



## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR LEGISLATIVE SERVICES April 04, 2024

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT: REZ #22-36**  
**BYLAW 14619, AMENDMENT BYLAW NO. 41/2023**  
**High-rise commercial rental residential apartment building atop a commercial podium and underground parking**  
**Reconsideration and Final Adoption**

**ADDRESS:** Portion of 4567 Lougheed Highway

**LEGAL:** Portion of Lot 1 District Lots 123 and 124 Group 1 New Westminster District Plan EPP31990 Except Plans EPP40171, EPP59173 and 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 and Brentwood Town Centre Plan as guidelines and in accordance with the development plan entitled "The Amazing Brentwood Phase 2C-Tower 7" prepared by Arcadis Architects (Canada) Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2023 November 06;
- b) Public Hearing held on 2023 November 28;
- c) Second Reading given on 2023 December 04; and,
- d) Third Reading given on 2024 February 26.

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% Administrations 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 March 03, 2024.*
- d) The submission of an undertaking to remove all existing improvements from the subject site within one year of Final Adoption
- *The applicant has agreed to this prerequisite in a letter dated March 03, 2024. 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.*
- e) The dedication of any rights-of-way deemed requisite.
- *The applicant has agreed to this prerequisite in a letter dated March 03, 2024 and no road dedications are required as part of this application.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 3.10 of the Public Hearing report.
- *The applicant has agreed to this prerequisite in a letter dated March 03, 2024, and the requisite plans have been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- g) 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.
- *The applicant has agreed to this prerequisite in a letter dated March 03, 2024. A Section 219 Covenant that requires the provision and continuing operation of an accepted Stormwater Management System prior to issuance of a Building Permit for foundation works has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) 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 March 03, 2024.*
- i) The submission of a geotechnical and groundwater study.
  - *A suitable geotechnical and groundwater study and the required covenant have been submitted in registerable form to the Land Title Office.*
- j) The submission of a suitable Solid Waste and Recycling plan.
  - *The applicant has submitted a letter of undertaking dated March 03, 2024 committing to implement the solid waste and recycling provisions, and the necessary provisions are indicated on the development plans.*
- k) The review of on-site residential loading facilities.
  - *The applicant has agreed to this prerequisite in a letter dated March 03, 2024 and the provisions are indicated on the development plans.*
- l) The provision of enhanced 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 March 03, 2024, agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- m) The provision of facilities for cyclists in accordance with this report.
  - *The applicant has submitted a letter dated March 03, 2024, agreeing to meet this prerequisite, and the facilities are indicated on the development plans.*
- n) The design and provision of units accessible to persons with disabilities, the provision of customized hardware and cabinet work subject to the rental of the unit to a disabled person.
  - *The applicant has submitted a letter dated March 03, 2024 agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- o) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the rental of the unit to a disabled person.

- *The applicant has submitted a letter dated March 03, 2024 agreeing to meet this prerequisite, and the provisions are indicated on the development plans.*
- p) Compliance with the Council-adopted sound criteria.
- *The applicant has agreed to this prerequisite in a letter dated March 03, 2024. A suitable acoustic study is to be completed and the required covenant is to be submitted in registerable form to the Land Title Office prior to issuance of a Building Permit for foundation works.*
- q) Compliance with the guidelines for underground parking for visitors.
- *The applicant has submitted a letter dated March 03, 2024, agreeing to meet this prerequisite, and the necessary provisions are indicated on the development plans.*
- r) 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.*
- s) The submission of a Comprehensive Sign Plan.
- *A suitable Comprehensive Sign Plan has been submitted.*
- t) The submission of a Site Disclosure Statement and resolution of any resultant conditions.
- *A Certificate of Compliance for the development site has been issued by the Ministry of Environment. A copy has been submitted to the Planning Department for the subject rezoning application.*
- u) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits will be a requirement of the first issuance of a building permit (i.e. excavation).*
- v) The deposit of the applicable School Site Acquisition Charge.
- *The required deposits will be a requirement of the first issuance of a building permit (i.e. excavation).*
- w) The deposit of the applicable GVS & DD Sewerage Charge.

- *The required deposits will be a requirement of the first issuance of a building permit (i.e. excavation).*
- x) The deposit of the applicable Regional Water Cost Charge.
- *With respect to the Regional Water Cost Charge, the application is a precursor application with in-stream provisions under the Local Government Act. As such, this charge will not be collected for the development if the first issuance of a building permit (i.e. excavation) is achieved by April 27, 2024.*
- y) The deposit of the applicable Regional Transportation Development Cost Charge.
- *The required deposits will be a requirement of the first issuance of a building permit (i.e. excavation).*
- 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 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