



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2015 July 15

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #13-33**  
**AMENDMENT BYLAW NO. 17, 2014; BYLAW #13350**  
**Mixed Use Development**  
**Apartment Study Area 'C'**  
**Final Adoption**

**ADDRESS:** 7174 Barnet Road

**LEGAL:** Lot "A", DL 207, Group 1, NWD Plan 67812

**FROM:** CD Comprehensive Development District (based on C1 Neighbourhood Commercial District and P8 Parking District)

**TO:** Amended CD Comprehensive Development District (based on C1 Neighbourhood Commercial District, RM2 Multiple Family Residential District, Apartment Study Area "C" as guidelines and in accordance with the development plan entitled "Mixed Use Residential Commercial Development" prepared by Atelier Pacific Architecture Inc.)

---

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 June 09;
- b) Public Hearing held on 2014 June 24;
- c) Second Reading given on 2014 July 21; and,
- d) Third Reading given on 2015 March 02.

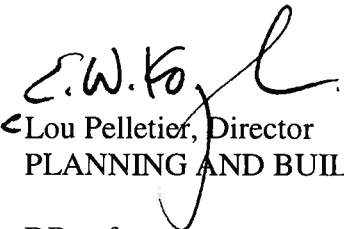
The prerequisite conditions have been satisfied as follows:

- 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 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.

- *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, 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 2015 February 10.*
- d) The review of a detailed Sediment Control System by the Director Engineering.
  - *The applicant has submitted engineering design drawings, and has agreed to this prerequisite in a letter dated 2015 February 10.*
- e) The pursuance of Stormwater Management Best Practices in line with established guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2015 February 10 and the required covenant has been deposited in the Land Title Office.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
  - a Section 219 Covenant restricting the enclosure of balconies; and,
  - a Section 219 Covenant ensuring that all disabled parking remain as common property.
  - *The applicant has agreed to this prerequisite in a letter dated 2015 February 10 and the required covenants have been deposited in the Land Title Office.*
- g) The provision of a covered car wash stall 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 necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2015 February 10 committing to implement the recycling provisions.*
- h) The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- i) The deposit of the applicable GVS & DD Sewerage Charge.

- *The required deposits have been made to meet this prerequisite.*
- j) The deposit of the applicable School Site Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
  - *This provision is indicated on the development plans and applicant has agreed to this prerequisite in a letter dated 2015 February 10.*
- l) The submission of a detailed comprehensive sign plan.
  - *An approvable detailed comprehensive sign plan has been achieved.*
- m) 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 2015 February 10 and the on-site area plan notification sign has been installed. The applicant has also indicated in a letter dated 2015 February 10 that an area plan notification sign will be installed inside a sales office / marketing centre as soon as marketing commences.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Reconsideration and Final Adoption on 2015 July 20.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

DR:spf

cc: City Manager  
Director Finance