

APPENDIX D -

CONDITIONS TO BE INCLUDED IN RESIDENTIAL DEVELOPMENT AGREEMENT

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 context plan prepared by Kirkor Architects & Planners, and date stamped as received August 8, 2017;
- b) Agree to generally comply with the pedestrian linkages, amenity area upgrades, tree preservation and landscape enhancements as shown on the Vegetation Management Plan and the Landscape Plan, both prepared by Adesso Design Inc., and date stamped as received May 19, 2017;
- c) Agree to install the 3-sided trellis, as required, along the western property boundary adjacent to the commercial (MXE) property;
- d) Agree to install a green roof on the main-level entrance to the underground parking;
- e) Agree to provide an enhanced entryway feature along the Cooke Boulevard frontage in effort to increase the visual appeal of the building from a pedestrian level;

2) The owner shall complete the following to the satisfaction of the Burlington Director of Transportation Services:

- a) The owner shall provide two car-share parking spaces with pavement marking delineation specific to the car-share use;
- b) The owner shall enter into a minimum two-year agreement with a community car share provider and finance the placement of two car-share vehicles;
- c) The owner agrees to provide space for secure indoor bicycle storage.