

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #18-51 – 7763 AND 7767 EDMONDS STREET

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #18-51.

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) Public Art Plan or cash-in-lieu;
 - f) Storm and Ground Water Management Plan;
 - g) Offsite Civil Engineering Design;
 - h) Acoustic Study; and,
 - i) Arborist Report and Tree Survey with a Tree Retention Plan.

3. **Engineering**
Provision of standard requirements to service the proposed development as determined by the General Manager of Engineering, including the execution and delivery of a Servicing Agreement in respect of all services necessary to serve the site, including but not limited to:
 - a) Any required storm sewer, sanitary sewer, and water main upgrades;
 - b) Construction of Edmonds Street to its final major collector standard, with curb and gutter, street trees and lighting, and separated sidewalks;
 - c) Construction of Wedgewood Street to its final local road standard, with curb and gutter, street trees and lighting, and separated sidewalks;
 - d) Construction of a lane and pedestrian pathway connecting Edmonds Street and Wedgewood Street;
 - e) Undergrounding of all overhead wiring abutting the site; and,
 - f) Any required easements, statutory rights-of-way, or other legal instruments to facilitate servicing requirements.

All services are to be designed to City standards and constructed in accordance with the City-approved engineering design. Completion of all services required under the Servicing Agreement is a condition for the issuance of an occupancy permit for the development. A copy of either the developer's or the contractor's Certificate of Insurance is to be submitted to the Planning and Development Department.

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4. **Subdivision**

A submission for registration in the Land Title Office of a subdivision plan acceptable to the City to create the subject development parcel and all required road and lane dedications including the proposed north-south lane, and dedications along Wedgewood Street and Edmonds Street.

5. **Road Dedications**

The dedication of any road or lane allowances as required, including the following:

- Approximate 4.48 m road dedication on Wedgewood Street;
- Approximate 2.29 m road dedication on Edmonds Street; and,
- Approximate 7.9 m lane dedication with pedestrian pathway between Wedgewood Street and Edmonds Street.

6. **City Land Sale or Lease**

The completion of the sale of City property and dedication thereof as road.

7. **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 ensuring compliance with the approved acoustical study;
- b) Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and ground water management facilities;
- c) Section 219 Covenant guaranteeing the provision and ongoing maintenance of public art, and if required, a Statutory Right of Way guaranteeing public access to, and use and enjoyment of, the public art; or Section 219 Covenant to ensure payment of cash-in-lieu contribution for public art prior to Building Permit issuance;
- d) Section 219 Covenant restricting commercial uses fronting on Edmonds Street from having obscured fenestration; and
- e) If applicable, Easements and Section 219 Covenants, as required by the City, in respect of access to and the use of any on-site shared amenities, parking, and pedestrian/vehicular access areas, if any.

8. **Site Disclosure**

A site disclosure statement was provided by the applicant and, as no Schedule 2 activities were indicated, no further action is required.

9. **Additional Requirements**

Additional requirements as determined by the City, in its discretion, as part of the review of the development proposal.