



INTER-OFFICE MEMORANDUM

TO: CITY CLERK **DATE:** 2020 November 04

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-55**
BYLAW 14098, AMENDMENT BYLAW NO. 42/19
Site pre-zoning for non-market housing development
Central Administrative Area Plan
Final Adoption

ADDRESS: 5912, 5924, 5938, 5946, 5958, 5968, 5978 and 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979 and 5989 Kincaid Street

LEGAL: Lot 28, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 29, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 30, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 31, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 32, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 7, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 8, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 9, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 37, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 36, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 35, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 34, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 33, District Lot 80, Group 1, New Westminster District Plan 1892
Lot 12, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 11, District Lot 80, Group 1, New Westminster District Plan 1891
Lot 10, District Lot 80, Group 1, New Westminster District Plan 1891

FROM: R4 Residential District

TO: CD Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District and Central Administrative Area Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 November 18;
- b) Public Hearing held on 2019 December 10;
- c) Second Reading given on 2019 December 16; and,
- d) Third Reading given on 2020 July 20.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of development guidelines.

The applicant has submitted development guidelines.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants.

The applicant has agreed to this prerequisite, and the requisite statutory rights-of-way, easements and/or covenants will be deposited in the Land Title Office within one year of Final Adoption.

- c) The dedication of any rights-of-way deemed requisite.

The applicant has agreed to this prerequisite, and the subdivision plan dedicating the required right-of-way will be deposited in the Land Title Office within one year of Final Adoption.

- d) The approval of a suitable civil (offsite) design by the Director Engineering for all services necessary to support the proposed development in accordance with the development guidelines.

The applicant has agreed to this prerequisite, and the requisite suitable civil (offsite) design and servicing agreement will be approved by the Director Engineering within one year of Final Adoption.

- e) The approval of the Ministry of Transportation to the rezoning application.

The requisite Ministry of Transportation approval will be obtained as part of the future Site Specific Rezoning application.

- f) The completion of the Highway Closure Bylaw.

The applicant has agreed to this prerequisite, and the requisite Highway Closure Bylaw will be deposited in the Land Title Office within one year of Final Adoption.

- g) The consolidation of the net project site into one legal parcel.

The applicant has agreed to this prerequisite, and the requisite subdivision plan consolidating the net project site into one legal parcel will be deposited in the Land Title Office within one year of Final Adoption.

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 November 09.



E. W. Kozak, Director
PLANNING AND BUILDING

KL:tn

cc: City Manager

P:\49500 Rezoning\20 Applications\2019\19-55 5912 Sunset St\Council Reports\Memos\Rezoning Reference 19-55 Final Adoption 2020.11.09.docx

APPENDIX A
Development Guidelines
2019 November 18

SITE #2: SUNSET/KINCAID – REZONING REFERENCE #19-55
NON-MARKET SENIORS HOUSING DEVELOPMENT

Addresses: 5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street, and 5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid Street

Site Area: 10,144 m² (109,189 sq.ft.)

Permitted land use(s): Rental housing

Zoning & Maximum Density:

RM3r (rental)	1.10 FAR
P5 (institutional seniors rental)	0.80 FAR
Total	1.90 FAR (207,459 sq.ft.)

Anticipated Maximum Unit Count: 243, based on 85% efficiency and 725 sq.ft. average unit size. However, unit count will be dependent on the specific mix of independent living units, supportive living units, and/or complex care beds.

Anticipated Building Form & Height: Apartment form up to six storeys

Targeted Client Group & Affordability: Seniors, mixed affordability