



## INTER-OFFICE MEMORANDUM

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

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #19-56**  
**BYLAW 14099, AMENDMENT BYLAW NO. 43/19**  
**Site pre-zoning for non-market housing development**  
**Edmonds Town Centre Plan**  
**Final Adoption**

**ADDRESS:** 6488 Byrnpark Drive

**LEGAL:** Lot 7, District Lots 171, and 155a Group 1, New Westminster District Plan LMP30202

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

**TO:** CD Comprehensive Development District (based on RM2, RM2r Multiple Family Residential District and Edmonds Town Centre Plan as guidelines and in accordance with the development guidelines provided in Appendix A *attached*)

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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 requisite 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 approved by the Director Engineering 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 Novemeber 09.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

KL:tn

cc: City Manager

**APPENDIX A**  
**Development Guidelines**  
**2019 November 18**

**SITE #3: 6488 BYRNEPARK DRIVE – REZONING REFERENCE #19-56**  
**NON-MARKET HOUSING DEVELOPMENT**

**Address:** 6488 Byrnepark Drive

**Site Area:** 8,500 m<sup>2</sup> (91,493 sq.ft.)

**Permitted land use(s):** Rental housing

**Zoning & Maximum Density:**

RM2 base + bonus (rental)	1.00 FAR (of which 0.1 FAR is density bonus)
RM2r (rental)	0.90 FAR
<b>Total</b>	<b>1.90 FAR (173,837 sq.ft.)</b>

**Anticipated Maximum Unit Count:** 204 (assuming 85% efficiency, 725 sq.ft. average unit size)

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

**Targeted Client Group & Affordability:** General, mixed affordability