



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2016 May 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 13-05**
BYLAW 13471, AMENDMENT BYLAW NO. 16/15,
Townhouse Project with Underground Parking
Final Adoption

ADDRESS: 6989, 7009 and 7029 Royal Oak Avenue

LEGAL: Lot 3, DL 98, Group 1, NWD Plan 7278; Lot 4, DL 98, Group 1, NWD Plan 7278; Lot 1, DL 98, Group 1, NWD Plan 6965

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Royal Oak Community Plan guidelines and the development plan entitled "6989, 7009, 7029 Royal Oak Ave." prepared by Wilson Chang Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 May 04;
- b) Public Hearing held on 2015 May 26;
- c) Second Reading given on 2015 June 01; and,
- d) Third Reading given on 2016 February 22.

The prerequisite conditions have been completely 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 2016 February 06.*
- d. The consolidation of the net site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 February 06 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- g. The granting of any necessary Section 219 Covenants including: restricting enclosure of balconies; providing that all disabled parking is to remain as common property; and, ensuring compliance with the submitted acoustical analysis.
 - *The required covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. Compliance with the guidelines for underground parking for residential visitors.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 February 06 and the necessary provisions are indicated on the development plans.*
- i. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2016 February 06 and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- j. The review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2016 February 06 to install the system as approved prior to commencing construction.*

- k. Compliance with the Council-adopted sound criteria.
 - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division and submitted a letter dated 2016 February 06 agreeing to comply with the Council-adopted sound criteria.*

- l. 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 2016 February 06 committing to implement the recycling provisions.*

- m. The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*

- n. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite.*

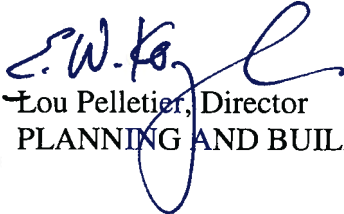
- o. The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*

- p. 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 2016 February 06 agreeing to meet this prerequisite.*

- 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 2016 February 06 and the area plan notification signs are 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 2016 May 30.


Lou Pelletier, Director
PLANNING AND BUILDING

GT:spf
Attachment