



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 March 21

FROM: DIRECTOR PLANNING AND BUILDING

**SUBJECT: REZONING REFERENCE #16-14
AMENDMENT BYLAW NO. 14/17, 2017; BYLAW #13735
Low Rise Apartment and Townhouse Development and
Expanded Community Park
Final Adoption**

ADDRESS: 9411 and 9755 University Crescent

LEGAL: Lots 31 and 32, DL 211, Group 1, NWD Plan EPP29187

FROM: CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "The Slopes Parcel 31, SFU - UniverCity" prepared by Perkins + Will Architects Canada Co.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2017 April 03;
- b) Public Hearing held on 2017 April 25;
- c) Second Reading given on 2017 May 01; and
- d) Third Reading given on 2017 December 11.

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 the 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 September 22.*
- d) The completion of the necessary subdivision.
- *As noted in the records of the Public Hearing for Rezoning Reference #16-14, subdivision of Lot 31 into two lots is no longer a condition of this rezoning. The applicant is proposing to retain a single Lot 31, with no changes to the building form, overall site density, or any other aspect of the development plan.*
- e) The granting or amendment of any necessary statutory rights-of-way, easements, or covenants.
- *The applicant has agreed to this prerequisite in a letter dated 2017 September 22. The necessary statutory rights-of-way, easements, and covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System plan has been reviewed by the Director Engineering.*
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the required funds to guarantee this provision have been deposited.*
- h) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.

- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter of undertaking dated 2017 September 22 committing to implement the solid waste and recycling provisions.*
- i) The provision of covered car wash stalls and 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 September 22 agreeing to meet this prerequisite.*
- j) Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2017 September 22.*
- k) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- l) 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 dated 2017 May 10 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 2018 March 26.


Lou Pelletier, Director
PLANNING AND BUILDING

KH:eb