

Revised Rezoning Considerations Concurrence RZ 06-355420

Prior to final adoption of Zoning Amendment Bylaw 8229, the developer is required to complete the following:

1. Registration of an Aircraft Noise Sensitive Use Covenant on title .
2. Registration of a Flood Indemnity Covenant on title .
3. Registration of legal agreements to the satisfaction of the Director of Transportation for the proposed off-site parking located at the existing Aberdeen Mall at 4151 Hazelbridge Way for users of the mall expansion and the proposed hotel.
4. Registration of legal agreements to the satisfaction of the Director of Transportation to limit the use of the proposed parkade on the subject site (4000 No. 3 Road) to non-transient use only and to include signage for the parkade to clearly indicate that the parkade is for employees and valet hotel parking only, and that all visitors to the mall and hotel are redirected to the existing Aberdeen Mall parkade.
5. Registration of legal agreements to the satisfaction of the Director of Transportation for the cross-access between the parkades of the two buildings on Level 4 (roof deck level).
6. The developer is required to enter into a Servicing Agreement*, in addition to the Servicing Agreement for frontage work along No. 3 Road and Cambie Road, to the satisfaction of the Director of Engineering, for the relocation of sanitary sewer serving 4151 Hazelbridge Way. (Note: The existing sanitary sewer system which services the condos, runs east/west through this development site under the proposed development, at approximately 63 or 64m south of Cambie Road. It will need to be relocated PRIOR to the commencement of any preload. This process is addressed under its own separate Servicing Agreement because the construction of these works will precede the balance of the off site requirements, by a significantly time frame).
7. Registration of legal agreements to provide the required rights-of-way for utility services, if required, as determined by City Engineering Department and the Director of Engineering.
8. Registration of legal agreements to the satisfaction of the Director of Development and the Director of Engineering to design, construct and secure Public-Rights-of-Passage along No. 3 Road frontage (public plaza) and assumption of liabilities.
9. Registration of legal agreements on title, , for cross-access from the new addition at the subject site (4000 No. 3 Road) to the existing Aberdeen Mall at 4151 Hazelbridge Way and the Residence at 8060 Cambie Road to allow free pedestrian movement to and from the exiting mall through the designated corridor on Level 2.
10. Registration of legal agreements on title of 4151 Hazelbridge Way to allow encroachment of a portion of the proposed building on the subject site (4000 No. 3 Road) to encroach onto 4151 Hazelbridge Way.
11. The City's acceptance of the developer's offer to provide a voluntary payment to the City identified Water, Storm and Sanitary Sewer upgrades, totalling \$515,442.07. *(If the Building Permit is issued after the new Development Cost Charges (DCCs) come into place in July, 2007, then the developer will pay the new DCCs instead of this voluntary contribution.)*
12. The submission and processing of a Development Permit* to a level where the application can be referred to the Development Permit Panel for consideration by the Director of Development that addresses the following Development Permit requirements.

Preliminary Development Permit Requirements**:

Clarification of the following provisions:

- Provision for future transformer location for CLCo;
 - Provision for parking stalls for CLCo's maintenance vehicles;
 - Integrated glazing on the Aberdeen Station façade; and
 - The status of sky bridge link from the north bound Canada Line platform to 4020 and 4060 No. 3 Road and the location of remote YVR airport check-in. If the sky bridge is permitted by CLCo/InTransit BC, then the developer is to provide evidence of legal agreements securing public access thereto.
 - On-site bicycle parking and facilities in accordance with the Richmond Official Community Plan (OCP) Development Permit guidelines.
1. Design development to address Advisory Design Panel comments outlined in the February 21, 2007 minutes.
 2. Applicant is to address comments from February 21, 2007 Advisory Design Panel comments (**Attachment 5**) as part of Development Permit submission. Additional urban design comments will be provided as part of the Development Permit application review.
 3. Provide grade elevation information related to geodetic datum as provided by a land surveyor on the site plan and the elevation drawings.
 4. Clarify CPTED measures by addition notations and details where appropriate.
 5. Clarify universal accessibility measures.
 6. Clarify metric setback dimensions comply with requirements outlined in Comprehensive Development District (CD/183).
 7. Consider provision of continuous pedestrian weather protection between Aberdeen Station and the proposed mall entrance on No. 3 Road.
 8. Design development to strengthen the streetscape interface on Cambie Road to incorporate treed boulevard, sidewalk and lay by into cross-sectional drawings.
 9. Provide detail design concept and provide proof of commitment to construct the Aberdeen Station transit plaza. Design and cost details to be addressed as part of the Servicing Agreement.
 10. Provide detailed landscape design and roof treatments including planting schemes, quantity, species, common names and sizes of plant material, as well as details of any landscape structures such as trellis, arbours, fences and gates. A minimum of two (2) replacement trees of 7 cm calliper (minimum) will be required along Cambie Road to replace the tree to be removed to accommodate the "kiss-and-ride" lay by.
 11. Developer to work with City's Public Art Planner on the voluntary Public Art contribution on this site.
 12. Additional issues/requirements as determined by the Director of Development as a result of the Development Permit process.

Prior to the issuance of a Building Permit:

1. The developer to enter into a Servicing Agreement* (separate from the sanitary sewer relocation) for the design and construction of off-site work including, but not limited to:
 - frontage work from behind the curb to the building façade including the plaza along the No. 3 Road, to the satisfaction of the Director of Development, Director of Engineering and Director of Transportation; and
 - the frontage improvement along Cambie Road including a narrow urban median, to restrict left turn from Cambie Road to and from the proposed parkade driveway, designed to the satisfaction of the Director of Transportation.
2. Submission of a construction parking and traffic management plan to the satisfaction of the Transportation Department to include: location for parking for services, deliveries and workers and loading, application for request for any lane closures (including dates, times and duration), and proper construction traffic controls as per Traffic Control Manual for Works on Roadways (by Ministry of Transportation) and MMCD Traffic Regulations Section 01570. See <http://www.richmond.ca/services/ttp/special.htm> for details.
3. Any other Building Permit requirements as determined by the Director of Building Approvals.

Transportation Demand Management (TDM) Measure after Occupancy of the shopping mall:

- the developer will provide up to \$100,000 for the purchase of 2-zone faresavers tickets for use by both employees and customers.

General Notes:

1. * This requires a separate application.
2. Notwithstanding the foregoing, legal agreements must be secured to the satisfaction of the City Solicitor and, where deemed necessary by the City Solicitor, must be fully registered in the Land Title Office prior to issuance of the rezoning or applicable permit.

[Signed Original on file] _____
Signed

_____ Date