

## ATTACHMENT 3 – REZONING PREREQUISITES

### REZ #25-21 2757 Norland Avenue

The following are to be established as prerequisites to the final adoption of the Rezoning Bylaw for REZ #25-21.

#### Site Specific Rezonings

1. **Suitable Plan of Development**

The submission of a Suitable Plan of Development including all necessary details outlined in the 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) Fire Access Plan;
- c) Solid Waste and Recycling Plan;
- d) Loading Management Plan;
- e) Geotechnical and Hydrogeological Report;
- f) Storm and Ground Water Management Plan;
- g) Offsite Civil Engineering Design;
- h) Sketch plans for Statutory Rights of Way as required; and
- i) Flood Hazard Report prepared by a qualified professional prior to Third Reading, confirming that the land can be safely used for the use intended, and that the recommended Flood Construction Level (FCL) elevations and flood-resilient design measures have been fully integrated into all architectural, structural, civil, mechanical, and landscape drawings, to the satisfaction of the General Manager of Engineering, prior to issuance of any Building Permit.

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 Norland Avenue development frontage to a Major Collector standard with separated sidewalks, cycle facilities, street trees, and street lighting;
- c) Undergrounding of all overhead wiring abutting the site; and
- d) 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

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Certificate of Insurance is to be submitted to the Planning and Development Department.

4. **Subdivision** (see **Attachment #1**)

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

5. **Road Dedications / Road Closure**

Provide the necessary road dedications, to construct Norland Avenue to Major Collector standard, as per Burnaby Transportation plan.

6. **Statutory Rights-of-Way, Easements, Covenants, and Other Registrations and Agreements**

The submission for registration in the Land Title Office of the following legal instruments with security, where necessary:

- a) Section 219 Covenant guaranteeing the provision and ongoing maintenance of storm and ground water management facilities;
- b) Section 219 Covenant ensuring that the site is constructed and used in accordance with the approved geotechnical study;
- c) Section 219 Covenant to ensure that all buildings and structures are constructed at elevations respecting flood proof requirements; and
- d) Section 219 Covenant regarding Flood Protection matters to ensure that all buildings and structures are constructed at or above the required FCL and used in accordance with the approved Flood Hazard Report.

In reviewing the subject site's title, no legal instruments were identified requiring discharge as part of the subject rezoning application.

7. **Site Disclosure**

A Site Disclosure Statement has been submitted. No Schedule 2 uses were identified and no further action is required.

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

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

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9. **Additional Requirements**

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