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To: Community Planning, Regulation, and Mobility Committee

From: Brynn Nheiley, Manager of Development Planning

Cc: Jamie Tellier, Director of Community Planning

Date: April 7, 2020

Re: Changes to Residential Development Agreement Conditions for 2087-2103 Prospect Street (505-09/17 & 520-19/17)

BACKGROUND

On October 28, 2019, City Council moved to approve in principle the zoning regulations provided in Appendix C of report PB-29-19, to rezone the lands at 2087-2103 Prospect Street from "RM2" and "RH4" to "RH4-500", subject to Residential Development Agreement conditions provided Appendix D of that report and the provision of community benefits. The conditions included requirements for the owner to provide walkways, accessibility and indoor amenity area improvements, and pre-loaded PRESTO cards and subsidized transit passes to all tenants. The owner was required to sign the City's standard Residential Development Agreement (RDA) with the conditions of approval included.

Following Council's decision to approve the application in principle, the applicant requested changes to the conditions, as well as the City's standard RDA conditions. The proposed changes to the conditions, and rationale, are summarized below:

1. Remove standard RDA conditions related to security deposits and timing for when the deposit is to be returned, since these requirements will be provided for in the future site plan agreement;
2. Specify that the accessibility improvements to be made to the existing building is in the form of accessible paths of travel to the existing apartment building entrances and elevators;
3. Specify the dollar amount (\$300.00) to be loaded on the PRESTO cards and specify that the cards are to be offered to all tenants and provided to units that request one, one time only;
4. Delete condition to provide subsidized Burlington Transit passes, since the PRESTO card can be used on the Burlington Transit system.

ANALYSIS & DISCUSSION

The proposed changes were reviewed by Planning, Transportation and Site Engineering staff. Staff are of the opinion that the proposed changes are reasonable and consistent with the intent of the original conditions approved by Council.