



Attachment #14
Rezoning Adoption Requirements

Attachment 14: Zoning Bylaw Adoption Requirements

Items that will need to be addressed by the applicant prior to the adoption of Zoning Amendment Bylaw No. 8390, 2023 include, but are not limited to, the following:

- Registration of a Development Agreement, to the satisfaction of the Director of Climate Action, Planning and Development, addressing and securing the following:
 - design and construction of commemorative park on the adjacent site at 824 Agnes Street;
 - installation of public art within the commemorative park;
 - a requirement to enter into a Public Amenity Space Commitment Agreement addressing construction requirements of interior amenity space, including elevators and washroom, and subdivision and transfer of the space to the City;
 - development design and construction to meet BC Energy Step Code Step 2 with City approved Low Carbon Energy System, including energy reporting requirements;
 - parking, transportation demand management and other on-site transportation requirements;
 - completion of legal agreements that permit general public and City access to necessary portions of the site as needed;
 - confirmation of implementation of the recommendations from the noise and vibration study;
 - secured market rental housing;
 - on-site drainage;
 - off-site works and services;
 - phasing of subdivision, permits and other approvals; and
 - other items which would be necessary to be secured.
- Execution of the Housing Agreement for the Secured Market Rental Units;
- Payment of \$26,300 to fund the public art artist selection process;
- Preliminary Civil Drawing Review and initiation of work with Engineering on a Works and Services Agreement in alignment with the Engineering Servicing Memo (Attachment 12); and
- Any other requirements as determined by the Director of Climate Action, Planning and Development.