



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 August 25

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #21-07**
BYLAW 14311 AMENDMENT BYLAW NO. 06/2021
Amendments to a High-Rise Apartment Building and Low Rise Rental
Apartment Building
Final Adoption

ADDRESS: 6521 Telford Avenue

LEGAL: Lot A District Lot 153 Group 1 New Westminster District Plan EPP87125

FROM: CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines)

TO: Amended CD Comprehensive Development District (based on the RM5s and RM5r Multiple Family Residential District and Metrotown Downtown Plan as guidelines and in accordance with the development plan entitled "Telford on the Walk Multi-Residential Development" prepared by NSDA Architects and Connect Landscape Architecture)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 April 12;
- b) Public Hearing held on 2021 April 27;
- c) Second Reading given on 2021 May 10; and
- d) Third Reading given on 2021 July 12.

The prerequisite conditions have been fully 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 Administration Fee, to cover the costs of all additional services necessary to serve the site and the completion of a servicing agreement covering all requisite additional 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 the 4% administration fee to cover the costs of all services necessary to serve the site and the servicing agreement has been completed.*
- c) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.7 of the Public Hearing report.
 - *The applicant has agreed to the provision of a \$2,784,271.25 cash in-lieu contribution, in accordance with the terms and conditions approved by Council, and deposited the funds on 2021 June 11.*
- d) The granting of any necessary statutory rights-of-way, easements and/or covenants.
 - *The requisite statutory rights-of-way, easements, and/or covenants have been deposited in the Land Title Office under Rezoning Reference #17-26. Any amendments to these previously approved statutory rights-of-way, easements, and/or covenants will be undertaken prior to issuance of Occupancy Permit.*
- e) The submission of a suitable Solid Waste and Recycling Plan to the approval of the Director Engineering.
 - *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated 2021 June 25 agreeing to meet this prerequisite.*
- f) The deposit of the applicable Parkland Acquisition Charge.
 - *The required deposit has been made to meet this prerequisite.*
- g) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposit has been made to meet this prerequisite.*
- h) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposit has been made to meet this prerequisite.*
- i) The deposit of the applicable Regional Transportation Charge.
 - *The required deposit has been made to meet this prerequisite.*
- j) 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 2021 June 16 and the area plan notification signs are in place.*

As the prerequisite conditions to this rezoning are now substantially complete, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on 2021 August 30.



E. W. Kozak, Director
PLANNING AND BUILDING

JDC:spf

cc: Acting City Manager