



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2019 October 30

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-14**
BYLAW 13624, AMENDMENT BYLAW NO. 24/16,
Multiple Family (Fourplex) Residential Development
Final Adoption

ADDRESS: 7062 Sperling Avenue

LEGAL: Lot B, DL 96, Group 1, NWD Plan 10963

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Edmonds Town Centre Plan as guidelines, and in accordance with the development plan entitled "Fourplex 7062 Sperling Avenue, Burnaby, B.C." prepared by Mara and Nartha Architecture Limited)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2016 July 11;
- b) Public Hearing held on 2016 July 26;
- c) Second Reading given on 2016 August 29; and,
- d) Third Reading given on 2019 April 29.

The prerequisite condition has been completely 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 2019 March 04.*
- d. The submission of an undertaking to remove all existing improvements from the site within six months of the rezoning being effected but not prior to Third Reading of the Bylaw. Demolition of any improvements 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 and vandalism.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 March 04.*
- 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 review of a detailed Sediment Control System by the Director Engineering.
 - *The applicant has submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2019 March 04 to install the system as approved prior to commencing construction.*
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *The applicant has agreed to this prerequisite in a letter dated 2019 March 04 and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The submission of a tree survey and arborist report.
 - *There were no suitable trees on the site identified for retention.*
- i. The retention of identified existing trees on the site, their protection by registration of a Section 219 Covenant, submission of a written undertaking to ensure that all site areas

identified for preservation of existing trees are effectively protected by chain link fencing during the whole course of site and construction work, and deposit of sufficient monies to ensure the protection of identified existing trees, to be refunded a year after release of occupancy permits, upon satisfactory inspection.

- *There were no suitable trees on the site identified for retention.*
- j. Compliance with the guidelines for surface parking for residential visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2019 March 04 and the necessary provisions are indicated on the development plans.*
- k. The granting of any necessary statutory rights-of-way, easements and/or covenants including the granting of Section 219 Covenants including:
- restricting enclosure of balconies; and,
 - ensuring that any individually secured vehicular and bicycle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
 - *The required covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. The provision of 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 Engineering Department has advised that a Solid Waste and Recycling Plan is no longer required in connection with this rezoning application.*
- m. The provision of facilities for cyclists in accordance with this report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2019 March 04 agreeing to meet this prerequisite.*
- n. The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- o. The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- p. The deposit of the applicable School Site Acquisition Charge.

- *The required deposit has been made 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 2019 March 04 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 2019 November 04.


E.W. Kozak, Director
PLANNING AND BUILDING

GT:rh

cc: City Manager