



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2017 August 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-24**
AMENDMENT BYLAW NO. 38/15; BYLAW #13554
Proposed Three-Lot Residential Subdivision
Final Adoption

ADDRESS: 6755 Canada Way

LEGAL: Lot 253, DL 91, Group 1, NWD Plan 41113

FROM: C4 Service Commercial District

TO: R5 Residential District

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2015 December 14;
- b) Public Hearing held on 2016 January 26;
- c) Second Reading given on 2016 February 01; and,
- d) Third Reading given on 2017 May 01.

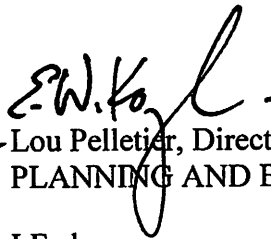
The prerequisite conditions have been completely satisfied as follows:

- a. The submission of a suitable plan of development, including the completion of the necessary subdivision.
 - *A suitable plan of development, consisting of the requisite subdivision plan, has been submitted and deposited in the Land Title Office.*
- 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 2017 March 21.*
- d. The dedication of a 6.1 m wide rear lane extending from Ulster Street to Formby Street.
 - *The subdivision plan dedicating the required rear lane has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e. A Letter of Undertaking to offer to renew or upgrade fencing adjacent to the lane for the property owners of 7670 Formby Street and 7671 Ulster Street, with bonding if accepted, is required.
 - *The applicant has submitted a Letter of Undertaking, dated 2017 August 14, along with the required bonding.*
- f. The granting of a Section 219 Covenant to ensure that no vehicular access is to be taken via Canada Way.
 - *The requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The granting of a Section 219 covenant to ensure that the conditions outlined in "Schedule B" of the Certificate of Compliance issued on 2013 July 23 have been met.
 - *The requisite covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The release of Restrictive Covenant Filing No. CA3321800 on Title.
 - *The subject covenant will be discharged at the time of Building Permit issuance.*
- 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 2017 March 21.*

- j. The submittal of a tree survey and arborist report, and issuance of a Tree Cutting Permit as required.
- *The applicant has submitted a tree survey and arborist report dated 2016 November 08 and has agreed to fulfill all requirements of this prerequisite, including obtaining any required Tree Cutting Permit(s), in a letter dated 2017 March 21.*
- k. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- l. The deposit of the applicable School Site 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.*

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 2017 August 28.


Lou Pelletier, Director
PLANNING AND BUILDING
LF:eb
Attachment

cc: City Manager