

Attachment 2 – Conditions of Site Plan Approval – DA.18.015

Site Development File DA.18.015 (Primont (Islington) Inc.)

Conditions of Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a. 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;
 - b. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, and building elevations;
 - c. The Owner shall satisfy all Development Engineering comments provided in the comment memo dated October 5, 2020, to the satisfaction of the Development Engineering Department, as well as additional information and documents requested for review in subsequent submissions;
 - d. The Owner shall convey all required easements to the City for any future municipal services;
 - e. The Development Engineering Department shall approve the final site servicing and grading plans, erosion control plan, functional servicing report, site illumination plan, hydrogeological assessment, and traffic impact study;
 - f. The Owner shall pay all applicable fees pursuant to the current Fees and Charges By-law, including water consumption during building construction;
 - g. The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division;
 - h. The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law, as amended;
 - i. The Owner shall satisfy all comments within the York Region comment memo dated August 11, 2020 to the satisfaction of York Region, and obtain final York Region approval;

- j. The Owner shall obtain final TRCA approval; and
 - k. The Owner shall satisfy all conditions of the Holding Symbol “(H)” for the Subject Lands and shall submit a Zoning By-law Amendment Application to remove the Holding Symbol “(H)” that must be approval by Council.
2. THAT the Site Plan Agreement include, but not be limited to, the following conditions and clauses:
- a. “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event:
 - i. archaeological resources are found on the property during grading or construction activities the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
 - b. “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act. 2007*, *S.O.2007*. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the *Act*,”
 - c. “The Owner shall convey land at a rate of 1 ha per 300 units and/or pay to the City by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City’s cash-in-lieu Policy”;
 - d. “The Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of

York, York Region District School Board and York Catholic District School Board;

- e. “The Owner shall satisfy the following requirements of Canada Post:
 - i. The Owner shall consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans;
 - ii. The Owner shall confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads;
 - iii. The Owner shall install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post’s concrete pad specification drawings;
 - iv. The Owner shall agree to prepare and maintain an area of compacted gravel to Canada Post’s specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy; and
 - v. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.”
- f. “The following warning clauses shall be included in all Offers of Purchase and Sale or Lease for all dwelling units:
 - i. Purchasers/tenants are advised despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic and rail traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks;

- ii. Purchasers/tenants are advised that this dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks; and
- iii. Purchasers/tenants are advised of the existence of the right-of-way of the Canadian Pacific Railway. In the future, it is possible that such rail facilities and operations be altered or expanded, which expansion or alteration may affect the living environment of residents despite the inclusion of noise and vibration attenuating measures in the design of the Development and individual units and that the Canadian Pacific Railway will not be responsible for complaints or claims arising from its use of its facilities and/or arising from its operations.”