

APPENDIX D

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 City Building:
 - a) Agree to provide, at the Site Plan stage, details about enhanced landscaping within the curbed area abutting the adjacent RM1 zone to the east.
 - b) Agree to provide, at the Site Plan stage, detailed landscaping plans for the 2 metre setback abutting Prospect Street, which visually screens the front yard parking area.
 - c) Agree to provide a walkway on the north and east side of the existing apartment building, with pedestrian connection to the municipal sidewalk on Prospect Street in addition to the walkway contemplated on the east side of the building.
 - d) Agree that the two (2) new townhouse buildings to be developed at the rear of the property shall be provided as rental housing units.
 - e) Agree to provide accessibility and indoor amenity area improvements to the existing apartment building at 2095 Prospect Street as part of the redevelopment process.

- 2) The owner shall complete the following to the satisfaction of the Director of Transportation Services:
 - a) Submit for approval a Transportation Demand Management (TDM) Plan at the Site Plan stage with measures to reduce vehicular demand and encourage the use of public transit, cycling and walking, that addresses the following:
 - i) The owner will provide TDM packages to all tenants which include transit schedules and maps, and a PRESTO card.
 - ii) The owner will provide subsidized transit passes for all occupants for a three-year period
 - iii) The owner will provide cycling maps to tenants of all existing and new units
 - iv) The owner will provide secure bike parking (bike racks/bike lockers) that will be located conveniently on site as well as air pumps and bike maintenance tools.

- 3) The owner shall complete the following to the satisfaction of Burlington Hydro Inc.:
 - a) Agree to meet with Burlington Hydro Inc. to discuss servicing of the stacked townhouses and the location of the transformer pad prior to submitting a site plan application.

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 Development 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.