



INTER-OFFICE COMMUNICATION

TO: CITY CLERK **DATE:** 2021 March 24

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #18-50**
BYLAW 14042, AMENDMENT BYLAW NO. 23/2019
Non-Market Multiple-Family Development with Underground Parking
Final Adoption

ADDRESS: 7898 18th Avenue

LEGAL: Lot 1, District Lot 28, Group 1, NWD Plan BCP26577

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

TO: Amended CD Comprehensive Development District (based on RM3r Multiple Family Residential District, and Sixth Street Community Plan as guidelines and in accordance with the development plan entitled "Affordable Rental Housing" prepared by NSDA Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 July 08;
- b) Public Hearing held on 2019 July 30;
- c) Second Reading given on 2019 September 09; and,
- d) Third Reading given on 2020 July 27.

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.*

To: City Clerk
From: Director Planning and Building
Re: REZONING REFERENCE #18-50
2021 March 24..... Page 2

- 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 May 05.*
- d) The registration of a Lease Agreement.
 - *The required Lease Agreement has been executed and will be deposited in the Land Title Office following Final Adoption.*
- e) 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 2020 May 05 and the required Sediment Control System plans have been submitted.*
- f) 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 funds to guarantee this provision have been deposited, and the required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05, and the requisite statutory rights-of-way, easements and/or covenants have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space to the approval of the Director Engineering and a commitment to implement the recycling provisions.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05 and the necessary provisions are indicated on the development plans.*
- i) The undergrounding of overhead wires, abutting the site.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 May 05 and has deposited the necessary funds to guarantee the completion of this prerequisite.*

To: City Clerk
From: Director Planning and Building
Re: REZONING REFERENCE #18-50
2021 March 24.....Page 3

- j) The deposit of the applicable Parkland Acquisition Charge.
- *The necessary deposits have been made to meet this prerequisite.*
- k) The deposit of the applicable GVS & DD Sewerage Charge.
- *The necessary deposits have been made to meet this prerequisite.*
- l) The deposit of the applicable School Site Acquisition Charge.
- *The necessary deposits have been made to meet this prerequisite.*
- m) The provision of facilities for cyclists in accordance with Section 5.5 of the rezoning report.
- *The applicant has agreed to this prerequisite in a letter dated 2020 May 05 and the necessary provisions have been indicated on the development plans.*
- n) The submission of a written undertaking to distribute area plan notification forms prepared by the City on the development site prior to Third Reading.
- *The applicant has provided a letter of undertaking dated 2020 May 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 2021 March 29.



E. W. Kozak, Director
PLANNING AND BUILDING

LS:jz

cc: Acting City Manager