

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #22-17 – 5033 REGENT STREET

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 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.
- c) The General Manager Engineering will be requested to prepare an estimate for all services necessary to serve this site. The servicing requirements will include, but not necessarily be limited to:
 - Design and payment-in-lieu of servicing to complete the Regent Street frontage to its final standard.
 - Approximately 3.5 m of road dedication along the Regent Street frontage, subject to a final survey and an approved road geometric.
 - The construction of storm, sanitary, water and other City and third party utility services as necessary.
- d) 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.
- e) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw.
- f) 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 stormwater management facilities;
 - Section 219 Covenant ensuring the provision and ongoing maintenance of end-of-trip facilities;
 - Section 219 Covenant providing that all accessible parking to remain as common property;

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- Section 219 Covenant ensuring compliance with the approved geotechnical report; and
 - Section 219 Covenant ensuring the protection and maintenance of the SPEA area adjacent to Still Creek
- g) 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.
- h) Compliance with the City's Groundwater Management Development guidelines.
- i) The submission of a suitable Solid Waste and Recycling plan.
- j) The review of on-site loading facilities.
- k) The submission of a detailed Comprehensive Sign Plan.
- l) The adoption of a Zoning Bylaw amendment for self-storage parking rates in accordance with this report.
- m) The provision of facilities for cyclists in accordance with this report.
- n) The provision of electric vehicle (EV) parking in alignment with City guidance.
- o) The approval of the Ministry of Transportation and Infrastructure to the rezoning application, if required.
- p) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- q) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.