



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #20-05**
BYLAW 14210, AMENDMENT BYLAW NO. 36/20
Amendments to Solo District Phase 4
Final Adoption

ADDRESS: 2088 Skyline Court

LEGAL: Lot D Block 6 District Lot 119 Group 1 New Westminster District Plan BCP51027

FROM: CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District and Brentwood Town Centre Plan guidelines)

TO: Amended CD Comprehensive Development District (based on RM5s Multiple Family Residential District, C3 General Commercial District, and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "Phase 4 Amendment" prepared by Chris Dikeakos Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 September 14;
- b) Public Hearing held on 2020 September 29;
- c) Second Reading given on 2020 October 05; and,
- d) Third Reading given on 2021 July 12.

The prerequisite conditions have been 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.

- *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 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 granting of any necessary statutory rights-of-way, easements and/or covenants, including, but not limited to:
 - restricting at grade commercial uses on Willingdon Avenue and Skyline Drive from having obscured fenestration.
 - *The requisite statutory rights-of-way, easements and/or covenants have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The amending of covenants registered on title to the subject site, including, but not necessarily limited to ensuring:
 - that accessible parking stalls in the underground residential parking areas remain as common property to be administered by the Strata Corporation;
 - the provision and ongoing maintenance of sustainable transportation measures for the development; and,
 - compliance with the approved acoustic study.
 - *The requisite covenants have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The submission of an updated Solid Waste and Recycling Plan to the approval of Manager Climate Action and Energy Division.
 - *A suitable Solid Waste and Recycling Plan has been approved, and the necessary provisions are indicated on the development plans.*
- g. The review of on-site residential and commercial loading facilities by the Director Engineering.
 - *A suitable Residential and Commercial Loading Plan has been approved, and the necessary provisions are indicated on the development plans.*
- h. The submission of an amended acoustic study to ensure compliance with the Council-adopted sound criteria.

- *The applicant has submitted an acoustic study which has been accepted by Climate Action and Energy Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- j. The deposit of the applicable Regional Transportation Charge.
 - *The required deposits have been made to meet this prerequisite.*
- k. The provision of facilities for cyclists in accordance with this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 April 12, and the necessary provisions are indicated on the development plans.*
- l. 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 October 14 and the area plan notification on-site 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 August 30.


E.W. Kozak, Director
PLANNING AND BUILDING

MN:ll:spf

cc: Acting City Manager