

## INTER-OFFICE COMMUNICATION

**TO:** DIRECTOR LEGISLATIVE SERVICES 2023 June 8

**FROM:** GENERAL MANAGER PLANNING AND DEVELOPMENT

**SUBJECT:** **REZONING REFERENCE #19-51**  
**AMENDMENT BYLAW NO. 30/21, BYLAW 14387**  
**Multiple-Family Infill Development**  
**Final Adoption**

**ADDRESS:** 1508 Hatton Avenue

**LEGAL:** Lot 2 District Lot 135 Group 1 New Westminster District Plan 23651

**FROM:** R4 Residential District

**TO:** CD Comprehensive Development District (based on RM2 Multiple Family Residential District and the amended Montecito Community Plan as guidelines, and in accordance with the development plan entitled "Fourplex 1508 Hatton Avenue, Burnaby, B.C." by KGW Architecture)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2021 October 25;
- b) Public Hearing held on 2021 November 23;
- c) Second Reading given on 2021 December 06; and
- d) Third Reading given on 2023 January 23.

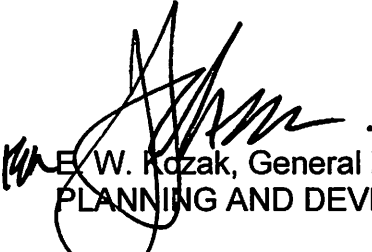
The prerequisite conditions have been completely satisfied as follows:

- 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 4% inspection fees to cover the costs of all services necessary to serve the site. A servicing agreement is not required.*

- 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 2022 May 5.*
- d) The submission of an undertaking to remove all improvements prior to Final Adoption of the Bylaw. If requested, demolition may also be delayed to more closely coincide with approval of building permits.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 May 5.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not necessarily limited to, the granting of Section 219 Covenants restricting enclosure of balconies and ensuring any individual secured vehicle parking spaces allocated to a specific residential unit cannot be utilized for any other purpose.
  - *The necessary statutory rights-of-way, easements and covenants have been deposited in the Land Title Office.*
- f) The review of a detailed Sediment Control System by the Director Corporate Services.
  - *The detailed Sediment Control System has been submitted and reviewed.*
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
  - *The applicant has agreed to this prerequisite in a letter dated 2022 May 5.*
- h) The provision of facilities for cyclists in accordance with Section 6.7 of the Public Hearing report.
  - *This provision is indicated on the development plans and the applicant has submitted a letter dated 2022 May 5 agreeing to meet this prerequisite.*
- i) The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposits have been made to meet this requirement.*
- j) The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposits have been made to meet this requirement.*

- k) The deposit of the applicable School Site Acquisition Charge.
  - *The required deposits have been made to meet this requirement.*
  
- l) The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The required deposits have been made to meet this requirement.*
  
- 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 2022 May 5 and the area plan notification signage is in place.*

As the prerequisite conditions to this rezoning are now complete, please arrange to return this amendment bylaw to Council for reconsideration and Final Adoption on 2023 June 19.



E. W. Kozak, General Manager  
PLANNING AND DEVELOPMENT  
AY:spf