



INTER-OFFICE MEMORANDUM

TO: DIRECTOR
LEGISLATIVE SERVICES
March 10, 2026

FROM: GENERAL MANAGER
PLANNING AND DEVELOPMENT

Subject: **REZONING REFERENCE #24-20**
BYLAW 14744, AMENDMENT BYLAW NO. 8, 2025
Residential Rental Tower With Adjoining Community Hub
Reconsideration and Final Adoption

Address: 7135 Walker Ave. & 7244 Arcola St.
Legal: PID: 012-320-820 and 002-882-531
Lot "B" Block 3 District Lot 95 Group 1 New Westminster District Plan
1796; and Parcel "D" District Lot 95 Group 1 New Westminster
Reference Plan 58881

Applicant: Gracorp Properties LP
700 – 700 West Pender Street, Vancouver, BC V6C 1G8
Attention: Adrian Rahbar

Current Zoning: CD Comprehensive Development District (based on C3 General
Commercial District as a guideline) and P1 Neighbourhood
Institutional District

Proposed Zoning: CD Comprehensive Development District (based on the Edmonds
Community Plan as a guideline, and in accordance with the
development guidelines provided in Appendix A attached to the
Rezoning Bylaw for REZ #24-20)

The following information applies to the subject rezoning bylaw:

1. First Reading given on May 27, 2025;
2. Second Reading given on May 27, 2025: and,
3. Third Reading given on August 26, 2025.

The prerequisite conditions have been completely satisfied as follows:

1. The submission of the following plans and studies acceptable to the City:
 - Offsite Civil Engineering Design; and
 - Geotechnical and Groundwater Study.

The applicant has submitted the required plans and studies noted above.

2. The granting and execution of any necessary Statutory Rights-of-Way, easements and/or covenants with security, where necessary, including:
 - Section 219 Covenant restricting the issuance of a Building Permit (including excavation permit) until such time that the PPA or DP has been approved. Items to be deferred to PPA or DP will include, but not necessarily be limited to:
 - a) The following plans and documents:
 1. Architectural and Landscape Plans in line with the established development guidelines;
 2. Comprehensive Sign Plan;
 3. Traffic Impact Analysis Report;
 4. Construction Management and Access Plan;
 5. Fire Access Plan;
 6. Solid Waste and Recycling Plan;
 7. Loading Management Plan;
 8. Public Art Plan or cash in lieu;
 9. Green Building Plan and Energy Benchmarking;
 10. Storm and Ground Water Management Plan;
 11. Acoustic Study; and
 12. Arborist Report and Tree Survey with a Tree Retention Plan.
 - b) The granting and execution of the following legal instruments:
 1. Section 219 Covenant ensuring compliance with the approved acoustical study;
 2. Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art, and if required, a Statutory Right of Way guaranteeing public access to, and use and enjoyment of, the public art; or Section 219 Covenant to ensure payment of cash-in-lieu contribution for public art prior to Building Permit issuance;
 3. Section 219 Covenant to ensure the provision of four car share spaces with Level 2 or higher charging level, and a Statutory Right of Way to secure public access to the car share parking spaces on the development site;
 4. Section 219 Covenant ensuring that any building lighting features can be turned on and off by the owner, and that the owner will turn off any architectural lighting at the City's request in the event that the lighting results in any adverse neighbourhood and/or environmental impacts;
 5. Section 219 Covenant restricting commercial uses fronting on Arcola Street and Walker Ave. from having obscured fenestration;
 6. Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and ground water management facilities;
 - c) Calculation and payment of any applicable payment in lieu amount of commercial parking.

