

## INTER-OFFICE MEMORANDUM

**TO:** DIRECTOR  
LEGISLATIVE SERVICES

May 27, 2025

**FROM:** GENERAL MANAGER  
PLANNING AND DEVELOPMENT

**Subject:** **REZONING REFERENCE #20-26**  
**BYLAW 14473, AMENDMENT BYLAW NO. 28/22**  
Residential Care and Seniors' Supportive Housing Facility, with Associated Amenities and Child Care  
Reconsideration and Final Adoption

**Address:** 3460 Kalyk Avenue

**Legal:** PID: 007-258-933

Lot 123 District Lot 68 Group 1 New Westminster District Plan 44159

**Applicant:** Pacific Place Seniors Living Inc.

1656 West 75<sup>th</sup> Avenue

Vancouver, BC V6P 6G2

Attention: Angela Wong

**Current Zoning:** P5 Community Institutional District

**Proposed Zoning:** Comprehensive Development District (based on P5 Community Institutional District, RM3r Multiple Family Residential District, C1 Neighbourhood Commercial District, and Broadview Community Plan as guidelines, and in accordance with the development plan entitled "Amended Development Plan – Cascade Gardens Seniors Community" prepared by Arcadis)

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The following information applies to the subject rezoning bylaw:

1. First Reading given on July 04, 2022;
2. Public Hearing held on July 26, 2022;
3. Second Reading given on August 29, 2022; 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 Administration 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% Engineering Inspection Fee, to cover the costs of all services necessary to service 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 complete this prerequisite in a letter dated May 6, 2025.*

- D. The completion of the Highway Closure Bylaw and sale of City property as described in Section 4.7 of the June 20, 2022 report to Council.

*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.*

- E. 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 May 6, 2025. The applicant may submit a request for an extension to that timeline, for the benefit of existing residents.*

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

*A Housing Covenant and Housing Agreement have been deposited in the Land Title Office.*

- G. 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 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.*

- H. Compliance with the City's Groundwater Management for Multiple-Family and Mixed Commercial Development guidelines.

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

- I. 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.*

- J. 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.*

- K. The provision of facilities for cyclists in accordance with Section 5.8 of the June 20, 2022 report to Council.

*The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated May 6, 2025.*

- L. 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 May 6, 2025, committing to implement the solid waste and recycling provisions.*

- M. The review of on-site loading facilities.

*The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated May 6, 2025.*

- N. The submission of an exterior lighting plan which meets the standards for seniors' housing complexes, as adopted by Council.

*The applicant has provided a suitable plan for exterior lighting, and the applicant has agreed to this prerequisite in a letter dated May 6, 2025.*

- O. 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 agreed to this prerequisite in a letter dated May 6, 2025.*

- P. 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.

*The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated May 6, 2025.*

- Q. Compliance with Council-adopted sound criteria.

*The applicant has submitted an acceptable acoustic study, and a Section 219 Covenant to ensure compliance with the submitted study has been deposited in the Land Title Office.*

- R. The approval of the Ministry of Transportation to the rezoning application.

*The approval of the Ministry of Transportation to the rezoning bylaw has been obtained.*

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

*The necessary provisions are indicated on the development plans, and the applicant has agreed to this prerequisite in a letter dated May 6, 2025.*

- T. The submission of a detailed Comprehensive Sign Plan.

*An approvable detailed comprehensive sign plan has been achieved.*

- U. The submission of a Green Building Strategy for the site.

*The applicant has agreed to this prerequisite in a letter dated May 6, 2025, and the required covenant has been deposited in the Land Title Office.*

- V. The provision of a public pathway statutory right-of-way from Canada Way to Kalyk Avenue and the construction of a pathway and lighting to the approval of the General Manager Engineering.

*The requisite statutory right-of-way plan has been deposited in the Land Title Office, and the applicant has deposited the required funds to guarantee provision of the required facility.*

- 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, as well as the Regional Water Development Cost Charge.*

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

*The required deposits have been made to meet this prerequisite.*

- Z. The submission of a written undertaking to post area plan notification signs prepared by the City on the development site, prior to Third Reading.

*On March 11, 2025, Council approved a recommendation eliminating the requirements for area plan notifications, effective immediately. Therefore, this prerequisite is no longer required.*

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 May 27, 2025.

E. W. Kozak, GENERAL MANAGER  
PLANNING AND DEVELOPMENT