

**REZ # 23-13 – 6505 SUSSEX AVENUE
REZONING PREREQUISITES**

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

- a) Submission of a suitable plan of development.

- b) The granting of any necessary statutory rights-of-way, easements and/or covenants, including but not necessarily limited to:
 - A Section 219 Covenant to restrict the length of stay for hotel guest rooms to 28 days.
 - A Section 219 Covenant to restrict the use of the two CRUs (Strata Lot 2 and Strata Lot 3) to hotel lobby, including a hotel lobby lounge, business centre, and café, restaurant or liquor license establishment.
 - The registration of a reciprocal easement:
 - over that portion of the common property of the Office/Hotel Strata Corporation forming the elevator lobby in favour of SL2 and SL3 CRUs; and,
 - over SL2 and SL3 CRUs as well as those portions of the Common Property of the Commercial Strata Corporation which will form part of the hotel lobby in favour of The Owners, Strata Plan EPS9598 (i.e., the Office/Strata Corporation) for the purposes of access to and use of those areas identified as hotel lobby.

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