- Section 219 Covenant ensuring (1) the heating and hot water system in the development buildings is designed and constructed in accordance with the connection guidelines in the Council-adopted District Energy policy for connection to the City’s District Energy Utility system (DEU) if and when the DEU is available for connection, and (2) the owner connects the development buildings to the DEU if and when the DEU is available for connection;
- Statutory Right of Way allowing the City or its designees to access the mechanical system and thermal energy system-related infrastructure within the development for the purposes of enabling DEU connection and operation.
- Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study; and
- Section 219 Covenant restricting occupancy of the development site subject to the adoption of a Housing Agreement Bylaw and execution and delivery of a Housing Agreement.

The applicant has agreed to these prerequisites in a letter dated July 31, 2025. The prerequisites have been addressed through Covenants and Statutory Rights-of-Way or are sufficiently addressed by regulations.

3. Provision of standard requirements to service the proposed development as determined by the General Manager of Engineering, including the execution and delivery of a Servicing Agreement in respect of all services necessary to serve the site, including but not limited to:
 - a) Any required storm sewer, sanitary sewer, and water main upgrades;
 - b) Construction of Arcola Street to a Two-lane Local Standard and Walker Avenue to a Two-lane Standard (Collector) under the Town Centre Standards, with separated sidewalks, cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
 - c) Improvements to the lane as required;
 - d) Undergrounding of all overhead wiring abutting the site; and
 - e) Any required easements, statutory rights-of-way, or other legal instruments to facilitate servicing requirements.

The applicant has agreed to these prerequisites in a letter dated July 31, 2025. The applicant has sufficiently addressed all the requirements above and has submitted sufficient 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.

4. Submission for registration in the Land Title Office of a subdivision plan to create the subject development parcel and all required road dedications.

The requisite subdivision plan for consolidation and required dedications has been deposited in the Land Title Office.

5. The dedication of any road or lane allowances as required, including the following approximate road & lane dedications (subject to final survey):
 - 1.8 m dedication along Walker Avenue; and
 - 3.0 m corner cuts on all four property corners.

The applicant has agreed to these prerequisites in a letter dated July 31, 2025. A subdivision plan with the required dedications and corner cuts has been deposited in the Land Title Office.

6. Requirement to secure a tree cutting permit for the removal of any tree over 20 cm (8 in.) in diameter and submission of a nesting raptors survey to the Planning and Development Department prior to the removal of any trees on the site.

The applicant has agreed to these prerequisites in a letter dated July 31, 2025.

7. The submission of a Site Disclosure Statement and review by the Ministry of Environment and Parks.

The applicant has submitted a Site Disclosure Statement confirming no Schedule 2 uses on site, and no further action is required.

8. For documentation and commemoration of the Edmonds Baptist Church and responsible removal of the building, the submission to the City, and acceptance by the City, of the following:
 - a) an as-found report prepared by a heritage professional;
 - b) a commemoration strategy guided by an interpretive plan that provides access for the public to the history of the site and the Edmonds Baptist Church building;

The applicant has agreed to these prerequisites in a letter dated July 31, 2025. The specific plans and items noted above have been submitted and accepted.

9. The submission to the City, and acceptance by the City, of the following:
 - a) a record of engagement with a salvage company to determine if the building can be transferred to another owner and re-located; and
 - b) should relocating the building not be feasible, provide a plan that is acceptable to the City for the deconstruction of the building to salvage architectural elements, lumber, and other materials and make them available for re-use.

The applicant has agreed to these prerequisites in a letter dated July 31, 2025. The specific plans and items noted above have been submitted and accepted.

10. Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.

At the Council Meeting on May 27, 2025, Council made a motion “THAT staff continue to prioritize and work with the Neighbourhood church, BC Builds and other stakeholders involved to secure a temporary location for the services operated out of the SouthSide Community Church; however, this collaboration should not be established as a mandatory requirement for the rezoning process”. The applicant has agreed to these prerequisites in a letter dated July 31, 2025. A temporary location for the services has been secured by the Neighbourhood Church at 7375 Kingsway Street.

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 March 10, 2026.

E. W. Kozak, GENERAL MANAGER
PLANNING AND DEVELOPMENT