

INTER-OFFICE MEMORANDUM

TO: CITY CLERK 2021 October 20

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #19-44**
BYLAW #14208, AMENDMENT BYLAW NO. 34/2020
A Ten-Unit Category A Supportive Housing Facility
Final Adoption

ADDRESS: 7860 Rosewood Street

LEGAL: Parcel "B" (J65071E) of Lot 13 Block 4 District Lot 90 Group 1 New Westminister District Plan 555

FROM: R5 Residential District

TO: CD Comprehensive Development District (based on the R5 Residential District, and in accordance with the development plan entitled "Rosewood Seniors Category - A Supportive Housing, prepared by NSDA Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2020 September 14;
- b) Public Hearing held on 2020 September 29;
- c) Second Reading given on 2020 October 05; and
- d) Third Reading given on 2021 August 30.

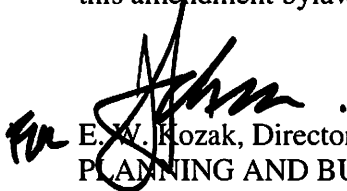
The prerequisite conditions have been completely satisfied as follows:

- 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, 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 2021 August 11.*
- d) The submission of an undertaking to remove all existing improvements from the site prior to or within six months of the rezoning being effected. Demolition of any improvements will be permitted at any time provided that the applicant acknowledges that such permission does not fetter Council's ability to grant or not to grant Second Reading, Third Reading and/or Final Adoption of the Rezoning Bylaw.
- *A Certificate of Completion for demolition of the existing building was issued on 2021 March 04.*
- e) The dedication of a portion of the site along Rosewood Street.
- *The subdivision plan dedicating the rights-of-way has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The provision of any necessary statutory rights-of-way, easements and/or covenants.
- *The required documents have been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g) The review of a detailed Sediment Control System by the Director Engineering.
- *The applicant has agreed to this prerequisite in a letter dated 2021 August 11 and the required Sediment Control System plans have been reviewed.*
- h) The submission of Storm Water Management Best Practices in line with the established guidelines, 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 of Engineering, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- i) 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 by the Director of Engineering.*
- j) The submission of an exterior lighting plan which meets the standards for seniors' housing complexes as adopted by Council.

- *An exterior lighting plan has been submitted and approved.*
- k) The provision of bicycle and scooter storage facilities in accordance with the rezoning report.
- *This provision is indicated on the development plans and the applicant has agreed to this prerequisite in a letter dated 2021 August 11.*
- 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 Regional Transportation Development Cost Charge.
- *The necessary deposits have been made to meet this prerequisite.*

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 October 25.


E. W. Kozak, Director
PLANNING AND BUILDING

PS:spf

cc: Chief Administrative Officer