

**ATTACHMENT 2**  
**CONDITIONS OF SITE PLAN APPROVAL**  
**SITE DEVELOPMENT FILE DA.15.071**  
**2225703 ONTARIO LIMITED ('THE OWNER')**

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
  - a) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan and Arborist Report;
  - b) The Owner shall enter into a Tree Protection Agreement to the satisfaction of the Development Planning Department;
  - c) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management report, site plan drawings, final noise feasibility study, and Traffic Impact Study;
  - d) The Owner shall pay the applicable Development Engineering Site Plan Complex review fee and building water charge pursuant to the Fees and Charges By-law paid to the satisfaction of the Development Engineering Department;
  - e) The Owner shall enter into a Development/Service Agreement through Development Engineering Department for the installation of any proposed service connections (i.e. the proposed storm sewer extension traversing the park block, west of the subject lands) and agree to pay for design and construction of any improvements to the municipal infrastructure regarding the site servicing assessment, should it be determined that upgrades are required to the infrastructure to support this development. The Agreement shall be registered to the lands to which it applies to and to the satisfaction of the City. The Owner shall agree in the agreement, among other things, to:
    - design and construct any required improvements to the municipal infrastructure to support this development, and any required municipal services upgrades (watermains, sanitary & storm sewers)

- pay applicable agreement fees and others pursuant to the City Fees and Charges By-law as amended and post necessary letter of credits
  - d) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system;
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) "The Owner shall provide the City a one-time financial contribution in the amount of \$26,180 to the satisfaction of the Development Planning Department. This represents the Owner's proportionate share of the required sanitary sewer system improvements on Keele Street. The calculation is based on sanitary sewer system upgrades identified in the City's Focus Area Core Servicing Strategy."
  - b) "The Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has incorporated air quality impact mitigation measures such as inoperable windows; air conditioning; and locating of air intakes well above grade with good quality filters as recommended in IBI Group's report entitled "Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario" dated May 7, 2021."
  - c) "The Owner shall agree to implement the recommendations of the final detailed noise impact assessment report into the design and construction of the buildings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City."
  - d) "Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."

- e) “The Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has incorporated air quality impact mitigation measures such as inoperable windows; air conditioning; and locating of air intakes well above grade with good quality filters as recommended in IBI Group’s report entitled “Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario” dated May 7, 2021.”
- f) “A requirement that a warning clause for future purchase and sale agreements informing prospective residents about potential for occasional odour impact or nuisances.”
- g) “Prior to applying for an occupancy permit, the Owner shall submit a Certification Letter prepared and signed by a qualified air quality consultant confirming that the proposed development has built the air quality impact mitigation measures such as inoperable windows; air conditioning; and location of air intakes well above grade with good quality filters as recommended in IBI Group’s report entitled “Land Use Compatibility – Air Quality Assessment Report, 10316 Keele Street, Vaughan, Ontario” dated May 7, 2021.”
- h) The Owner shall agree in the Site Plan Agreement to include the necessary warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
- “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environmental noise guidelines NPC-300.”
  - “Homeowners are advised that removal of both recycling, general waste, leaf and yard waste, bulky waste items, metal/appliance collection and any future organics collection will be by way of a private service provided by and paid for by the future Condominium Corporation. The Condominium is not designed for public waste removal.”
- i) “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been

included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.”

- j) “The Owner agrees that the Subject Lands will be serviced by a private waste collection service and acknowledges that the Development will not be eligible for municipal waste pick up in future.”
- k) The following warning clauses are to be included within all Offers of Agreement of Purchase and Sale or Lease for all lots/units abutting and adjacent to the municipal park:
- “Purchasers and/or tenants are advised that there is an adjacent municipal park (McNaughton Park) and that lighting and noise should be expected from the use of the park for recreation purposes.”
  - “Purchasers and/or tenants are advised that the adjacent municipal park (McNaughton Park) is currently serviced with an active soccer facility. As a result, the potential for errand balls should be expected, regardless of safety measures implemented (fencing and exiting setbacks).”
  - "Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the park, are prohibited.”
  - "Purchasers and/or tenants are advised that the lot abuts a neighborhood park and the park may be subject to future redevelopment resulting in additional/revised and/or renewed recreational opportunities that may result in increase in usage, lighting and/or noise."
- l) “The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the Subject Lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.”
- m) “i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of

Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.

- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.”