

Attachment 8
Adoption Requirements

Adoption Requirements

The following items will need to be addressed to the satisfaction of staff prior to the adoption of the proposed Zoning Bylaw Text Amendment Application:

- Registration of a Section 219 Restrictive Covenant (No Build Covenant) which outlines that the applicant will need to meet the following requirements prior to any construction on the site. If any of the below requirements are satisfied prior to adoption of the Zoning Bylaw Text Amendment, they would not be included in the No Build Covenant.
 - Applicant addressing engineering requirements as noted under the Engineering Memo (including Transportation) dated May 27, 2022 included as Attachment 7 to this report, as well as any additional requirements noted by staff through the Development Permit review process;
 - Applicant working with staff to address the design comments raised through the design review process to date including exploration of the podium rooftop amenity space, how this and other public spaces are used and materials allocated, other NWDP design comments, and comments noted by staff through the Development Permit review process;
 - Finalization of a Transportation Demand Management (TDM) Strategy, to the satisfaction of the Director of Engineering Services;
 - Preparation of a Commercial Tenant Relocation Strategy, to the satisfaction of the City's Chief Licensing Officer;
 - Execution of a Housing Agreement or a s. 219 covenant relating to the operation and maintenance of the ten below-market rental units, drafted and approved to the satisfaction of the Director of Planning and Development; and,
 - Execution of a s. 219 agreement to be registered on title for the proposed below-market commercial space, drafted and approved to the satisfaction of the Director of Planning and Development.
- Registration of a Section 219 Restrictive Covenant (Parking Covenant) for off-street parking requirements (visitor parking).