

Attachment 13
Final Adoption Requirements

Zoning Amendment Bylaw Adoption Requirements

Items that will need to be addressed by the applicant prior to adoption of the Zoning Bylaw No. 6680, 2001 Amendment Bylaw (65 First Street) No. 8503, 2025 include, but are not limited to, the following:

- Finalization, including execution, of the Housing Agreement for the 299 market rental units and 30 below-market housing units and registration of the Notice of Housing Agreement on title;
- Registration of a Section 219 Restrictive Covenant (Amenity Contribution) to secure the required in-kind and cash amenity contribution;
- Registration of a Section 219 Restrictive Covenant (Tenant Assistance Plan) to secure the Tenant Assistance Plan and proposed tenant supports, as included in Attachment 6;
- Registration of a Section 219 Restrictive Covenant (Development Agreement) and/or other agreements that secures the following requirements:
 - construction of Tower A (rental tower) in the first phase of development;
 - construction, subdivision, shared access and maintenance agreements, and transfer of the below-market housing units to a governmental or registered non-profit or charitable organization with a mission to provide affordable housing, as approved by the Director of Planning and Development;
 - right of first refusal for the City to purchase for the below-market housing units in the case the selected operator is no longer able to operate them;
 - addressing engineering requirements, primarily resolution of parkade design, as noted by the Engineering Servicing Memo (including Transportation) dated March 10, 2025 and included as Attachment 11 to this report, through the Development and Building Permit processes, and prior to any work being done on the site, including demolition, to the satisfaction of the Director of Engineering Services;
 - finalization of the Transportation Demand Management Strategy, and the construction and/or provision of all proposed measures, to the satisfaction of the Director of Engineering Services;
 - implementation of noise mitigation measures; and,
 - necessary access agreements for vehicle and pedestrian use, including the east-west access path from Hastings Street to Albert Crescent Park, as required;
- Any other required documentation as determined by the Director of Planning and Development.