



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2016 November 16

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-12**  
**AMENDMENT BYLAW NO. 30, 2016; BYLAW #13631**  
**Mixed-Use Development with Three High-Rise Residential Towers, Office Building, Retail Podium, and Underground Parking**  
**Final Adoption**

**ADDRESS:** 7388 Kingsway

**LEGAL:** Lot A, DLs 30 and 95, Group 1, NWD Plan EPP41731

**FROM:** CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

**TO:** Amended CD Comprehensive Development District (based on RM5's' Multiple Family Residential District, C3 General Commercial District, P6 Regional Institutional District and the Edmonds Town Centre Plan guidelines, and in accordance with the development plan entitled "Kingsway and Edmonds Street Project" prepared by IBI Group)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 25;
- b) Public Hearing held on 2016 August 30;
- c) Second Reading given on 2016 September 12;
- d) Third Reading given on 2016 October 17.

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) Any necessary amendments to Section 219 Covenants registered on title in connection with Rezoning Reference #12-26, as detailed in Section 4.2 of this report.

- *The necessary amended Section 219 Covenants have been deposited in the Land Title Office.*
- c) The submission of a detailed Comprehensive Sign Plan.
  - *An approvable Comprehensive Sign Plan has been achieved.*
- d) 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 2016 September 29 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 November 21.

  
Lou Pelletier, Director  
PLANNING AND BUILDING

KH:spf