



INTER-OFFICE MEMORANDUM

TO: DIRECTOR LEGISLATIVE SERVICES February 25, 2025

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #22-01**
BYLAW 14577, AMENDMENT BYLAW NO. 14,2023
Multiple Family Development
Reconsideration and Final Adoption

Address: 7118 and 7280 MacPherson Avenue
Legal: PID: 007-500-416 and 005-034-892
Parcel 2 (Explanatory Plan 8505) Lot A District Lot 97 Group 1 New Westminster District Plan 3851
Parcel "K" (Explanatory Plan 26138) of Parcel "One" (Reference Plan 17228) of Parcel "J" (Explanatory Plan 15921) District Lot 97 Group 1 New Westminster District Plan 11426

Applicant: Beedie Living
Suite 900 – 1111 West Georgia Street
Vancouver, BC V6E 4M3
Attention: Shivonne Scott

Current Zoning: M2 General Industrial District
Proposed Zoning: CD Comprehensive Development District (based on RM3 Multiple Family Residential District, RM3r Multiple Family Residential District, and the Royal Oak Community Plan as guidelines, and in accordance with the development plan entitled "Proposed Multi-Family Development" prepared by Integra Architecture Inc.)

The following information applies to the subject rezoning bylaw:

1. First Reading given on June 5, 2023;
2. Public Hearing given on June 27, 2023;
3. Second Reading given on July 10, 2023; and,
4. Third Reading given on December 11, 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 November 3, 2023.

- D. The consolidation of the net project site into one legal parcel.

The requisite subdivision plan of consolidation has been deposited in the Land Title Office.

- E. The completion of the Highway Closure Bylaw and sale of City property.

The Highway Closure Bylaw plans have been deposited in the Land Title Office and the sale of City property has been completed according to the terms approved by Council.

- F. 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 November 3, 2023.

- G. The registration of a Housing Agreement and Housing Covenant.

The registration of a Housing Agreement is deferred to before Building Occupancy and the requisite covenant to guarantee this provision has been deposited in the Land Title Office. The applicant will be required to meet the inclusionary rental rate under Stream 2 of the Rental Use Zoning Policy or implement a rent averaging approach if funding is received from BC Housing through the Community Housing Fund, such that when averaged the required 20% below CMHC market median rates are met.

- H. The submission of a suitable on-site stormwater management system to the approval of the General Manager Engineering, the submission 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 deposited in the Land Title Office.

- I. Compliance with the City's Groundwater Management for Multiple-Family Development guidelines.

A suitable Groundwater Management system has been approved by the General Manager Engineering.

- J. The dedication of any rights-of-way deemed requisite.

A subdivision plan dedicating the requisite rights-of-way has been deposited in the Land Title Office.

- K. The granting of any necessary statutory rights-of-way, easements and/or covenants.

The requisite statutory rights-of-way, easements and/or covenants have been deposited in the Land Title Office.

- L. The provision of facilities for cyclists in accordance with the rezoning report.

This provision is indicated on the development plans and the applicant has submitted a letter dated November 3, 2023 agreeing to meet this prerequisite.

- M. 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 of undertaking dated November 3, 2023 committing to implement the solid waste and recycling provisions.

- N. A review of on-site residential loading facilities.

The applicant has agreed to this prerequisite in a letter dated November 3, 2023.

- O. The provision of two covered 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 of undertaking dated November 3, 2023 committing to implement the recycling provisions.

- P. The design and provision of units adaptable to the 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.

This provision is indicated on the development plans and the applicant has submitted a letter dated November 3, 2023 agreeing to meet this prerequisite.

- Q. Compliance with Council-adopted sound criteria.

The applicant has submitted an acoustic study which has been accepted by Climate Action and Energy Division and submitted a letter dated November 3, 2023 agreeing to comply with the Council-adopted sound criteria.

- R. Compliance with the guidelines for underground parking for visitors.

The applicant has agreed to this prerequisite in a letter dated November 3, 2023 and the necessary provisions are indicated on the development plans.

- S. The undergrounding of existing overhead wiring abutting the site.

The applicant has agreed to this prerequisite in a letter dated November 3, 2023 and has deposited the necessary funds to guarantee the completion of this prerequisite.

- T. The submission of a Green Building Plan and Energy Benchmarking.

The applicant has agreed to this prerequisite in a letter dated November 3, 2023 and the required covenant has been deposited in the Land Title Office.

- U. The submission of an Interpretive Plan and Design for heritage interpretation of the site.

The applicant has agreed to this prerequisite in a letter dated November 3, 2023.

- V. The deposit of the applicable Parkland Acquisition Charge.

The required deposit has been made to meet this prerequisite.

- W. The deposit of the applicable GVS&DD Sewerage Charge.

The required deposit has been made to meet this prerequisite.

- X. The deposit of the applicable School Site Acquisition Charge.

The required deposit has been made to meet this prerequisite.

- Y. The deposit of the applicable Regional Water Cost Charge.

The required deposit has been made to meet this prerequisite.

- Z. The deposit of the applicable Regional Transportation Development Cost Charge.

The required deposit has been made to meet this prerequisite.

- AA. The submission of a written undertaking to distribute area plan notification forms prepared by the City on the development site, prior to Third Reading.

The applicant has provided a letter of undertaking dated August 8, 2023 and the area plan notification 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 February 25, 2025.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT