



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*)

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 be 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 November 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 Byrnespark Drive

Site Area: 8,500 m² (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
Total	1.90 FAR (173,837 sq.ft.)

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