

INTER-OFFICE MEMORANDUM

TO: CITY CLERK DATE: 2021 November 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-42**
BYLAW 14345, AMENDMENT BYLAW NO. 15/21
Residential Tower 6
Brentwood Town Centre Development Plan
Final Adoption

ADDRESS: 1720 Willingdon Avenue

LEGAL: Lot 6 District Lot 123 Group 1 New Westminster District Plan EPP108674

FROM: CD Comprehensive Development District (based on C3, C3a General Commercial District, P2 Administration and Assembly District, RM4s, RM5s Multiple Family Residential District and Brentwood Town Centre Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on C3 General Commercial District; RM4s, RM5s, RM5r Multiple Family Residential Districts and Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled "The Amazing Brentwood Phase 2b – Tower 6" prepared by IBI Group Architects (Canada) Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 June 14;
- b) Public Hearing held on 2021 June 29; and,
- c) Second Reading given on 2021 July 12; and,
- d) Third Reading given on 2021 October 25.

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 completion of Rezoning Reference #16-31.
 - *Rezoning Reference #16-31 received Final Adoption on 2021 July 26.*


- c. 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.
 - *Site servicing for the subject development was captured under Rezoning Reference #16-31 and Subdivision Reference #18-08. No additional site servicing is required in conjunction with the subject rezoning application.*
- d. The utilization of an amenity bonus in accordance with Section 5.4 of the Public Hearing report.
 - *The applicant has agreed to the provision of a \$8,575,000 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council. The applicant will deposit the funds prior to issuance of Preliminary Planning Approval. A Section 219 Covenant to guarantee this provision has been submitted in registrable 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.
 - *The requisite statutory rights-of-way, easements and/or covenants have been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The registration of a Housing Covenant as described in Section 5.8 of the Public Hearing report.
 - *The applicant has agreed to this prerequisite in a letter dated 2021 September 28. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit. A Section 219 Covenant guaranteeing this provision has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The completion of the necessary subdivision.
 - *The subdivision for the subject development was completed through Rezoning Reference #16-31 and Subdivision Reference #18-08.*
- h. The design and provision of units adaptable to persons with disabilities, with the provision of customized hardware and cabinet work being subject to the sale/renting of the unit to a disabled person.

- *The applicant has submitted a letter dated 2021 September 28 agreeing to meet this prerequisite, this provision is indicated on the development plans and the requisite covenant has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i. Compliance with the Council-adopted sound 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 registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. The submission of a Comprehensive Sign Plan.
- *The required Comprehensive Sign Plan has been submitted for approval.*
- k. The submission of a Public Art Plan.
- *The required Public Art Plan has been approved, and a Section 219 Covenant to ensure compliance with the approved plan has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. Submission of a Green Building Strategy.
- *The applicant has submitted a Green Building Strategy which has been accepted, and a Section 219 Covenant to ensure compliance with the submitted strategy has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- o. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- p. The deposit of the applicable Regional Transportation Cost Charge.
- *The required deposits have been made to meet this prerequisite.*

q. 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 2021 July 28 and the area plan notifications 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 November 22.


E. W. Kozak, Director
PLANNING AND BUILDING

MN:spf
Attachment

cc: Chief Administrative Officer