



INTER-OFFICE COMMUNICATION

TO: CITY CLERK

2018 February 28

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: REZONING REFERENCE #15-37
AMENDMENT BYLAW NO. 10/16; BYLAW #13586
Townhouse Development with Underground Parking
Edmonds Town Centre, Sub-Area 2
Final Adoption

ADDRESS: 7141 and 7145 Seventeenth Avenue

LEGAL: Lot 54, DL 95, Group 1, NWD Plan 1152, Strata Lots 1 and 2, DL 95, Group 1, NWD Strata Plan NW2078 Together With An Interest In The Common Property In Proportion To The Unit Entitlement Of The Strata Lots As Shown On Form 1

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "17th and Leaside" prepared by Cornerstone Architecture)

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 15.

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 05.*
- d) The removal of all existing improvements from the site prior to Final Adoption but not prior to Third Reading of the Bylaw. Demolition will be permitted after Second Reading of the Rezoning Bylaw has been granted provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Third Reading and/or Final Adoption of the Rezoning Bylaw. In addition, the demolition of any improvements will be permitted at any time if they are vacant and considered by staff to be subject to misuse or vandalism.
 - *All improvements have been removed, and the site is vacant.*
- e) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 05 and has deposited \$586,645.80.*
- f) The completion of the Highway Closure Bylaw.
 - *A Highway Closure Bylaw is no longer required as the piece of roadway to be sold and included in the development has been determined to be titled land.*
- g) The completion of the sale of City property.
 - *The sale of City property has been completed according to the terms approved by Council.*
- h) 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.*
- i) 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 05.*
- j) The pursuance of Stormwater Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 April 05. The required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- k) The granting of any necessary statutory rights-of-way, easements and/or covenants including:
 - a Section 219 Covenant restricting the enclosure of balconies; and,
 - a Section 219 Covenant ensuring that all disabled parking remain as common property.
 - *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.*
- 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 2017 April 05 committing to implement the recycling provisions.*
- m) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposit has been made to meet this prerequisite.*
- n) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposit has been made to meet this prerequisite.*
- o) The deposit of the applicable School Site Acquisition Charge.

- *The required deposit has 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 2017 April 05 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 2017 April 05 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 Reconsideration and Final Adoption on 2018 March 5.



• Lou Pelletier, Director
PLANNING AND BUILDING

DR:eb

cc: City Manager