

ATTACHMENT 3 – REZONING PREREQUISITES

REZ #23-15 – Portion of 4567 Lougheed Hwy

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #23-15.

Master Plan Rezoning

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 to be reviewed and approved by applicable staff:

- a. Master Servicing Engineering Plan to be updated in accordance with the Master Plan Amendment and approved by the General Manager Engineering prior to 3rd Reading.

Further studies may be required with each site-specific development application to account for any revisions in proposed potential or density. The site-specific plans will be reviewed for consistency with the approved master plans.

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

The submission for registration in the Land Title Office of all such legal agreements necessary to ensure development occurs in accordance with the approved plans and studies, including but not limited to the following:

- a. Replacement of the existing Master Density Allocation Covenant to address permitted building heights, required commercial floors, and applicable community benefit bonus floors allocated to each proposed building. If the height-based development framework zoning amendments are not adopted prior to Final Adoption of this Rezoning Bylaw, the replacement Master Density Allocation Covenant will also identify the maximum gross floor area for the Amended Master Plan site, in accordance with **Attachment 2** of this report.
- b. As a condition of discharging and replacing the existing Master Density Allocation Covenant, registration of a Section 219 Covenant between the City and Shape Properties addressing the reconciliation of outstanding density bonus from Towers 1 and 2, as set out in section 3.11 of this report, and prohibiting Building Permit issuance for the first building to be constructed on Phase 5 or Phase 6, whichever comes first, until the reconciliation is completed to the City's satisfaction.
- c. Section 219 Covenant to replace the existing Engineering Master Servicing Plan Covenant to reflect the updated Master Servicing Engineering Plan;
- d. Section 219 Covenant restricting future site specific rezonings and subdivisions until the developer has entered into further Section 219 Covenant and other legal agreements in respect of the following, where necessary:

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1. Updated Master Public Art Plan;
2. Updated Master Comprehensive Sign Plan;
3. Updated Master Traffic Impact Assessment;
4. Updated Master Storm & Groundwater Plan;
5. Master Geotechnical Plan;
6. Any indemnifications determined necessary to address hydrological and groundwater concerns;
7. Update to replacement Master Density Allocation Covenant, which will reflect updated form of development after each phase, including the permitted building heights, required commercial floors, and applicable community benefit bonus floors allocated to each proposed building;
8. Park and Open Space Strategy as generally outlined in Section 3.8 of this report, to secure the proposed park area, including dedications, statutory rights-of-way, option to purchase and other legal requirements, timing of delivery of the park, confirmation of parks deliverables such as design and servicing, and any other requisites determined necessary by the City; and
9. Any other Section 219 Covenants, statutory rights-of-way, easements or other legal agreements deemed necessary or expedient by the City for the purposes of each future site-specific rezoning or subdivision.

4. **Additional Requirements**

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