

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #24-07 – PORTION OF 3789 ROYAL OAK AVENUE

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #24-07.

1. **Demolition**

To ensure the demolition and removal of the existing crematoria structure and materials on the subject site:

- a) The submission and acceptance by the City of a signed and dated cost estimate for the demolition of the existing crematoria building that includes the removal, disposal and recycling of the demolition materials (including hazardous waste materials); and
- b) The submission of cash, a certified cheque, bank draft or an irrevocable Letter of Credit in the amount of the accepted cost estimate in s. 8(b) above to ensure completion of the demolition.

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

- a) The submission for registration in the Land Title Office of the following legal instruments with security, where necessary:
 - i. Section 219 Covenant to restrict occupancy until the demolition of the existing crematorium is complete;
 - ii. Section 219 Covenant restrict the issuance of a Building Permit (including excavation permit) until such time that the Preliminary Plan Approval (PPA) or Development Permit (DP) has been approved. Items to be deferred to PPA or DP will include, but not necessarily be limited to:
 1. Architectural and Landscape Plans in line with the established development guidelines;
 2. Construction Management and Access Plan;
 3. Fire Access Plan;
 4. Solid Waste and Recycling Plan;
 5. Loading Management Plan; and
 6. Arborist Report and Tree Survey with a Tree Retention Plan.
- b) The discharge of covenants LMP 36189 and LMP 36188 registered on title.

3. **Heritage Documentation**

Preparation of the following reports to the satisfaction of the General Manager Planning and Development:

- a) Documentation of the chapel building through an As-found Report; and,
- b) Preparation of a Statement of Significance for the site. The Statement will identify the heritage values and character defining elements of the heritage resource; and

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- c) preparation of a maintenance plan acceptable to the City, including provisions for repair and restoration of site landscaping and associated elements.
4. **Additional Requirements**
- a) Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal, including, if necessary, any confirmations or approvals from BC Consumer Protection detailing that the proposal is in accordance with the *Cremation, Internment and Funeral Services Act* and *Regulations*.