

## ATTACHMENT 3 – REZONING PREREQUISITES

### REZ #25-03 – 9500 ERICKSON DRIVE

The following are to be established as prerequisites to the Final Adoption of the Rezoning Bylaw for REZ #25-03.

1. **Suitable Plan of Development**

The submission of a Suitable Plan of Development including all necessary details outlined in the 2025 Rezoning Application Submission Checklist.

2. **Required Plans and Studies**

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

- a) Comprehensive Sign Plan;
- b) Phasing and Demolition Plan;
- c) Construction Management and Access Plan;
- d) Tenant Communication Plan;
- e) Fire Access Plan;
- f) Solid Waste and Recycling Plan;
- g) Loading Management Plan;
- h) Public Art Plan or cash in lieu;
- i) Geotechnical and Groundwater Study;
- j) Storm and Ground Water Management Plan;
- k) Offsite Civil Engineering Design;
- l) Acoustic Study;
- m) Sketch plans for Statutory Rights of Way;
- n) Arborist Report and Tree Survey with a Tree Retention Plan; and,
- o) If required, a Site Remediation Plan associated with the Site Disclosure Statement.

3. **Engineering**

Provision of standard requirements to service the proposed development as determined by the General Manager of Engineering, including the submission and registration of a servicing agreement to cover the costs of all services necessary to serve the site and the completion of a servicing agreement covering all requisite services. Services include, but are not limited to:

- a) any required storm sewer, sanitary sewer, and water main upgrades;
- b) construction of Lougheed Highway along the site's development frontage with Primary Arterial Town Centre Standard, back of existing curb, with separated sidewalks, cycle facilities, street trees, rain gardens, and street and pedestrian lighting;
- c) construction of the Erickson Drive cul-de-sac to its final Local Town Centre Standard with curb and gutter, street trees and lighting, and separated sidewalks;

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- d) construction of the Salish Court cul-de-sac to its final Local Town Centre Standard with curb and gutter, street trees and lighting, and separated sidewalks;
- e) construction of new internal road on the east side of the site, connecting Loughheed Highway to Erickson Drive, to a modified Local Town Centre Standard which includes curb and gutter on the west side of the road, a 6.5 m pavement, and curb and gutter with a 0.6 m front boulevard and 1.8 m sidewalk tapering to a 0.5 m front boulevard and a 1.5 m sidewalk on the east side of the road, and exploring the potential to construct cycle track facilities and boulevard landscaping in coordination with the abutting School District property; 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 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.

4. **Subdivision** (see **Attachment #1** – Sketch #2)

A submission for registration in the Land Title Office of a subdivision plan to create the subject development parcel and the required road dedications.

5. **Road Dedications**

The dedication of any road allowances as required, including the following approximate road dedications, subject to final civil drawings:

- an approximate tapered 3.04 m - 5.94 m dedication along the Loughheed Highway frontage;
- a 3.07 m dedication along the Erickson Drive cul-de-sac frontage; and,
- a 1.50 m dedication along the Salish Court cul-de-sac frontage.

6. **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 the proposed rental buildings will not be stratified;
- b) Section 219 Covenant ensuring surface driveways are not gated;
- c) Section 219 Covenant ensuring compliance with the approved acoustical study;
- d) Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and ground water management facilities;

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- e) 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;
- f) Section 219 Covenant requiring the property owner/representative to provide energy benchmarking data post occupancy, as well as a commitment for the property owner/representative to submit the necessary information to NRCAN.
- g) Section 219 Covenant to ensure the phased provision of Transportation Demand Management measures, and one or more Statutory Rights of Way to secure public access to the car share parking spaces on the development site;
- h) Section 219 Covenant ensuring that any building lighting features can be turned on and off by the owner, and that the owner will turn off any architectural lighting at the City's request in the event that the lighting results in any adverse neighbourhood and/or environmental impacts;
- i) Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study;
- j) Section 219 Phasing Covenant ensuring phased demolition of existing improvements and construction of the development is in compliance with the approved Phasing and Demolition Plan and Construction Management Impact Strategy (CMIS) Report;
- k) If necessary, Section 219 Covenant to ensure compliance with the Ministry of Environment and Parks conditions relating to site remediation and to restrict occupancy of the development subject to the owner obtaining a Final Determination or a Certificate of Compliance from MOE;
- l) To accommodate the potential for a future third westbound lane along Lougheed Highway, the subdivision will secure the potential for an additional 3.30 m road dedication by creating a separate parcel for road with a Statutory Right of Way, No Separate Sale, and Option to Purchase in favour of the City, with necessary provisions for the City to construct and maintain the Town Centre Standard in the future and provisions to permit the encroachment of the existing parkade structure. Any encroachments into this lot must be acceptable to the Approving Officer, General Manager Engineering and Chief Building Inspector.
- m) Statutory Rights of Way to secure public access and maintenance provisions (owner maintained) for the pedestrian and cycling paths along the west, north, and middle of the subject site;
- n) Statutory Right of Way to secure public access and maintenance provisions (owner maintained) for the internal road connecting Lougheed Highway to Erickson Drive;

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- o) Statutory Rights of Way as necessary to secure public access to select outdoor amenities abutting public pathways and roads;
- p) Statutory Rights of Way as necessary for on-site City utilities (water, storm and sanitary mains) with provisions to restrict below ground encroachments by onsite owner improvements, and
- q) Any easements, SRWs, and Section 219 Covenants as required by the City in respect of access to and the use of on-site vehicular and pedestrian/cycling access areas.

SRWs will include replacement provisions requiring delivery of volumetric plans following construction of relevant improvements.

7. **Site Disclosure**

The Site Disclosure Statement for the site has been submitted and is pending review and approval by the Ministry of Environment and Parks.

8. **Construction Management Impact Strategy Report**

The submission and approval of a Phasing and Construction Management Impact Strategy (CMIS) Report is required prior to any partial Building Permit (excavation) or full Building Permit issuance.

9. **Ministry of Transportation and Infrastructure Approval**

The confirmation of approval of the proposed development from the BC Ministry of Transportation and Infrastructure.

10. **Additional Requirements**

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