



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2015 August 19

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #06-55**
AMENDMENT BYLAW NO. 8, 2014; BYLAW #13302
Multiple Family Development
Sixth Street Area Plan
Final Adoption

ADDRESS: 7485, 7495 Sixth Street and 7873 Sixteenth Avenue

LEGAL: Lots 12, 13 & 14, Blk 8, D.L. 28, Group 1, NWD Plan 627

FROM: R5 Residential District and C4 Service Commercial District

TO: CD Comprehensive Development District (based on RM3 Multiple Family Residential District and Sixth Street Area Plan guidelines and in accordance with the development plan entitled "Townhouse Development" prepared by Jordan Kutev Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2014 March 03;
- b) Public Hearing held on 2014 March 25;
- c) Second Reading given on 2014 April 07; and,
- d) Third Reading given on 2015 February 23.

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 17.*
- d) The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been deposited in the Land Title Office.*
- e) 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 17.*
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The required covenant has been deposited in the Land Title Office.*
- g) Compliance with the guidelines for surface and underground parking for residential visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 17 and the necessary provisions are indicated on the development plans.*
- h) The granting of any necessary statutory rights-of-way, easements and/or covenants, including:
 - The granting of a 219 Covenant restricting enclosure of balconies;
 - The granting of a 219 Covenant providing that all disabled parking to remain as common property; and,
 - The granting of a 1.5 metre Statutory Right-of-Way along Sixth Street and a 3x3 metre Statutory Right-of-Way at the southwest corner of the site.
 - *The requisite statutory rights-of-way and covenant plans have been deposited in the Land Title Office.*

- i) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2015 February 17 and has deposited the necessary funds to meet this prerequisite.*
- j) Compliance with the Council-adopted sound criteria.
 - *The applicant has submitted an acoustical study which has been accepted by the Engineering Environmental Services Division and submitted a letter dated 2015 February 17 agreeing to comply with the Council-adopted sound criteria.*
- k) 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 dated 2015 February 17 committing to implement the recycling provisions.*
- l) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*
- n) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- o) 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 the applicant has submitted a letter dated 2015 February 17 agreeing to meet this prerequisite.*
- p) The submission of a Site Profile and resolution of any arising requirements.
 - *The applicant has submitted the required Site Profile. No remedial works are required in connection with the proposed development.*

- q) 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 provided a letter of undertaking dated 2015 February 17 and the on-site area plan notification sign 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 2015 August 24.


• Lou Pelletier, Director
PLANNING AND BUILDING
DR:spf

cc: City Manager
Director Finance