



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 January 17

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-08**
AMENDMENT BYLAW NO. 12/16; BYLAW #13588
Five-Storey Mixed-Use Development
Hastings Street Area Plan
Final Adoption

ADDRESS: 4453, 4463 and 4475 Hastings Street

LEGAL: Lot 23, Blk. 5, DL 121, Grp 1, NWD Plan 1054; Lot 22, Blk 5, DL 121, Grp 1, NWD Plan 1054; Lot 1, DL 121, Grp 1, NWD Plan BCP9423

FROM: C8a Urban Village Commercial District (Hastings)

TO: CD Comprehensive Development District (based on C8 Urban Village Commercial District, Hastings Street Area Plan guidelines and in accordance with the development plan entitled, "Proposed Mixed Use Development" prepared by Burrowes Huggins Architects).

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 April 04;
- b) Public Hearing held on 2016 April 26;
- c) Second Reading given on 2016 May 09 and,
- d) Third Reading given on 2017 May 01.

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 2017 April 24.*
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting enclosure of balconies;
 - a Section 219 Covenant ensuring all disabled parking spaces remain as common property;
 - a Section 219 Covenant ensuring compliance with the approved acoustic study; and,
 - a 1.5 m Statutory Right of Way on Hastings Street.
 - *The requisite statutory rights-of-way and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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.*
- f) The pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24. The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) 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 2017 April 24.*
- h) 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.*
- i) 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 2017 April 24 committing to implement the recycling provisions.*
- j) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24.*
- k) Compliance with 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 2017 April 24 agreeing to comply with the Council-adopted sound criteria.*
- l) The undergrounding of existing overhead wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 24 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- m) The submission of a detailed comprehensive sign plan.
 - *A detailed comprehensive sign plan has been submitted.*
- n) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposit has been made to meet this prerequisite*
- o) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposit has been made to meet this prerequisite.*
- p) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposit has been made 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 2017 April 24 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 2018 January 22.


Lou Pelletier, Director
PLANNING AND BUILDING

DR:eb