

## **APPENDIX F**

### **DRAFT 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 Director of Community Planning:
  - a. Agree to provide revised building elevations implementing lighter materials on the upper building as required in the Design Guidelines for Mixed-Use and Residential Mid-Rise Buildings (2019).
2. The Owner shall complete the following to the satisfaction of the Director of Engineering Services:
  - a. Agree to provide a revised Conceptual Landscape Plan providing increased vegetation along the western perimeter of the outdoor amenity area in the form of planter boxes with evergreen plantings in order to minimize the appearance of a solid wall.

#### Notes:

- 1) The Owner, its successors and assigns, is hereby notified that City development charges may be payable in accordance with By-law No. 29-2019, as may be amended, upon issuance of a building permit at the rate in effect on the date issued.