



INTER-OFFICE COMMUNICATION

TO: CITY CLERK 2021 June 23

FROM: DIRECTOR PLANNING AND BUILDING

SUBJECT: **REZONING REFERENCE # 15-41**
AMENDMENT BYLAW NO. 21/19, BYLAW 14040
Multiple Family Infill Development
Final Adoption

ADDRESS: 3810 Pender Street

LEGAL: Lot 1, Block 15, DL 116, NWD Plan 1236

FROM: RM3 Multiple Family Residential District

TO: CD Comprehensive Development District (based on RM2 Multiple Family Residential District and Hastings Street Area Plan as guidelines, and in accordance with the development plan entitled "3810 Pender Street, Burnaby BC" prepared by Matthew Cheng Architect Inc.)

The following information applies to the subject rezoning bylaw:

- a) First Reading given on 2019 July 08;
- b) Public Hearing held on 2019 July 30;
- c) Second Reading given on 2019 September 09; and,
- d) Third Reading given on 2020 December 14.

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 December 08.*
- d. The submission of an undertaking to remove all existing improvements from the site 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 Third Reading and/or Final Adoption of the Rezoning Bylaw.
- *The applicant has agreed to this prerequisite in a letter dated 2020 December 08.*
- 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 specific residential unit cannot be utilized for any other purpose.
- *The requisite statutory right-of-way, easement and/or covenant plans have been deposited in the Land Title Office.*
- f. The review of a detailed Sediment Control System by the Director Engineering.
- *A detailed Sediment Control System has been submitted and reviewed.*
- g. The pursuance of Storm Water Management Best Practices in line with established guidelines.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2020 December 08 agreeing to meet this prerequisite.*
- h. The provision of facilities for cyclists in accordance with Section 5.7 of the rezoning public hearing report.
- *This provision is indicated on the development plans and the applicant has submitted a letter dated 2020 December 08 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.*

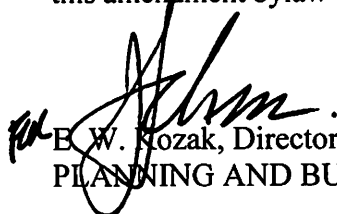
l. The deposit of the applicable Regional Transportation Development Cost Charge.

- *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 in a letter dated 2020 December 08 and the area plan notification on-site sign is 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 June 28.


E. W. Kozak, Director
PLANNING AND BUILDING

JT:tn

cc: Acting City Manager