



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 November 03

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE #17-09**
BYLAW 13915, AMENDMENT BYLAW NO. 27/2018
New Multi-Age Residential Care Facility with Non-Market Rental Housing
Final Adoption

ADDRESS: 7401 Sussex Avenue

LEGAL: Lot A District Lot 149 Group 1 New Westminster District Plan 85664

FROM: P5 Community Institutional District

TO: CD Comprehensive Development District (based on P5 Community Institutional District and RM3 Multiple Family Residential District and in accordance with the development plan entitled "L'Arche Community" prepared by GBL Architects Inc. and ETA Landscape Architects)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2018 July 23;
- b) Public Hearing held on 2018 August 28;
- c) Second Reading given on 2018 October 29; and,
- d) Third Reading given on 2020 June 22.

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 2020 June 10.*
- d) The submission of an undertaking to remove all improvements from the site.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10.*
- e) The dedication of any rights-of-way deemed requisite.
- *No road dedication is required in connection with the subject rezoning.*
- f) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not limited to the following:
- restricting enclosure of balconies;
 - ensuring compliance with the approved acoustical study; and,
 - Section 219 Covenant ensuring the provision of a Housing Agreement, as outlined under Section 3.3 of the public hearing report.
 - *The requisite statutory rights-of-way, easements and covenant plans 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 submitted the required Sediment Control System plans for approval by the Engineering Environmental Services Division and has agreed in a letter dated 2020 June 10 to install the system as approved prior to commencing construction.*
- h) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- *The applicant has agreed to this prerequisite in a letter dated 2020 June 10 and the necessary provisions are indicated on the development plans.*
- i) Compliance with Council-adopted sound criteria.
- *The applicant has submitted an acoustic study which has been accepted by Engineering Environmental Services Division and submitted a letter dated 2020 June 10 agreeing to comply with the Council-adopted sound criteria. A Section 219 Covenant to ensure compliance with the accepted study has been submitted in*

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registerable form and will be deposited in the Land Title Office prior to Final Adoption.

- 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 this prerequisite in a letter dated 2020 June 10 and the necessary provisions are indicated on the development plans.*
- k. The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the lease of the unit to a disabled person.
- The applicant has agreed to this prerequisite in a letter dated 2020 June 10 and the necessary provisions are indicated on the development plans.*
- l) The deposit of the applicable Parkland Acquisition Charge.
- The required deposit has been made to meet this prerequisite.*
- m) The deposit of the applicable GVS & DD Sewerage Charge.
- The required deposit has 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 November 08.


E. W. Kozak, Director
PLANNING AND BUILDING

SMN:spf

cc: Chief Administrative Officer