



INTER-OFFICE COMMUNICATION

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

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-12**
BYLAW 13874, AMENDMENT BYLAW NO. 12/2018
Four Unit Multiple-Family Development
Final Adoption

ADDRESS: 3909 and 3911 Albert Street

LEGAL: West Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236; East Half of Lot 17 (Explanatory Plan 1623), Block 3, DL 116, Group 1, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan guidelines and in accordance with the development plan entitled "FourPlex Development" prepared by Jordan Kutev Architecture Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 May 07;
- b) Public Hearing held on 2018 May 29;
- c) Second Reading given on 2018 June 11; and,
- d) Third Reading given on 2020 June 22.

The prerequisite conditions have 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 2020 June 05.*
- d) The submission of an undertaking to remove all existing improvements from the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 June 05.*
- e) The consolidation of the net project site into one legal parcel.
 - *The requisite subdivision plan of consolidation has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way and covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of a Section 219 Covenant restricting enclosure of balconies; and, indicating that project surface driveway access will not be restricted by gates.
 - *The requisite covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) 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 2020 June 05 to install the system as approved prior to commencing construction.*
- i) The undergrounding of all wiring abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 June 05 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- j) The pursuance of Storm Water Management Best Practices in line with established guidelines.
 - *A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption and the required funds to guarantee this provision have been deposited.*

To: City Manager
From: Director Planning and Building
Re: REZONING REFERENCE #17-12
2020 November 04..... Page 3

- k) The submission of a suitable Solid Waste and Recycling plan to the approval of the Director Engineering.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2020 June 05 agreeing to implement the solid waste and recycling provisions.*
- l) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- n) The deposit of the applicable School Site Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- o) 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 June 05 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 November 09.


E. W. Kozak, Director
PLANNING AND BUILDING

SMN:

cc: City Manager