

## **SCHEDULE H**

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### **CONDITIONS OF SUBSEQUENT APPROVALS**

As a result of analysis completed in Staff Report CS-22-119 respecting the recommended approval of Zoning By-law Amendment No. 38, the following have been identified as tentative conditions that will likely be applicable to subsequent Planning Act approvals (e.g., Site Plan Approval, Land Division, Rezoning to Remove the Holding Provision) required for the proposed development. The purpose of this schedule is to notify the applicant and City Council of the pending requirements. The anticipated conditions include but are not limited to:

1. A Servicing Feasibility Study is required.
2. The wastewater collection in this area of the City is serviced by a Sewage Pumping Station (SPS), which discharges to the existing wastewater sewer located on East Bayshore Road. The recent upgrade to the SPS may require further improvements, at the expense of the Developer to accommodate this development.
3. Improvements to the watermain existing on East Bayshore Road (MPZ), 9th Avenue East (IPZ) and 32nd Street East (MPZ & IPZ) will be required at the expense of the Developer to ensure a stable water supply for the development.
4. A Stormwater Management Report is required. The site design is proposed to maintain a significant amount of landscaped open space and will be required to manage stormwater, in terms of quality (temperature mitigation), substantially on site. Quantity control will not be required due to proximity to the outlet to Georgian Bay.
5. A Land Use Compatibility Study together with a Noise Study is required.
6. An Urban Design Brief which shall include an Architectural Brief, building elevations and site cross section renderings is required.
7. A Shadow Study and Wind Assessment will be required.
8. A Landscape & Tree Planting Plan will be required.
9. A Site Plan will be required.
10. A Master Easements and Right-of-Way Plan will be required.

11. The cost of the sidewalk construction from the existing terminus of the East Bayshore Road sidewalk at 3rd Ave E to the southwest corner of the subject lands (at the Kenny Drain) will be recovered from the developer through Capital Contribution through subsequent Planning Act processes.
12. The East Bayshore Road sidewalk from the Kenny Drain to 32nd St E will be constructed by and at the expense of the developer through the Site Plan Approval process.
13. Additional improvement to East Bayshore Road by the developer to ensure optimal traffic and pedestrian movement may be required through the Site Plan and Consent process as warranted and as outlined in the Transportation Impact and Parking Study. At this time, these improvements include, but are not limited to construction of northbound right-turn lanes at East Bayshore Road at the site driveway.
14. Improvement of 32nd St E and 9th Ave E to urban cross-sections will be required to be completed by the developer as part of the Site Plan Approval process.
15. Sec. 51 of the Planning Act allows the conveyance of parkland or cash-in-lieu in the amount of five (5) percent of the value of land on the day before the approval of the land division. The developer will be required to complete this requirement through the Land Division process.
16. That the developer convey the privately-owned ~6 m wide water access to the City to provide contiguous ownership of the waterfront for public enjoyment.
17. In accordance with Sec. 7.4.6.2 of the Official Plan, the proposal includes two detached amenity buildings (each sized 790 m<sup>2</sup>) and additional amenities, such as dog runs, community gardens, landscaped open space, pickle ball courts, passive seating and lookout areas, fire pits, and trail connections. It is understood that these amenities are inherent components of the site design and should be included on the approved Site Plan.
18. That the developer consider the recommendations from the Paradigm Parking Study to reduce the number of surplus parking spaces and implement enhanced transportation demand management measures on site.
19. County Transportation Services indicates a number of approvals that will be required prior to development of the lands including but not limited to:
  - a. That a site entrance permit be obtained;

- b. That an exemption for the proposed East Bayshore Road site entrance be obtained;
- c. That an exemption from the required setbacks for structures from the existing centreline of the road be obtained, if warranted; and
- d. That a road widening (17 foot or 5.18m road), a daylight triangle at 32nd Street East, and a one-foot reserve along East Bayshore Road will all be required to be transferred to the County.