



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES December 16, 2024

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #18-43**
BYLAW 14299, AMENDMENT BYLAW NO. 04, 2021
Residential low-rise non-market rental building with a commercial podium
and a residential tower with townhouses at grade.
Reconsideration and Final Adoption

Address: 6958, 6984 Kingsway, 7243 Greenford Avenue and 6957, 6961
Beresford Street

Legal: Schedule A (*attached*)

Applicant: Arcadis Architects (Canada) Inc.
Suite 100 – 1285 West Pender Street, Vancouver, BC V6E 4B1
Attention: Gwyn Vose

Current Zoning: C4 Service Commercial District and M2 General Industrial District

Proposed Zoning: CD Comprehensive Development District (based on C2 Community
Commercial District, RM4s Multiple Family Residential District,
RM4r Multiple Family Residential District and the Edmonds Town
Centre Plan as guidelines and in accordance with the development
plan entitled "Amended Development Plan - TROFEO (Formerly
KHR)" prepared by Arcadis)

The following information applies to the subject rezoning bylaw:

1. First Reading given on March 8, 2021;
2. Public Hearing given on March 30, 2021;
3. Second Reading given on June 14, 2021, and;
4. Third Reading given on August 26, 2024.

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 (as well as underground switching and transformer/service boxes in town centre locations), 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 January 10, 2022.*
- d) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 4.5 of this report.
- *The applicant has chosen to defer payment of the density bonus fee to the issuance of Preliminary Plan Approval and/or Building Permit (whichever comes first), and will make quarterly interest payments to the City of RBC Prime + 2% per annum starting on the date of Final Adoption until the total fee (\$13,717,000.85) has been paid in full based upon the approved upon rate. A Section 219 Covenant guaranteeing this provision has been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- e) The granting of any necessary statutory rights-of-way, easements and/or covenants in accordance with Section 4.10 of this report.
- *The necessary statutory rights-of-way and covenants have been submitted in registerable form, and will be deposited in the Land Title Office prior to Final Adoption.*
- f) The registration of a Housing Agreement.
- *The applicant has agreed to this prerequisite in a letter dated January 10, 2022. A Housing Covenant and Housing Agreement will be registered on title prior to the issuance of an Occupancy Permit for the low rise rental building. A Section 219 Covenant guaranteeing this provision has been deposited in the Land Title Office.*

- g) The submission of a suitable on-site stormwater management system to the approval of the Director Engineering, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
 - *The applicant has agreed to this prerequisite in a letter dated January 10, 2022. A suitable on-site stormwater management system has been approved by the Director Engineering, the required covenant has been deposited in the Land Title Office, and the required funds to guarantee this provision have been deposited prior to Final Adoption.*

- h) Compliance with the City's Groundwater Management for Multi-Family Development guidelines is required.
 - *The applicant has agreed to this prerequisite in a letter dated January 10, 2022.*

- 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 achieved.*

- j) The design and provision of units adaptable to persons with disabilities, the provision of customized hardware and cabinet work being subject to the sale/lease of the unit to a disabled person and with allocated disabled parking spaces.
 - *The applicant has agreed to this prerequisite in a letter dated January 10, 2022 and the necessary provisions are indicated on the development plans.*

- k) The provision of covered car wash stalls 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 January 10, 2022 and the necessary provisions are indicated on the development plans.*

- l) The review of on-site residential loading facilities by the Director Engineering.
 - *The applicant has agreed to this prerequisite in a letter dated January 10, 2022 and the necessary provisions are indicated on the development plans.*

- m) The submission of a Public Art Plan is required in conjunction with this rezoning application.

- *The required Public Art Plan has been submitted. A Section 219 Covenant guaranteeing this provision has been deposited in the Land Title Office.*
- n) Due to the site's location on Kingsway, the applicant is required to provide an acoustical study showing that the proposed development would meet Council-adopted noise criteria.
- *An acoustic study has been submitted to the Climate Action and Energy Division, and the requisite covenant has been deposited in the Land Title Office.*
- o) The provision of facilities for cyclists in accordance with this report.
- *The applicant has agreed to this prerequisite in a letter dated January 10, 2022 and the necessary provisions are indicated on the development plans. A Section 219 Covenant guaranteeing this provision has been deposited in the Land Title Office.*
- p) The undergrounding of existing overhead wiring abutting the site.
- *The applicant has agreed to this prerequisite in a letter dated January 10, 2022 and has deposited the necessary funds.*
- q) Compliance with the guidelines for underground parking for visitors.
- *The applicant has agreed to this prerequisite in a letter dated January 10, 2022.*
- r) The submission of a detailed Comprehensive Sign Plan.
- *The required Comprehensive Sign Plan has been submitted.*
- s) The review of a detailed Sediment Control System by the Climate Action and Energy Division.
- *The applicant has agreed to this prerequisite in a letter dated January 10, 2022.*
- t) The submission of a Site Disclosure and resolution of any arising requirements.
- *The applicant has submitted the required Site Disclosure for the development site and has committed to obtaining a Certificate of Compliance from the Ministry of Environment prior to release of any Occupancy Permits.*
- u) The deposit of the applicable Parkland Acquisition Charge.

- *The required deposits have been made to meet this prerequisite.*
- v) The deposit of the applicable GVS & DD Sewerage Charge.
 - *The required deposits have been made to meet this prerequisite as well as the Regional Water Development Cost Charge.*
- w) The deposit of the applicable School Site Acquisition Charge.
 - *The required deposits have been made to meet this prerequisite.*
- x) The deposit of the applicable Regional Transportation Development Cost Charge.
 - *The required deposits have been made to meet this prerequisite.*
- y) 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 provided a letter of undertaking dated March 10, 2021 and the area plan notification signs are 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 December 16, 2024.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT

**SCHEDULE A
REZONING REFERENCE #18-43**

ADDRESS	PID	LEGAL DESCRIPTION
6958 Kingsway	010-034-684	Lot 1 Block 22 District Lot 95 Group 1 New Westminster District Plan 1930A
6984 Kingsway	002-983-893	Lot "A" District Lot 95 Group 1 New Westminster District Plan 5795
7243 Greenford Avenue	025-746-570	Lot A (BV334546) Block 22 District Lot 95 Group 1 New Westminster District Plan 1930A
6957 Beresford Street	012-419-877	Lot "B" (Explanatory Plan 29279) Block 22 District Lot 95 Group 1 New Westminster District Plan 1930A
6961 Beresford Street	010-035-265	Lot 8 Except: Part On Plan With Bylaw A44067, Block 22 District Lot 95 Group 1 New Westminster District Plan 1930A