



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2019 February 06

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-35**
BYLAW 13923, AMENDMENT BYLAW NO. 31/18
Norland Avenue Supportive Housing Project
Central Administrative Area
Reconsideration and Final Adoption

ADDRESS: 3986 Norland Avenue

LEGAL: Lot 53, except dedication plan 71549, DL 79, NWD District Plan 54758

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM2 Multiple Family District and the Central Administrative Area as guidelines, and in accordance with the development plan entitled "BC Housing Transitional Housing" prepared by Horizon North)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 23;
- b) Public Hearing held on 2018 August 28;
- c) Second Reading given on 2018 September 17; and,
- d) Third Reading given on 2018 December 10.

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.*
- 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 2018 December 05.*
- d. 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.*
- e. The registration of a Lease Agreement, as outlined in Section 5.2 of this report.
 - *The necessary Lease Agreement has been received in registerable form and will be registered prior to the issuance of Building Permit.*
- f. The approval of the Ministry of Transportation to the rezoning application.
 - *The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*
- g. The undergrounding of overhead wires, abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2018 December 05 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- h. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
 - *The necessary provisions are indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2018 December 05.*
- i. 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 2018 December 05 committing to implement the solid waste and recycling provisions.*
- j. 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 2018 December 05.*
- k. 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.
- *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been received in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. The deposit of the applicable Parkland 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.



- Lou Pelletier, Director
PLANNING AND BUILDING

DR:rh