

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #19-11 – 5025 NORTH FRASER WAY

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #19-11.

1. **Suitable Plan of Development**

The submission of a Suitable Plan of Development.

2. **Required Plans and Studies**

The submission of the following plans and studies acceptable to the City:

- a) Comprehensive Sign Plan;
- b) Fire Access Plan;
- c) Solid Waste and Recycling Plan;
- d) Loading Management Plan;
- e) Geotechnical Study; and
- f) Storm Water Management Plan.

3. **Engineering**

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. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning and Development Department.

Services necessary to serve the site include, but are not limited to:

- a) Any required storm sewer, sanitary sewer, and water main upgrades;
- b) Construction of North Fraser Way along the development frontage to a Minor Collector standard with separated sidewalks, street trees and street lighting; and
- c) Any required easements, statutory rights-of-way, or other legal instruments to facilitate servicing requirements.

4. **Statutory Rights-of-Way, Easements, Covenants and Agreements**

The submission for registration in the Land Title Office of the following legal instruments with security, where necessary:

- a) Section 219 Covenant guaranteeing the provision and ongoing maintenance of stormwater management facilities;

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- b) Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study;
 - c) Section 219 Covenant to ensure that all buildings and structures are constructed at elevations respecting flood proof requirements; and
5. **Tree Cutting**
In accordance with the Burnaby Tree Bylaw, a tree cutting permit will be required for the removal of any tree over 20 cm in diameter.
6. **Site Disclosure**
The submission of a Site Disclosure Statement and resolution of any resultant conditions.
7. **Additional Requirements**
Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.