

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #22-12 – 4411, 4429 AND 4421 HASTINGS 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) 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.
- 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 undergrounding of existing overhead wiring abutting the site.
- g) The granting of any necessary statutory rights-of-way, easements and/or covenants including, but not limited to:
 - Section 218 Statutory Right of Way of 1.4m along the site's frontage to provide for rear boulevard requirements;
 - Section 219 Covenant for the construction, maintenance and repair of the rear boulevard along the site's frontage;
 - 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;

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- Section 219 Covenant ensuring compliance with the approved acoustical study;
 - Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;
 - Section 219 Covenant ensuring that accessible parking stalls are held in common property to be administered by the Strata Corporation or owner of the non-market rental units, as applicable;
 - Section 219 Covenant guaranteeing that no portion of the grade-level fenestration of any commercial retail units fronting Hastings Street will be glazed or obstructed;
 - 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 the residential strata units cannot be occupied until a certificate of occupancy has been issued in respect of the non-market rental units.
- h) The adoption of a Housing Agreement Bylaw and registration of a Housing Covenant in respect of the non-market rental units to, among other things, ensure that the rents charged for the units do not exceed 20% below CMHC market median rent rates.
- i) The submission of a Groundwater and Stormwater Management Plan and compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- j) The submission of a Comprehensive Sign Plan.
- k) As the site will be fully excavated for development, a tree survey will be required prior to Final Adoption identifying trees to be removed from the site. The applicant will be required to obtain a tree removal permit for all trees over 20 cm in diameter.
- l) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- m) The submission of a suitable Solid Waste and Recycling plan.
- n) The review of on-site residential loading facilities.

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- o) 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.
- p) The design and provision of units adaptable to persons with disabilities.
- q) The submission of an acoustical report to demonstrate compliance with Council-adopted sound criteria.
- r) The submission of a Public Art Plan detailing the concept, character, and location of public art on site as well as details of the budget, terms, and the artist selection process.
- s) The submission of a Green Building Plan and Energy Benchmarking
- t) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.