

INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2022 September 28

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

SUBJECT: **REZONING REFERENCE #19-38**
BYLAW 14442, AMENDMENT BYLAW NO. 11/22
Grosvenor Brentwood – Conceptual Master Plan
Brentwood Town Centre Development Plan
Final Adoption

ADDRESS: 4612, 4664 Lougheed Highway and 2040, 2140, 2150 Alpha Avenue

LEGAL: See Schedule A (*attached*)

FROM: M1 Manufacturing District, R3 Residential District, CD Comprehensive Development District (based on M1 Manufacturing District, M5, M5I Light Industrial Districts, C2 Community Commercial District and P1 Neighbourhood Institutional District)

TO: CD Comprehensive Development District (based on RM5s Multiple Family District, RM5r Multiple Family District, C3 General Commercial District, P3 Park and Public Use District, M2 General Industrial District, the Brentwood Town Centre Development Plan as guidelines, and in accordance with the development plan entitled “Grosvenor Brentwood Master Plan” prepared by Perkins and Will Canada Architects Co.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2022 April 04;
- b) Public Hearing held on 2022 April 26;
- c) Second Reading given on 2022 May 09; and,
- d) Third Reading given on 2022 July 25.

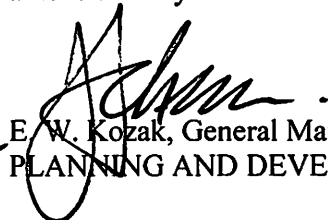
The prerequisite conditions have been fully satisfied as follows:

- a. The submission of a suitable plan of development.
 - *A complete suitable plan of development has been submitted.*
- b. The submission of an Engineering Master Plan.
 - *The applicant has submitted an Engineering Master Plan, which has been accepted by the Engineering Department – Development Services.*

- c. The submission of a Master Conceptual Stormwater Management Plan.
 - *The applicant has submitted the required Master Conceptual Stormwater Management Plan for approval by the General Manager Engineering. Finalized Stormwater Management Plans will be required for each individual phase of development. The requisite covenant to ensure this provision has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- d. The submission of a Master Subdivision Plan and Phasing Plan.
 - *The requisite Master Subdivision Plan and Phasing Plan has been submitted and approved.*
- e. The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 7.4 of this report.
 - *The applicant has agreed to the provision of a \$98,694,751.90 (subject to detailed survey) cash in-lieu contribution, in accordance with the terms and conditions approved by Council. The applicant will deposit the cash-in lieu funds related to the proposed strata development prior to issuance of Preliminary Planning Approval, and the cash in-lieu funds related to the proposed market rental development prior to occupancy. A Section 219 Covenant to guarantee this provision, including restricting the issuance of Preliminary Planning Approval, Building Permit, and Occupancy for the proposed development has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The submission of a Design, Development Contract Management Agreement (DDCMA) and Purchase and Sale Agreement (PSA) for the construction of a City owned Community Centre in accordance with Section 7.0 of the Public Hearing report.
 - *The requisite agreements have been executed.*
- g. The submission of a Green Building Strategy.
 - *The Master Green Building Strategy has been submitted and approved, and detailed Green Building Strategies will be a requirement of the site specific rezoning of each phase.*
- h. The submission of a Master Comprehensive Sign Plan.
 - *The Master Comprehensive Sign Plan has been submitted.*
- i. The dedication of any rights-of-way deemed requisite.
 - *A draft Subdivision Plan has been submitted. A final Subdivision Plan dedicating any rights-of-way will be deposited in the Land Title Office prior to Final Adoption of the site specific rezoning.*
- j. The granting of any necessary covenants, including, but not necessarily limited to, Section 219 Covenants:

- allocating development densities on the overall site;
 - guaranteeing the provision of a Master Site Stormwater Management Plan;
 - 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,
 - restricting occupancy of Phase 1 of the development pending provision of an airspace parcel for the identified Community Centre.
- *The requisite covenants have been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- k. The approval of the Ministry of Transportation to the rezoning application.
- *The final approval of the Ministry of Transportation to the subject rezoning bylaw has been obtained.*
- l. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure Statement. Any remedial works required in conjunction with the proposed development will be completed prior to the issuance of a Building Permit. A covenant confirming the same has been submitted in registrable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m. The submission of a Construction Management and Access Plan.
- *The required Construction Management and Access Plan has been submitted.*

As the prerequisite conditions to this rezoning are now complete, please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2022 October 03.


E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT
MN:tn
Attachment

cc: Chief Administrative Officer

SCHEDULE A
REZONING 19-38

ADDRESS	LEGAL DESCRIPTION	PID
4612 Lougheed Highway	Lot A District Lot 124 Group 1 New Westminster District Plan BCP48057	028-582-365
4664 Lougheed Highway	Lot 81"A" Except: Firstly: The West 150 Feet; Secondly; Part Now Road On Statutory Right Of Way Plan 4957; District Lot 124 Group 1 New Westminster District Plan 3348	002-908-468
2040 Alpha Avenue	Lot 6 District Lot 124 Group 1 New Westminster District Plan 3343	003-408-094
2140 Alpha Avenue	North Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343	010-995-447
2150 Alpha Avenue	South Half Lot 11 District Lot 124 Group 1 New Westminster District Plan 3343	003-166-341