

ATTACHMENT 3 – REZONING PREREQUISITES

REZ # 23-07 – 5777 WILLINGDON AVENUE AND 4475 GRANGE STREET

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

- a) Distribute area plan notification forms, prepared by the City, with disclosure statements, and post area plan notification signs, also prepared by the City, on the development site and in the sales office in prominent and visible locations starting upon the earlier of Third Reading and commencement of marketing for the subject development, and which signs will remain posted until the later of one year following posting and the date that contracts of purchase and sale have been entered into for all residential units in the development.
- b) Submission of a suitable plan of development.
- c) Consolidation of the subject site into one parcel.
- d) Provide detailed design drawings to be approved by the City for any further required services to the site, including, but not necessarily limited to:
 - construction of Willingdon Avenue to final Town Centre Standard (Major Arterial) with separated sidewalks, cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
 - construction of Grange Street to final Town Centre Standard (Major Collector) with separated sidewalks, cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
 - construction of a 6.0 m publicly accessible linkage on the northern extent of the development site to mid-block east-west connectivity through the neighborhood;
 - reconstruction of lane adjacent the site as required;
 - undergrounding of overhead lines across the development frontage;
and,
 - storm, sanitary sewer and water main upgrades as required.
- e) 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.

ATTACHMENT 3 – REZONING PREREQUISITES

- f) The installation of all electrical, telephone and cable servicing, and all other wiring underground throughout the development (as well as underground switching and transformer/service boxes in town centre locations), and to the point of connection to the existing service where sufficient facilities are available to serve the development.
- g) The undergrounding of existing overhead wiring abutting the site.
- h) The utilization of an amenity bonus through the provision of a cash in-lieu contribution in accordance with Section 3.10 of this report.
- i) The dedication of any road or lane allowances as required.
- j) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to:
 - Section 219 Covenant ensuring all existing improvements on the development site are demolished within 12 months of final adoption of the rezoning bylaw
 - Section 219 Covenant restricting enclosure of balconies;
 - Section 219 Covenant indicating that project surface driveway access(es) will not be restricted by gates;
 - Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and groundwater management facilities;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation or owner/operator of the non-market rental units;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art;
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 2 of the BC Energy Step Code and the Zero Carbon Step Code EL-4) as well as a commitment for the property owner/representative to submit the necessary information to NRCAN;
 - 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;

ATTACHMENT 3 – REZONING PREREQUISITES

- Statutory right-of-way to permit the City or its designates to access the mechanical system and thermal energy system-related infrastructure within the development for the purposes of enabling DEU connection and operation;
 - Statutory Right-of-Way for 6.0 m pedestrian and cyclist connection across the development site from Willingdon Avenue to the rear lane;
 - Section 219 Covenant ensuring that the residential strata units cannot be occupied unless and until an occupancy certificate has been issued in respect of the required inclusionary non-market rental units; and
 - Section 219 Covenant to ensure the provision of alternative transportation demand management measures for the development and Statutory Right of Way in respect of the car share vehicle parking spaces.
- k) The deposit of all applicable development cost charges.
- l) The adoption of a Housing Agreement Bylaw and registration of a Housing Covenant.
- m) The submission of a suitable on-site stormwater management system, the deposit of sufficient monies for its provision, and the granting of a Section 219 Covenant to guarantee its provision and continuing operation.
- n) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- o) Compliance with the City's Groundwater Management for Multi-Family Development guidelines
- p) The submission of a suitable Solid Waste and Recycling plan.
- q) The review of on-site residential loading facilities.
- r) 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.
- s) The design and provision of units adaptable to 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 accessible parking spaces.
- t) Compliance with Council-adopted sound criteria.

ATTACHMENT 3 – REZONING PREREQUISITES

- u) The submission of a Public Art Plan.
- v) The submission of a Green Building Plan and Energy Benchmarking
- w) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.