

## **CONDITIONS OF ZONING APPROVAL**

Prior to the enactment of the amending zoning by-law, the owner shall sign the City's standard Residential Development Agreement and any other necessary agreement(s) in effect on the date of signing. The agreement(s) shall be signed within one year of the date of Council approval, failing which, Council's approval shall lapse. The Residential Development Agreement shall include the following:

- 1) The Owner shall complete the following to the satisfaction of the Director of Planning and Building:
  - a. Agree to generally comply with the preliminary concept site plan prepared by Adi Development Group (dated September 2, 2016; revision no. 4) and date stamped as received September 21, 2016;
- 2) The Owner shall complete the following to the satisfaction of the Burlington Director of Transportation Services:
  - a. Submit for approval Transportation Demand Management Plan, with measures to reduce vehicular demand and encourage the use of public transit, cycling and walking, that addresses the following:
    - i. The Owner shall enter into a minimum two year agreement with Community CarShare for the provision of car share services (two (2) cars);
    - ii. The Owner shall provide two (2) dedicated parking spaces for car sharing services with signage and pavement marking delineation specific to the car share use;
    - iii. The Owner agrees to unbundle resident parking to separate the cost of each parking space from the cost of each residential unit for the proposed apartment and stacked townhouse residential units on-site;
    - iv. The Owner agrees to provide space for secure indoor bicycle storage in the proposed apartment building and stacked townhouse underground parking facilities;
    - v. The Owner agrees to identify outdoor bicycle parking spaces on-site at the site plan stage; and
    - vi. The Owner agrees to provide connected pedestrian facilities, inclusive of sidewalks on both side of all residential streets, as shown on the preliminary concept site plan prepared by Adi

Development Group (dated September 2, 2016; revision no. 4) and date stamped as received September 21, 2016.

- 3) The Owner shall complete the following to the satisfaction of the Executive Director of Capital Works:
  - a. Agree to submit for approval an updated Phase One Environmental Site Assessment at the site plan stage;
  - b. Agree to submit for approval a copy of the Geotechnical Investigation for Proposed Residential Development 4853 Thomas Alton Boulevard by Landtek Limited Consulting Engineers and dated March 2015 at the site plan stage;
  - c. Agree to submit for approval a site grading and servicing plans, stamped and certified by a Professional Engineer or Ontario Land Surveyor at the site plan stage;
  - d. Agree that storm servicing connections will only be permitted at the existing stub location on Thomas Alton Boulevard;
  - e. Agree that road restoration is to be completed, the extent of which will be determined at the site plan stage;
  - f. Agree to provide storm water quantity and quality control; and
  - g. Agree to submit for approval an updated Environmental Noise Assessment at the site plan stage.
- 4) The Owner shall complete the following to the satisfaction of the Burlington Director of Finance:
  - a. Property taxes must be paid in full, including all future installments levied.
- 5) The Owner shall complete the following to the satisfaction of the Halton District School Board:
  - a. The Owner agrees to place the following notification in all offers of purchase and sale for all lots / units and in the City's subdivision / condominium agreement, to be registered on title:
    - i. Prospective purchasers are advised that pupils may be accommodated in temporary facilities and / or be directed to schools outside of the area.

- ii. Prospective purchases are advised that school buses will not enter cul-de-sacs and pick up points will be generally located on through streets convenient to the Halton Student Transportation Services. Additional pick up points will not be located within the subdivision until major construction activity has been completed.

6)

- a. The Developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the Halton District School Board. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.
- b. The Owner agrees to place the following notification The Owner agrees to supply, erect and maintain signs at all major entrances into the new development advising prospective tenants that pupils may be directed to schools outside of the area. The Owner will make these signs to the specifications of the Halton District School Board and erect them prior to the issuance of building permits.

7) The Owner shall complete the following to the satisfaction of the Halton Catholic District School Board:

- a. The Owner agrees to place the following notification in all offers of purchase and sale for all lots / units and in the City's subdivision / condominium agreement, to be registered on title:
  - i. Prospective purchase are advised Catholic school accommodation may not be available for students residing in this area, and that you are notified that students may be accommodated in temporary facilities and / or bused to existing facilities outside the area.
  - ii. Prospective purchases are advised that the HCDSB will designate pick up points for the children to meet the bus on roads presently in existence or other pick up areas convenient to the Board, and that you area notified that school buses will not enter cul-de-sacs.
- b. The Owner agrees to supply, erect and maintain signs at all major entrances into the new development advising prospective purchasers that if a permanent school is not available alternative accommodation and / or busing will be provided. The Owner will make these signs to the

specifications of the HCDSB and erect them prior to the issuance of building permits.

- c. The Developer agrees that, should the development be phased, a copy of the phasing plan must be submitted prior to final approval to the HCDSB. The phasing plan will indicate the sequence of development, the land area, the number of lots and blocks and units for each phase.

Notes:

- 1) The Owner, its successors and assigns, is hereby notified that City development charges may be payable in accordance with By-law No. 49-2009, as may be amended, upon issuance of a building permit at the rate in effect on the date issued.
- 2) Educational Development Charges are payable in accordance with the applicable Education Development Charge By-law and are required at the issuance of a building permit. Any building permits that are additional to the maximum unit yield that is specified by the Subdivision / Condominium Agreement are subject to Education Development Charges prior to the issuance of a building permit, at the rate in effect at the date of issuance.