



## INTER-OFFICE MEMORANDUM

**TO:** CITY CLERK **DATE:** 2020 July 22

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-09**  
**BYLAW 14061, AMENDMENT BYLAW NO. 27/19**  
**Townhouse Development with Underground Parking**  
**Edmonds Town Centre, Sub-Area 3**  
**Final Adoption**

**ADDRESS:** 6438 Byrnepark Drive

**LEGAL:** Lot 8 District Lot 155a Group 1 New Westminster District Plan LMP30202

**FROM:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District as guidelines)

**TO:** Amended CD Comprehensive Development District (based on RM2 Multiple Family Residential District, RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, and Edmonds Town Centre Plan as guidelines and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

---

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 October 07;
- b) Public Hearing held on 2019 October 29;
- c) Second Reading given on 2019 November; and,
- d) Third Reading given on 2020 March 23.

The prerequisite conditions have been fully 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% Engineering 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 2020 March 16 and the necessary provisions are indicated on the development plans.*
- d) The dedication of any rights-of-way deemed requisite.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the requisite subdivision plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The completion of the sale of City property.
- *The sale of City property has been completed according to the terms approved by Council.*
- f) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the required Sediment Control System plans have been submitted.*
- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering 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 funds to guarantee this provision have been deposited, 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 granting of any necessary statutory rights-of-way, easements and/or covenants including:
- a Section 219 Covenant restricting the enclosure of balconies;
  - a Section 219 Covenant ensuring that all disabled parking remain as common property;
  - a Section 219 Covenant preventing stratification of the rental units and that they are guaranteed as rental in perpetuity;
  - a Section 219 Covenant to guarantee the provision and continuing operation of methane gas monitoring;

- a Section 219 Covenant allocating density from the subject site to the site at 5900 Olive Avenue;
  - a Section 219 Covenant protecting the streamside protection and enhancement areas (SPEA); and,
  - a statutory right-of-way for pedestrian access across the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16, and the requisite statutory rights-of-way, easements and/or covenants have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i) The registration of a housing agreement.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the requisite housing agreement bylaw will be advanced to Council for approval prior to Final Adoption.*
- j) 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 applicant has agreed to this prerequisite in a letter dated 2020 March 16, and the necessary provisions are indicated on the development plans.*
- k) Compliance with the Council-adopted sound criteria.
- *An acoustic study has been approved by the Engineering Environmental Services Division. A Section 219 Covenant to ensure compliance with the Council-adopted sound criteria and an acceptable acoustic study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l) The submission of a geotechnical review regarding the stability of the site to accommodate the proposed development, to the approval of the Chief Building Inspector and granting of a Section 219 Covenant respecting the approved report.
- *A geotechnical review report has been approved by the Chief Building Inspector. A Section 219 Covenant to ensure compliance with the approved report has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m) Installation of protective chain link fencing along the property line adjacent to Byrne Woods Park.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the necessary provisions have been indicated on the development plans.*

- n) The submission of a Green Building Strategy.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the required Green Building Strategy has been submitted.*
- o) The completion of an environmental assessment.
- *A suitable environmental assessment and Streamside Protection and Enhancement Area (SPEA) survey plan have been approved, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- p) Compliance with the Council-adopted sound criteria.
- *An acoustic study has been approved by the Engineering Environmental Services Division. A Section 219 Covenant to ensure compliance with the Council-adopted sound criteria and an acceptable acoustic study has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- q) Compliance with the guidelines for surface and underground parking for residential visitors.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16, and the necessary provisions are indicated on the development plans.*
- r) The submission of a Transportation Study.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16 and the required Transportation Study has been submitted.*
- s) The deposit of the applicable Parkland Acquisition Charge.
- *The identified Parkland Acquisition Charge has been determined not to apply to this site.*
- t) The deposit of the applicable GVS & DD Sewerage Charge.
- *The necessary deposits have been made to meet this prerequisite.*
- u) The deposit of the applicable School Site Acquisition Charge.
- *The necessary deposits have been made to meet this prerequisite.*

- v) The deposit of the applicable per unit Edmonds Town Centre South Grade-separated Crossing Cost Charge.
- *The necessary deposits have been made to meet this prerequisite.*
- w) The provision of facilities for cyclists in accordance with Section 6.5 of the rezoning report.
- *The applicant has agreed to this prerequisite in a letter dated 2020 March 16, and the necessary provisions are indicated on the development plans.*
- x) 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 2020 March 16, 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 2020 July 27.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

JBS:tn

cc: City Manager