



## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR LEGISLATIVE SERVICES April 4, 2024

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**SUBJECT:** **REZ #20-27**  
**BYLAW 14433, AMENDMENT BYLAW NO. 06/22**  
**Mixed-Use Development**  
**Reconsideration and Final Adoption**

**ADDRESS:** 6877, 6891, 6913, 6939, and 6945 Palm Avenue

**LEGAL:** **Attachment** (Schedule A)

**FROM:** M4 Special Industrial District

**TO:** CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM5r Multiple Family Residential District, C2 Community Commercial District, P1 Neighbourhood Institutional Districts and Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Amended Development Plan - 6877, 6891, 6913, 6939, and 6945 Palm Avenue" prepared by DA Architects and Planners)

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The following information applies to the subject rezoning bylaw:

- a) First Reading given on March 7, 2022;
- b) Public Hearing given on March 29, 2022;
- c) Second Reading given on August 28, 2023; and,
- d) Third Reading given on September 25, 2023.

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 February 15, 2024.*
- d. The submission of an undertaking to remove all existing improvements from the site within 12 months of Final Adoption of the rezoning.
  - *The applicant has agreed to this prerequisite in a letter dated February 15, 2024, and the site is now vacant.*
- e. The completion of the Highway Closure Bylaw and sale of City property as described in Section 4.7 of the rezoning report.
  - *The Highway Closure Bylaw plans have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption, and the sale of City property has been completed according to the terms approved by Council.*
- f. The consolidation of the net project site into one legal parcel.
  - *The requisite subdivision plan of consolidation has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- g. The registration of a Housing Agreement and Housing Covenant.
  - *The applicant has agreed to this prerequisite in a letter dated February 15, 2024. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the rental building. A Section 219 Covenant guaranteeing this provision has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- h. The submission of a detailed Sediment Control System.
  - *The submission of a Sediment Control System plan will be a requirement of the Building Permit.*

- i. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the deposit of sufficient monies for its provision, 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 General Manager Engineering, the required funds to guarantee this provision have been deposited, and the required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- j. Compliance with the City’s Groundwater Management for Multi-Family and Mixed Commercial Development Guidelines.
  - *The suitable Groundwater Management system has been approved by the General Manager Engineering.*
- k. The dedication of any rights-of-way deemed requisite.
  - *The subdivision plan dedicating the requisite rights-of-way has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- l. The granting of any necessary statutory rights-of-way, easements and/or covenants.
  - *The requisite statutory rights-of-way, easements and/or covenant plans have been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- m. The provision of facilities for cyclists in accordance with the rezoning report.
  - *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite.*
- n. The submission of a suitable Solid Waste and Recycling plan.
  - *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter dated February 15, 2024 committing to implement the solid waste and recycling provisions.*
- o. A review of on-site loading facilities.
  - *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite.*

- p. The provision of car wash stalls and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- *The necessary provisions are indicated on the development plans and the applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite.*
- q. 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 and with allocated disabled parking spaces.
- *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite.*
- r. Compliance with the Council-adopted sound criteria.
- *The applicant has submitted an acoustic study which has been accepted by the Climate Action and Energy Division, and a Section 219 Covenant to ensure compliance with the submitted study has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- s. The submission of a Site Disclosure Statement and resolution of any arising requirements.
- *The applicant has submitted the required Disclosure Statement for the development site and has committed to obtaining an appropriate instrument from the Ministry of Environment prior to release of any Occupancy Permits. The required Covenant governing this arrangement has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*
- t. Compliance with the guidelines for underground parking for residential visitors and commercial patrons.
- *The necessary provisions are indicated on the development plans, and the applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite.*
- u. The submission of a Green Building Plan and Energy Benchmarking.
- *The applicant has submitted a letter dated February 15, 2024 agreeing to meet this prerequisite, and the required covenant has been submitted in a registerable form and will be deposited in the Land Title Office prior to Final Adoption.*

- v. The submission of a detailed comprehensive sign plan.
  - *An approvable detailed comprehensive sign plan has been achieved.*
- w. The deposit of the applicable Parkland Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- x. The deposit of the applicable GVS & DD Sewerage Charge.
  - *The required deposits have been made to meet this prerequisite.*
- y. The deposit of the applicable School Site Acquisition Charge.
  - *The required deposits have been made to meet this prerequisite.*
- z. The deposit of the applicable Regional Transportation Development Cost Charge.
  - *The required deposits have been made to meet this prerequisite.*
- aa. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.
  - *The applicant has provided a letter of undertaking dated February 15, 2024, and the on-site sign is in place.*

As the prerequisite conditions to this rezoning are now completely fulfilled, could you please arrange to return this amendment bylaw to Council for Reconsideration and Final Adoption on April 15, 2024.

E. W. Kozak, GENERAL Manager  
PLANNING AND DEVELOPMENT

*Attachment – Schedule A*

**SCHEDULE A**  
**REZONING 20-27**

<b>ADDRESS</b>	<b>LEGAL DESCRIPTION</b>	<b>PID</b>
6877 Palm Avenue	Lot 18 Block 4 and 5 District Lot 98 Group 1 New Westminster District Plan 2066	002-245-299
6891 Palm Avenue	Lot 17 Blocks 4 and 5 District Lot 98 Group 1 New Westminster District Plan 2066	003-297-349
6913 Palm Avenue	Parcel "C" (Explanatory Plan 10392) Lots 15 and 16 Blocks 4 and 5 District Lot 98, Group 1 New Westminster District Plan 2066	012-450-324
6939 Palm Avenue	Lot 15 Except: Explanatory Plan 10392 Block 4 District Lot 98 Group 1 New Westminster District Plan 2066	002-440-644
6945 Palm Avenue	Lot 104 District Lot 98 Group 1 New Westminster District Plan 52114	002-632-985