



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2019 March 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-08**
AMENDMENT BYLAW NO. 4, 2018; BYLAW #13853
Two Low-Rise Rental Residential Buildings, an Amenity Building, and a Single-Level Underground Parkade
Final Adoption

ADDRESS: 8650 University Crescent

LEGAL: Lot 21, DL 211, Group 1, NWD Plan BCP45523

FROM: CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

TO: Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and the development plan entitled "SFU Parcel 21" prepared by Local Practice Architecture + Design Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 March 12;
- b) Public Hearing held on 2018 March 27;
- c) Second Reading given on 2018 April 09; and,
- d) Third Reading given on 2018 July 09.

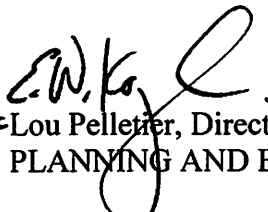
The prerequisite conditions have been satisfied as follows:

- 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 2018 June 29.*
- d) The granting of any necessary Section 219 Covenant, including covenants restricting enclosure of balconies and providing that all disabled parking remains as common property.
- *The applicant has agreed to this prerequisite in a letter dated 2018 June 29. The necessary Section 219 Covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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.*
- f) 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.*
- g) 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 dated 2018 June 29 committing to implement the solid waste and recycling provisions.*
- h) 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 2018 July 04 agreeing to meet this prerequisite.*
- i) Compliance with the guidelines for underground parking for visitors.
- *The applicant is not providing onsite underground visitor parking as indicated on the development plans. As such, compliance with the guidelines for underground parking for visitors is not required.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- k) 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.
- *Parcel 21 will be developed as an affordable rental project and the applicant is not stratifying the property or filing a strata plan, to ensure long-term rental. As such, the distribution and display of area plan notifications is not required.*

As the prerequisite conditions to this rezoning are now complete, could you please arrange to return this amendment bylaw to Council for Consideration and Final Adoption on 2019 March 25.


Lou Pelletier, Director
PLANNING AND BUILDING
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