



## INTER-OFFICE COMMUNICATION

**TO:** CITY CLERK 2021 May 05

**FROM:** DIRECTOR PLANNING AND BUILDING

**SUBJECT:** **REZONING REFERENCE #16-24**  
**BYLAW 14018, AMENDMENT BYLAW NO. 12/2019**  
**Four-Storey Mixed-Use Development**  
**Final Adoption**

**ADDRESS:** 4716, 4736 and 4780 Hastings Street

**LEGAL:** Schedule A (*attached*)

**FROM:** C4a Service Commercial District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, C2 Community Commercial District and Hastings Street Area Plan guidelines, and in accordance with the development plan entitled "Valeo" prepared by Rositch Hemphill Architects)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 May 13;
- b) Public Hearing held on 2019 May 28;
- c) Second Reading given on 2019 June 10; and,
- d) Third Reading given on 2020 July 27.

The prerequisite conditions have been fully satisfied as follows:

- a) The submission of a suitable plan of development.
  - The applicant has submitted a complete suitable plan of development
- 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 4% inspection fees 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

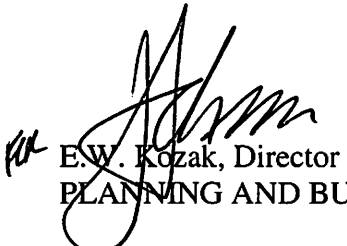
service where sufficient facilities are available to serve the development.

- *The applicant has agreed to this prerequisite in a letter dated 2020 July 10.*
- d) The submission of an undertaking to remove all existing improvements on the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 July 10.*
- 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 any necessary Section 219 Covenants including, but not limited to:
- to restrict the enclosure of balconies;
  - to ensure all disabled parking spaces remain as common property;
  - to ensure installation and maintenance of a Storm Water Management System; and,
  - to ensure compliance with the accepted acoustical study.
  - *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 pursuance of Storm Water Management Best Practices in line with established guidelines, and the granting of a Section 219 Covenant to ensure continued maintenance.
- *Due to the size of the site, a stormwater management system is required. 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.*
- i) 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 Climate Action and Energy Division and has agreed in a letter dated 2020 July 10 to install the system as approved prior to commencing construction.*

- j) The submission of a Site Profile and resolution of any arising requirements.
- *The applicant has submitted the required Site Profile for the development site and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- k) 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 July 10 and the necessary provisions are indicated on the development plans.*
- l) Compliance with the guidelines for surface and underground parking for residential visitors and commercial patrons.
- *The applicant has agreed to this prerequisite in a letter dated 2020 July 10 and the necessary provisions are indicated on the development plans.*
- m) Compliance with Council-adopted sound criteria.
- *The applicant has submitted an acoustic study which has been accepted by Climate action and Energy Division and submitted a letter dated 2020 July 10 agreeing to comply with the Council-adopted sound criteria, and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- n) The submission of a detailed Comprehensive Sign Plan.
- *An approvable detailed comprehensive sign plan has been achieved.*
- o) The provision of a public pedestrian walkway statutory right-of-way from Hastings Street to the rear lane, and its construction to the approval of the Director Engineering.
- *The requisite easement plan has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption. The applicant has deposited the necessary funds to guarantee the provision of the required facility.*
- p) The provision of facilities for cyclists in accordance with Section 5.8 of the rezoning report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2020 July 10 agreeing to meet this prerequisite.*

- q) The deposit of the applicable Parkland Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- r) The deposit of the applicable GVS & DD Sewerage Charge.
- *The required deposit has been made to meet this prerequisite.*
- s) The deposit of the applicable School Site Acquisition Charge.
- *The required deposit has been made to meet this prerequisite.*
- t) 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 July 10 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 May 10.

  
E.W. Kozak, Director  
PLANNING AND BUILDING  
SMN:jz  
**Attachment**

cc: Acting City Manager

**SCHEDULE A**  
**REZONING 16-24**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
4716 Hastings Street	Lot 5 Except: The North 20 Feet; Block 11, DL 122, Group 1, NWD Plan 1308	003-147-070
4716 Hastings Street	Lot 6 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-118
4716 Hastings Street	Lot 7 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-177
4716 Hastings Street	Lot 8 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-223
4716 Hastings Street	Lot 9 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	003-147-282
4736 Hastings Street	Lot 10 Except: The North 20 Feet, Block 11, DL 122, Group 1, NWD Plan 1308	012-110-060
4780 Hastings Street	Lot 1, DL 122, Group 1, NWD Plan BCP8022	025-782-029