

ATTACHMENT 4 – REZONING PREREQUISITES

REZ #20-15

**(5912, 5924, 5938, 5946, 5958, 5968, 5978, 5988 Sunset Street and
5907, 5919, 5931, 5941, 5951, 5969, 5979, 5989 Kincaid 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 in prominent and visible locations starting upon Third Reading, and which signs will remain posted until one year following posting.
- b) The completion of the Highway Closure Bylaw.
- c) Consolidation and subdivision of the site into two parcels, with the subdivision including, but not limited to:
 - dedication of any road allowances as required, including, but not limited to: 6.0m by 6.0m and 3.0m by 3.0m corner truncations at the southwest and northwest corners of the site, respectively;
 - dedication for the completion of the Sunset Street cul-de-sac, to match the existing radius of other property lines at the cul-de-sac (total area of dedication is approximately 99.5 m² (1,071 sq. ft.), subject to legal survey); and
 - closure of the unopened lane right-of-way measuring approximately 869.31 m² (9,357 sq. ft.), and consolidation of the closed lane with the development site.
- d) The approval of the Ministry of Transportation of the rezoning application;
- e) The granting and execution of any necessary Statutory Rights of Way, easements and/or covenants including but not limited to:
 - Section 219 No Build Covenant ensuring a number of items are satisfied prior to construction commencing on the new western or eastern lot, including, but not limited to, for the relevant lot:
 - a site specific plan of development in line with the established development guidelines;
 - registration of a Ground Lease in favour of BC Indigenous Housing Society;
 - stormwater and groundwater management plan;
 - solid waste and recycling plan;
 - loading management plan;
 - fire truck access plan;
 - tree survey and arborist report;

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- green building strategy;
 - acoustical report;
 - 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; and,
 - all necessary legal agreements, including statutory rights-of-way, easements, covenants, and lease agreements, including but not limited to:
 - Easement regarding shared outdoor space between the two buildings;
 - 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 provided for the sole use of physically disabled persons; and
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- f) Detailed design drawings, through the City's Engineering Department, for any services necessary to serve this site, including but not necessarily limited to:
- construction of Kincaid Street to its final local road standard, with new separated sidewalks, street trees, street lighting and pedestrian lighting across the development's frontage; and a new pedestrian crossing connecting the site to the walkway on 5895 Kincaid Street, in order to connect to Canada Way bus services;
 - construction of Godwin Avenue to its final local road standard, with new separated sidewalks, street trees, street lighting and pedestrian lighting across the development's frontage;
 - construction of Sunset Street to its final local road standard, including the assessment of existing curb and sidewalk on Sunset Street, and installation of street trees, street lighting and pedestrian lighting across the development's frontage; and construction of the cul-de-sac to its final standard; and,
 - storm, sanitary sewer, and water main upgrades, as required.
- g) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.