



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 April 21

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-41**
BYLAW #13974; AMENDMENT BYLAW NO. 50/18
Townhouse Development
Edmonds Town Centre Plan
Final Adoption

ADDRESS: 6909, 6915, 6921, 6931, 6939 and 6949 Balmoral Street

LEGAL: Lots 17-22, Block A, DL 95, Group 1, NWD Plan 1264

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on RM3s Multiple Family Residential District and Edmonds Town Centre Plan guidelines and in accordance with the development plan entitled "Proposed Townhouse Development" prepared by Eric Law Architect)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 December 10;
- b) Public Hearing held on 2019 January 29;
- c) Second Reading given on 2019 February 11; and,
- d) Third Reading given on 2020 September 14.

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 (as well as underground switching and transformer service boxes in town centre locations), 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 July 29.*
- d) The dedication of any rights-of-way deemed requisite.
 - *The requisite subdivision plan dedicating rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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 July 29, 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 utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.2 of this report.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and the necessary deposits have been made to meet this prerequisite.*
- g) The granting of Section 219 Covenants, including but not necessarily limited to:
 - Restricting enclosures of balconies;
 - Indicating that project surface driveway access will not be restricted by gates; and,
 - Ensuring that storm water management best practices are continuously maintained.
 - *The applicant has agreed to this prerequisite in a letter dated 2020 July 29, and the requisite covenants have been submitted in a 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 Corporate Services and Public Safety.
 - *The applicant has submitted the required Sediment Control System plans for approval, and has agreed in a letter dated 2020 July 29 to install the system as approved prior to commencing construction.*

- i) 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.*
- j) 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 these prerequisites in a letter dated 2020 July 29 and the necessary provisions are indicated on the development plans.*
- k) The provision of facilities for cyclists in accordance with Section 4.5 of the rezoning report.
 - *The applicant has agreed in a letter dated 2020 July 29, and the necessary provisions are indicated on the development plans.*
- l) The deposit of the applicable Parkland Acquisition Charge.
 - *The necessary deposits have been made to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The necessary deposits have been made to meet this prerequisite.*
- n) The deposit of the applicable School Site Acquisition Charge.
 - *The necessary deposits have 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 agreed to this prerequisite in a letter dated 2020 July 29 and the required area plan notification signs are in place.*

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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 April 26.


F.W. Kozak, Director
PLANNING AND BUILDING

MP:jz

cc: Acting City Manager

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