



INTER-OFFICE COMMUNICATION

TO: DIRECTOR OF LEGISLATIVE SERVICES March 14, 2024

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ #18-03
BYLAW 14385, AMENDMENT BYLAW NO. 28/21
Two High-Rise Apartment Buildings with Street-Fronting Podium
Final Adoption

ADDRESS: 6280 and 6350 Willingdon Avenue

LEGAL: Lot "E" and "F" District Lots 151 and 153 Group 1 New Westminster District Plan 2069

FROM: RM3 Multiple Family Residential District

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

The following information applies to the subject rezoning bylaw:

- a) First Reading given on October 25, 2021;
- b) Public Hearing held on November 23, 2021;
- c) Second Reading given on December 6, 2021; and,
- d) Third Reading given on February 27, 2023.

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 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 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 February 14, 2023.*
- d) The utilization of an amenity bonus through the provisions of a cash in-lieu contribution in accordance with Section 4.4 of this report.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023. The applicant has chosen to defer payment of the density bonus fee to the issuance of Preliminary Plan Approval and/or Building Permit (whichever comes first), and will make quarterly interest payments to the City of RBC Prime + 2% per annum starting on the date of Final Adoption until the total fee (\$37,703,950.37) has been paid in full. A Section 219 Covenant guaranteeing this provision has been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The consolidation of the net project site into one legal parcel.
- *The applicant is not pursuing the consolidation of the two parcels and will instead maintain the project site as two separate lots. Development will occur in two phases, with road dedication requirements along Willingdon Avenue. The requisite subdivision plan has been deposited in the Land Title Office.*
- f) The dedication of any rights-of-way deemed requisite.
- *The requisite subdivision plan has been deposited in the Land Title Office.*
- g) The granting of any statutory rights-of-way, easements and/or covenants in accordance with Section 4.10 of this report.

- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and the requisite plans 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 Covenant and Housing Agreement.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023. A Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the building. A Section 219 Covenant guaranteeing this provision has been submitted in registerable form, and 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 February 14, 2023, and has met the requisite obligations in accordance with the City's Tenant Assistance Policy.*
- j) 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 by the General Manager Engineering, the necessary funds to guarantee this provision have been deposited, and the required covenant has been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- k) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023.*
- l) The submission of a detailed Sediment Control System to the Climate Action and Energy Division.

- *The applicant has submitted the required Sediment Control System plans for approval by the Climate Action and Energy Division, and has agreed in a letter dated February 14, 2023, to install the system as approved prior to commencing construction.*
- m) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and the necessary provisions are indicated on the development plans.*
- n) The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and the necessary provisions are indicated on the development plans.*
- o) The provision of eight 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 February 14, 2023, and the necessary provisions are indicated on the development plans.*
- p) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and the necessary provisions are indicated on the development plans.*
- q) 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 February 14, 2023, and the necessary provisions are indicated on the development plans.*

- r) Compliance with Council-adopted sound criteria.
 - *A suitable acoustic study and the required covenant have been submitted in registerable form to the Land Title Office.*
- s) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and has deposited the necessary funds.*
- t) Compliance with the guidelines for underground parking for visitors.
 - *The applicant has agreed to this prerequisite in a letter dated February 14, 2023, and the necessary provisions are indicated on the development plans.*
- u) The submission of a Public Art Plan.
 - *A suitable Public Art Plan has been approved, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- v) The submission of a Green Building Strategy.
 - *A suitable Green Building Strategy and the required covenant have been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- w) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- y) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*

z) The deposit of the applicable Regional Transportation Development Cost Charge.

- *The required deposits have been made to meet this prerequisite.*

aa) 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 February 14, 2023, 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 March 25, 2024.



For: E. W. Kozak, General Manager
PLANNING AND DEVELOPMENT

MP:spf