



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2018 July 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #15-25**
AMENDMENT BYLAW NO. 37/16 ; BYLAW #13642
Low-Rise Multi-Family and Non-Market Seniors' Housing Development
Final Adoption

ADDRESS: 7101 and 7121 Fourteenth Avenue

LEGAL: Lot 1, DL53, Group 1, NWD Plan EPP70465 and Lot 67, DL 53, Group 1, NWD Plan 33863 except Plan EPP70465

FROM: CD Comprehensive Development District (based on the RM1 Multiple Family Residential District and Edmonds Town Centre Plan)

TO: Amended CD Comprehensive Development District (based on the RM4 Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Cedar Place" prepared by Integra Architecture Inc., Dys Architecture, and PWL Partnership Landscape Architects Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 August 29;
- b) Public Hearing held on 2016 September 20;
- c) Second Reading given on 2016 October 03; and,
- d) Third Reading given on 2017 March 20.

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 March 01.*
- d. The utilization of an amenity bonus in accordance with Section 3.7 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2017 March 01, and has deposited \$2,087,803.72 to meet this prerequisite.*
- e. The dedication of any rights-of-way deemed requisite.
 - *A subdivision plan dedicating the requisite rights-of way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The completion of the necessary subdivision.
 - *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.*
- g. The granting of any necessary statutory rights-of-way, easements and/or covenants as described in Section 3.9 of this report.
 - *The requisite statutory rights-of-way, easement and/or covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. 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 March 01.*
- i. 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 in accordance with the adopted Southgate Master Storm Water Management Plan.

- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been deposited in the Land Title Office and the required funds to guarantee this provision have been deposited.*
- j. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocation disabled parking spaces.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2017 March 01 agreeing to meet this prerequisite.*
- k. The provision of three covered car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Direct 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 March 01 committing to implement the recycling provisions.*
- l. The review of on-site residential loading facilities by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2017 March 01. An on-site residential loading plan has been submitted to the Engineering Department – Traffic Division.*
- m. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- n. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposits have been made to meet this prerequisite.*
- o. The deposit of the applicable School Site Acquisition Charge.
- *The required deposits have been made to meet this prerequisite.*
- p. 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 March 01 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 July 09


Lou Pelletier, Director
PLANNING AND BUILDING

DR:spf