



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 January 28

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** REZONING REFERENCE #15-03  
AMENDMENT BYLAW NO. 22, 2015; BYLAW #13492  
High Rise Residential Building Adjoining a Mid-Rise Residential Building  
Final Adoption

**ADDRESS:** 8850 University Crescent

**LEGAL:** Lot 18, DL 211, Grp 1, NWD Plan BCP 45523

**FROM:** CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

**TO:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "UniverCity on Burnaby Mountain, Parcel 18, Burnaby, BC" prepared by Chris Dikeakos Architects Inc.)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 July 06;
- b) Public Hearing held on 2015 July 21;
- c) Second Reading given on 2015 August 24; and,
- d) Third Reading given on 2015 December 14.

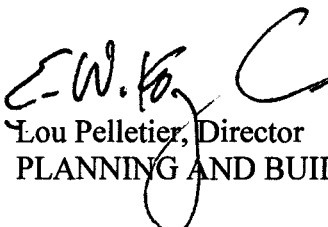
The prerequisite conditions have been satisfied as follows:

- 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 the 4% inspection fee to cover the costs of all services necessary to serve the site. A servicing agreement is not required.*
- 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 October 27.*
- d) The granting of any necessary Section 219 Covenants, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- *The applicant has agreed to this prerequisite in a letter dated 2015 October 27. The necessary Section 219 Covenants have been submitted in registerable form.*
- e) The amendment of the existing registered riparian covenant.
- *It has been determined that Letters of Commitment submitted on 2016 January 25 by the applicant and by SFU Community Trust satisfy this prerequisite condition. The letters confirm: (1) there will be no construction works of any kind within the riparian area; (2) that no construction staging, footings, drainage or other structures will encroach or be constructed/installed in the riparian area; (3) that landscaping and vegetation in the riparian area will not be compromised; and (4) that adequate protective fencing will be installed along the riparian area prior to starting construction.*
- f) The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System plan has been reviewed by the Director Engineering.*
- g) 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form, and the required funds to guarantee this provision have been deposited.*
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2015 October 27 committing to implement the solid waste and recycling provisions.*
- i) The provision of covered car wash stalls and 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 October 27 agreeing to meet this prerequisite.*
- j) Compliance with the guidelines for underground parking for visitors.
  - *The provisions are indicated on the development plans and the applicant has submitted a letter dated 2015 October 27 agreeing to meet this prerequisite.*
- k) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposit has been made to meet this prerequisite.*
- l) 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 October 27 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2016 February 01.

  
Lou Pelletier, Director  
PLANNING AND BUILDING  
KH:sla