



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-44**
AMENDMENT BYLAW NO. 20/20; BYLAW #14180
High-Rise Strata Tower and Low Rise Non Market Rental Building
Metrotown Downtown Plan
Final Adoption

ADDRESS: 4275 Grange Street

LEGAL: All of the lands and premises within Strata Plan NWS683, including Strata Lots 1 to 53, District Lot 34, Group 1, New Westminster District, Strata Plan NWS683

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM4s, RM4r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Grange Street Apartments" prepared by RWA Group Architecture Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 July 06;
- b) Public Hearing held on 2020 July 28;
- c) Second Reading given on 2020 November 09; and
- d) Third Reading given on 2021 May 31.

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 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.

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- *The applicant has submitted the necessary funds including 4% inspection fees 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 2021 May 20.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- *The applicant has agreed to the provision of \$11,558,102.53 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council in a letter dated 2021 May 20. 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 granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
- *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.*
- f) The registration of a Housing Agreement.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20. 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 has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) 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.*
- h) 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.

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- *A suitable on-site stormwater management system has been approved by the Director Engineering, 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.*
- i) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- *A suitable on-site Groundwater Management system has been approved by the Director Engineering, the requisite 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.*
- j) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *A suitable Solid Waste and Recycling plan has been achieved and the necessary provisions are indicated on the development plans.*
- k) 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.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20, the necessary provisions are indicated on the development plans and the requisite covenant has been submitted in a registerable form and will be deposited in the Land Title office prior to Final Adoption.*
- l) The provision of 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 2021 May 20 and the necessary provisions are indicated on the development plans.*
- m) The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 and the necessary provisions are indicated on the development plans.*
- n) The submission of a Public Art Plan is required in conjunction with this rezoning application.

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- *A suitable Public Art Plan and the required covenant have 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.*
- o) Due to the proximity of the subject site to Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
- *The applicant has submitted an acoustic study which has been accepted by the Climate Action and Energy Division and a Section 219 Covenant, to ensure compliance with the submitted study has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- p) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 and the necessary provisions are indicated on the development plans.*
- q) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated 2021 May 20 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 agreed to this prerequisite in a letter dated 2021 May 20.*
- s) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- u) The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- v) The deposit of the applicable Regional Transportation Cost Charge.
- *The required deposits have been made to meet this prerequisite.*

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- 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 provided a letter of undertaking dated 2021 May 20 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

KL:spf

cc: Acting City Manager