

ATTACHMENT 3 – REZONING PREREQUISITES

REZ # 21-33 – 3819 AND 3841 CANADA WAY

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) Completion of the consolidation of the subject properties to facilitate the development, with the subdivision including dedication along Canada Way and a 5m by 5m corner truncation at the southwest corner of the site.
- d) The approval of the Ministry of Transportation of the rezoning application.
- 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.
- f) The undergrounding of existing overhead wiring abutting the site.
- g) The submission of a Site Disclosure Statement and resolution of any arising requirements.
- h) 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 ensuring compliance with the approved acoustical study;

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- Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and groundwater management facilities;
 - Section 219 Covenant ensuring that accessible parking stalls are designated as common property, if applicable, to be administered by the Strata Corporation or owner/operator of the non-market rental units, as applicable;
 - Section 219 Covenant restricting use of the guest suite;
 - Section 219 Covenant guaranteeing the installation, maintenance, repair and replacement of public art; and if required by the City, a Section 218 Statutory Right of Way to provide public access to the approved public art;
 - Section 219 Covenant ensuring the residential strata units cannot be occupied unless and until a certificate of occupancy has been issued in respect of the required non-market rental units; and
 - Section 219 Covenant ensuring compliance with the Green Building Plan for the site (Step 3 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.
- i) Detailed design drawings for any services necessary to serve this site, including but not necessarily limited to:
- Construction of Smith Avenue to its final standard, with curb and gutter, street trees and lighting, and separated sidewalks;
 - Construction of Canada Way to its final local road standard, with curb and gutter, street trees and lighting, and separated sidewalks; and
 - Storm, sanitary sewer, and water main upgrades, as required.
- j) The adoption of a Housing Agreement Bylaw and registration of a Section 219 Housing Covenant in respect of both the non-market and market rental units.
- k) The submission of a suitable on-site stormwater management system, and the deposit of sufficient monies for its provision.
- l) The submission of an undertaking to remove all improvements on the development site within 12 months of Final Adoption of the Rezoning Bylaw, and the deposit of sufficient monies to secure such removal.
- m) Compliance with the City's Groundwater Management for Multi-Family Development guidelines.
- n) The submission of a suitable Solid Waste and Recycling plan.

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- o) The review of on-site loading facilities.
- p) The review of a Traffic Impact Study.
- q) The submission of a construction management plan that includes consideration of the subject site's adjacency to Broadview Park.
- r) The provision of a car wash stall and an adequately sized and appropriately located garbage handling and recycling material holding space and a commitment to implement the recycling provisions.
- s) The deposit of all applicable development cost charges, amenity cost charges, and other charges.
- t) Compliance with Council-adopted sound criteria.
- u) 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, and the deposit of sufficient monies to secure the provision of the approved public art.
- v) The submission of a Green Building Plan and Energy Benchmarking.
- w) The submission of a comprehensive sign plan.
- x) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.