

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.19.081 (300 Atkinson Inc.) Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) Site Development Files DA.19.081 and DA.19.083 (300 Atkinson Inc.) shall be consolidated into one site plan agreement be registered on title;
 - b) The building elevations of the end unit of Block 16 (fronting onto Atkinson Avenue) shall be updated to provide additional variety and the building materials throughout the project to the satisfaction of the Development Planning Department;
 - c) The Development Planning Department shall approve the final site plan, elevations, landscape plan and cost estimate, tree inventory and removal plan, and lighting plan;
 - d) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from gisplanning@vaughan.ca confirming the final submission has been approved will be provided;
 - e) The Development Engineering Department shall approve the final grading and servicing plan, erosion and sedimentation control plan, functional servicing report, traffic impact study, transportation demand management plans and construction management plans;
 - f) The Owner shall satisfy the requirements of York Region;
 - g) The Owner shall obtain all necessary approvals from the Toronto and Region Conservation Authority (TRCA);
 - h) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada, and Canada Post.

- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:

Conditions

- a) “The Owner must supply, install and maintain a centralized mailbox facility to Canada Post’s specifications in accordance with the Canada Post Delivery Standards Manual. The Owner shall contact Canada Post in advance of the construction start date, to discuss a suitable mailbox/mailroom location.”
- b) “The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.”
- c) “The Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 5% of the Subject Lands, prior to issuance of a Building Permit.”

Warning Clauses

- “The Owner shall submit a Part Lot Control Application in order to create freehold residential lots.”
- “Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- “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, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”
- The following warning clause shall be included in all Offers of Purchase and Sale or Lease for the most eastern unit of Blocks 16: “Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., as well as central air conditioning which will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks and in compliance with the City’s noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of City of Vaughan By-Law 1-88.”

- The following warning clause shall be included in all Offers of Purchase of Sale or Lease for all other units in Block 16: “Purchasers and/or tenants are advised that, despite the inclusion of noise control features in this development area and within the dwelling unit, the noise levels from increasing traffic may continue to be of concern, occasionally interfering with some activities of the occupants. This dwelling has, therefore, been equipped with forced air heating and ducting etc., sized to accommodate central air conditioning. Installation of central air conditioning will allow windows to be kept closed, thereby achieving indoor sound levels within the limits recommended by the Ministry of Environment, Conservation and Parks and in compliance with the City’s noise requirements. The location of the air conditioning unit on the lot shall be in compliance with the provisions of City of Vaughan By-Law 1-88.”
- “The Owner/Developer agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated community mailbox, and to include the exact locations (list of lot #s) of each of these community mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.”