



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES April 04, 2024

FROM: GENERAL MANAGER PLANNING AND DEVELOPMENT

SUBJECT: REZ #21-12
BYLAW 14457, AMENDMENT BYLAW NO. 20/22
High-Rise Residential Strata Building with Low-Rise Rental Podium
Reconsideration and Final Adoption

ADDRESS: 6031 Wilson Avenue

LEGAL: Lot 67 District Lot 151 Group 1 New Westminster District Plan 27153

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on the RM5s Multiple Family Residential District, RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines, and in accordance with the development plan entitled "Bosa Properties Wilson 2" prepared by Gensler)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on May 30, 2022;
- b) Public Hearing held on June 28, 2022;
- c) Second Reading given on July 04, 2022; and,
- d) Third Reading given on November 21, 2022.

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 November 08, 2022.*
- d) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated November 08, 2022, and has deposited the necessary funds.*
- e) 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 this prerequisite in a letter dated November 08, 2022. 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 (\$28,030,551.85) 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.*
- 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 necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.11 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated November 08, 2022, 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 November 08, 2022. 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 submission of a suitable on-site stormwater management system, 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.*

- j) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
 - *The applicant has agreed to this prerequisite in a letter dated November 08, 2022. 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 November 08, 2022.*

- l) The submission of a detailed Sediment Control System.
 - *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 November 08, 2022, to install the system as approved prior to commencing construction.*

- m) The submission of a suitable Solid Waste and Recycling plan.
 - *The applicant has submitted a letter of undertaking dated November 08, 2022, committing to implement the solid waste and recycling provisions, and the necessary provisions are indicated on the development plans.*

- n) The review of on-site residential loading facilities.
 - *The applicant has agreed to this prerequisite in a letter dated November 08, 2022 and the provisions are indicated on the development plans.*

- o) The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.

- *The applicant has submitted a letter dated November 08, 2022, agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- p) The provision of facilities for cyclists in accordance with this report.
- *The applicant has submitted a letter dated November 08, 2022, agreeing to meet this prerequisite, and the facilities 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 accessible parking spaces.
- *The applicant has submitted a letter dated November 08, 2022, agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- r) Compliance with the Council-adopted sound criteria.
- *A suitable acoustic study and the required covenant have been submitted in registerable form to the Land Title Office.*
- s) Compliance with the guidelines for underground parking for visitors.
- *The applicant has submitted a letter dated November 08, 2022, agreeing to meet this prerequisite, and the necessary provisions are indicated on the development plans.*
- t) 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.*
- u) The submission of a Green Building Plan and Energy Benchmarking.
- *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.*
- v) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*

- w) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
 - *The required deposits have been made to meet this prerequisite.*
- z) 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 November 08, 2022, and the area plan notification signage 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 April 15, 2024.

E. W. Kozak, GENERAL Manager
PLANNING AND DEVELOPMENT