



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 July 15

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #13-37**
AMENDMENT BYLAW NO. 32/14 ; BYLAW #13388
Non-Profit Seniors' Supportive Rental Housing Facility
Final Adoption

ADDRESS: 7550 Cumberland Street

LEGAL: Lot 112, D.L. 11, Group 1, NWD Plan 72024

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District and George Derby Community Plan as guidelines and in accordance with the development plan entitled "Derby Manor 7550 Cumberland Street, Burnaby, BC, V3N 3X5" prepared by DYS Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 September 08;
- b) Public Hearing held on 2014 September 30;
- c) Second Reading given on 2014 October 27; and,
- d) Third Reading given on 2015 May 25.

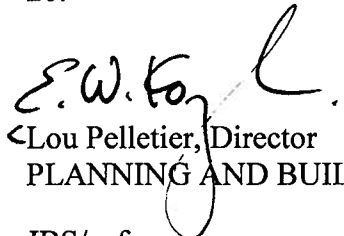
The prerequisite conditions have been satisfied as follows:

- 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 May 12.*
- d. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 May 12, and the requisite statutory rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The granting of a Section 219 Covenant ensuring use and repayment of Community Benefit Housing Funds in accordance with the Council adopted policy.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 May 12, and the requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction works, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 May 12, and the existing trees to be retained are indicated on the development plans. The necessary funds to guarantee existing trees to be protected have been deposited, and the Section 219 Covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The approval to the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- h. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council.
 - *The applicant has agreed to provide exterior lighting meeting the standards adopted by Council in a letter dated 2015 May 12 and has provided a suitable plan for the exterior lighting.*

- i. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- j. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- k. 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.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 May 12. A revised on-site stormwater management system has been submitted for the approval of the Director Engineering. A Section 219 Covenant (No Build) has been executed until an approved stormwater management system plan has been approved and registered in the Land Title Office. The required funds have been submitted to guarantee this provision.*
- l. The review of a detailed Sediment Control System by the Director Engineering.
 - *A detailed Sediment Control System plan has been approved by the Engineering Department – Environmental Services.*

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 2015 July 20.


Lou Pelletier, Director
PLANNING AND BUILDING
JBS/spf

cc: City Manager
Director Finance