

**REZONING PREREQUISITES FOR REZ #20-34
3837 GODWIN AVENUE AND 5867 SUNSET STREET**

Prior to final adoption of the Rezoning Bylaw, the applicant is required to complete the following:

- a) The submission of a written undertaking to distribute area plan notification forms, prepared by the City; and, to post area plan notification signs, also prepared by the City, on the development site and in the rental 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 rented, whichever is greater.
- b) Submission of a suitable plan of development.
- c) Consolidation of the subject site into one property.
- d) 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.
- e) 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.
- f) The registration of a Ground Lease, as outlined in Section 3.3 of the subject report.
- g) The pursuance of Storm Water Management Best Practices in line with established guidelines.
- h) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- i) The granting of any necessary statutory rights-of-way, easements and/or covenants including but not limited to:
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and groundwater management facilities;
 - Section 219 Covenant ensuring compliance with the Green Building

ATTACHMENT 3

Plan for the site as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;

- Section 219 No Build Covenant to restrict issuance of a Building Permit until the Ground Lease Agreement has been completed;
 - Easement and Section 219 Covenant to ensure shared access to and use of the driveway on 5825 Sunset Street to provide access to the underground parkade on the subject site; and
 - Easement and Section 219 Covenant to ensure access to and use of the underground parking and car wash facility on the subject site for the adjacent property at 5825 Sunset St. (REZ #20-34).
- j) The submission of a suitable Solid Waste and Recycling plan.
- k) The provision of a covered car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- l) 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.
- m) Compliance with the guidelines for underground parking for visitors.
- n) The submission of a Green Building Plan and Energy Benchmarking.
- o) The approval of the Ministry of Transportation of the rezoning application.
- p) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.