

Project Address: 333 – 385 Moffett Park Dr (APN:110-34-005)

File #: PLNG-2025-0137 (DA & MPSMP) & PLNG-2025-0072 (MPSDP)

DATE: 12/9/2025

Note: The following changes to the Recommended Conditions of Approval are intended to help with implementation of the community benefits/POPAs that were agreed upon in the Development Agreement.

(NEW COA)

BP-40. PRIVATELY OWNED PUBLICLY ACCESSIBLE EASEMENTS

Developer shall provide Privately Owned Publicly Accessible (POPA) areas as described in Article 2 Benefits to the City and Landowners of the Development Agreement. The POPAs include: an approximately 12,119 square feet Moffett Park Drive POPA, an approximately 964 square feet Bike Repair Station POPA, and a Connector Shuttle drop off area along Moffett Park Drive. Developer shall dedicate the POPAs as public access easements, with different access rights, the areas generally shown in Exhibits B-1 and B-2 of the Development Agreement and detailed in the project plans. City will accept the dedication upon completion and acceptance of subject on-site improvements with recordation of Easement Deed(s) prior to building occupancy, unless otherwise approved by the Director of Community Development and Director of Public Works. [COA] [PLANNING, PUBLIC WORKS, PUBLIC SAFETY]

(EXISTING COA with track-changes)

EP-5. EASEMENT DEEDS:

This project requires a public access easement for the new shared use path along Moffett Park Drive, ~~and~~ public access easement for the laneway, and Privately Owned Publicly Accessible (POPA) areas. Sheet C3.0 of Preliminary Site Plan dated 07/28/25 is subject to change during plan check process. Developer shall provide additional public access easements as needed to encompass the entire shared use path. All easements shall be kept open and free from buildings and structures of any kind except those appurtenances associated with the defined easements. Developer shall execute the easement deeds prior to issuance of Certificate of Occupancy. [COA] [PUBLIC WORKS, PLANNING, BUILDING]