



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 April 21

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #18-10  
AMENDMENT BYLAW NO. 42, 2018; BYLAW #13945  
A Mid-Rise Apartment Building, and Three Levels of Underground Parking  
Final Adoption**

**ADDRESS:** 8750 University Crescent

**LEGAL:** Lot 19, DL 211, Group 1, NWD Plan BCP45523

**FROM:** CD Comprehensive Development District (based on P11e SFU Neighbourhood District)

**TO:** Amended CD Comprehensive Development District (based on the P11e SFU Neighbourhood District and SFU Community Plan as guidelines, and in accordance with the development plan entitled "SFU Lot 19" prepared by Ramsay Worden Architects)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 October 29;
- b) Public Hearing held on 2018 November 20;
- c) Second Reading given on 2018 November 26; and,
- d) Third Reading given on 2019 November 18.

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 2019 October 02.*
- d) The granting of any necessary statutory rights-of-way, easements, and covenants.
  - *The requisite statutory right-of-way, easement and/or covenant plans have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- e) 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 Director Engineering and has agreed in a letter dated 2019 October 02 to install the system as approved prior to commencing construction.*
- f) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
  - *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.*
- g) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
  - *A suitable Solid Waste and Recycling Plan has been approved, and the necessary provisions are indicated on the development plans.*
- h) Compliance with the Council-adopted sound criteria.
  - *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division, has submitted a letter dated 2019 October 02 agreeing to comply with the Council-adopted sound criteria, and the required covenant has been submitted in registerable form.*
- i) The provision of covered car wash stalls and 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 necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*

- j) Compliance with the guidelines for underground parking for visitors.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*
- k) The provision of facilities for cyclists in accordance with this report.
  - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2019 October 02 agreeing to meet this prerequisite.*
- l) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposits have been made to meet this prerequisite.*
- m) 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 2019 January 15 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 April 26.

  
E. W. Kozak, Director  
PLANNING AND BUILDING

MN:jz

cc: Acting City Manager