



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #16-40**
AMENDMENT BYLAW NO. 05/2019, BYLAW #13992
MULTIPLE FAMILY INFILL DEVELOPMENT
Hastings Street Area Plan
Final Adoption

ADDRESS: 4040 Albert Street

LEGAL: Lot 5, Block 5, DL 116, Group 1, NWD Plan 1236

FROM: RM6 Hastings Village 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 "3-Plex Residential Building" prepared by Mara + Natha Architecture Ltd.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 March 11;
- b) Public Hearing held on 2019 March 26;
- c) Second Reading given on 2019 April 8; and,
- d) Third Reading given on 2019 December 02.

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% 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 2021 March 22.*
- d. The submission of an undertaking to remove all improvements from the site within six months of Final Adoption of the Bylaw.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 22 and the site is now vacant.*
- e. The granting of any necessary statutory rights-of-way, easements and/or covenants, including the granting of a Section 219 Covenant restricting the enclosure of balconies.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 22 and the required documents have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f. The review of a detailed Sediment Control System by the Director Corporate Services and Public Safety.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 22 and the required Sediment Control System plans have been submitted.*
- g. The undergrounding of all wiring abutting the site along the lane.
- *The applicant has agreed to this prerequisite in a letter dated 2021 March 22 and has deposited the necessary funds to guarantee the completion of this prerequisite.*
- h. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- *Given the small size of this project, this prerequisite is not required.*

- i. The deposit of the applicable Parkland Acquisition Charge.
 - *The necessary deposits have been made to meet this prerequisite.*
- j. The deposit of the applicable GVS & DD Sewerage Charge.
 - *The necessary deposits have been made to meet this prerequisite.*
- k. The deposit of the applicable School Site Acquisition Charge.
 - *The necessary deposits have been made to meet this prerequisite.*
- l. 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 2021 March 22 and the required area plan notification sign is 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 2021 March 29.


E. W. Kozak, Director
PLANNING AND BUILDING

LS:jz

cc: Acting City Manager