25004

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential Districts and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "6444 Willingdon" prepared by GBL Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 04;
- b) Public Hearing held on 2019 November 19; and,
- c) Second Reading given on 2020 April 04; and
- d) Third Reading given on 2020 December 07.

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 deposit of sufficient monies, including a 4% Engineering Administration 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 the 4% administration 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 November 13.*
- d) The utilization of an amenity bonus in accordance with Section 4.3 of the Public Hearing report.
- *The applicant has agreed to the provision of \$20,401,147.14 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council in a letter dated 2020 November 13. The applicant will deposit the funds prior to issuance of Preliminary Plan Approval. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Plan Approval and Building Permit for the proposed development, has been submitted in registerable form and will be deposited in the Land Title office prior to Final Adoption.*
- e) 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.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
- *The requisite statutory rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of Section 219 Covenants in accordance with Section 4.10 of this report.
- *The requisite covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The registration of a Housing Agreement.

- *A Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the low rise rental building. A Section 219 Covenant guaranteeing this provision will be deposited in the Land Title Office prior to Final Adoption.*
- i) The execution of a Tenant Assistance Plan, to the approval of the Director Planning and Building.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 13 and has submitted the requisite Tenant Assistance Plan in accordance with the City's Tenant Assistance Policy.*
- j) The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System has been approved by the Climate Action and Energy Division.*
- k) 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, and the required funds to guarantee this provision have been deposited.*
- l) 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 2020 November 13 agreeing to meet this prerequisite.*
- m) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 13, the necessary provisions have been indicated on the development plans and the requisite covenant has been submitted in registrable form and will be will be deposited in the Land Title Office prior to Final Adoption.*

- n) The provision of five covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 13, the necessary provisions have been indicated on the development plans.*
- o) The review of on-site residential loading facilities by the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 13 agreeing to this prerequisite.*
- p) Compliance with the Council-adopted sound criteria.
- *The applicant has submitted an acoustic study that has been accepted by the Climate Action and Energy Division, and a Section 219 covenant to ensure compliancy has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- q) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 November 13 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- r) Compliance with the guidelines for underground parking for visitors.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 November 13 agreeing to this prerequisite.*
- s) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- u) The deposit of the applicable School Site Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- v) The deposit of the applicable Regional Transportation Charge.

- *The required deposit has been made to meet this prerequisite.*
- w) 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 November 13 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 August 30.


E. W. Kozak, Director
PLANNING AND BUILDING

JDC:spf

cc: Acting City Manager