

## ATTACHMENT 3 – REZONING PREREQUISITES

### REZ #24-19 7409 Halifax Street

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #24-19.

- a) Post area plan notification signs 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 granting and execution of any necessary Statutory Rights of Way, easements and/or covenants including but not limited to:
  - Section 219 Covenant restricting the issuance of a Building Permit (including excavation permit) until such time that the PPA or DP has been approved. Items to be deferred to PPA or DP will include, but not necessarily be limited to:
    - Architectural and Landscape Plans in line with the established development guidelines;
    - registration of a Ground Lease;
    - Construction Management and Access Plan;
    - Fire Access Plan;
    - Solid Waste and Recycling Plan;
    - Loading Management Plan;
    - Geotechnical and Groundwater Study;
    - Storm and Ground Water Management Plan;
    - Green Building Plan and Energy Benchmarking;
    - Offsite Civil Engineering Design;
    - Acoustic Study; and
    - Arborist Report and Tree Survey with a Tree Retention Plan.
- d) Design drawings concept, through the City's Engineering Department, for any services necessary to serve this site, including street improvements to a local road standard and any necessary storm, sanitary sewer, and water main upgrades.
- e) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.