

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.20.022 (Phase 1)

Conditions of Approval:

1. THAT prior to the execution of the Site Plan Agreement:

- a. The Development Planning Department shall approve the final site plan, landscape plan and details, landscape cost estimate, arborist report, tree preservation plan, wind study, building elevations, and sustainability metrics
- b. The Owner shall submit a Stage 1 & 2 Archaeological Assessment to the satisfaction of the Urban Design and Cultural Heritage Division of the Development Planning Department
- c. The Owner shall enter into a Tree Protection Agreement with the Development Planning Department, to identify the standards and procedures required by the City to protect public and private trees through the development review processes as indicated in the City's Tree Protection Protocol
- d. the final building elevations shall include notes pertaining to the installation of bird friendly treatment to the satisfaction of the Development Planning Department
- e. the Owner shall successfully obtain approval of a Consent Application from the Committee of Adjustment for:
 - i. severing the Subject Lands into two parcels, being Phase 1 and Phase 2
 - ii. securing the required access easement over Private Road B located on the abutting property to the east of the Phase 1 lands for the shared driveway access, as identified in this report, from the Vaughan Committee of Adjustment ("Committee"), and the Committee's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee

The approval from the Committee of Adjustment shall be final and binding, with confirmation of all conditions being satisfied.

- f. The Owner shall address all outstanding comments and update all relevant reports/drawings as required by the Development Engineering Department. The Development Engineering Department shall approve the final site

servicing and grading plans, erosion control plan, functional servicing and storm water management reports, site illumination plan, utility coordination plan, site plan drawings, detailed hydrogeological assessment report, geotechnical report, final detailed noise report, and applicable transportation reports/studies. The Owner shall provide a final Functional Servicing and Storm Water Management Report, to the satisfaction of the Development Engineering Department. The final report shall be consistent with the final Detailed Hydrogeologic Assessment Report.

- g. The Owner shall submit a final Detailed Hydrogeologic Assessment Report to the satisfaction of the Development Engineering Department. The final report and assumptions shall be consistent with the final architectural drawings.
- h. The Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction, to the satisfaction of the Development Engineering Department.
- i. The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of municipal potable water for construction purpose. The Owner shall be responsible for all costs incurred by the City in connection with municipal potable water used for testing and flushing any new water distribution system.
- j. The Owner shall enter into a servicing agreement for the installation of any proposed service connections within the City's right-of-way to the satisfaction of the Development Engineering Department.
- k. The Owner shall apply for:
 - i. Any temporary and permanent dewatering system that is required for the development and enter into an agreement and/or permit to discharge groundwater as required by the City
 - ii. An excavation and shoring permit that is required for the development and enter into an agreement and/or permit with the City and the surrounded landowners, including an encroachment agreement/permit and payment of the associated fees.
- l. The Owner shall obtain necessary agreements and easements to be registered on title for construction, usage, access, inspection, maintenance, operation, repair and replacement of the private utilities, water services, sanitary and storm sewers cross other private properties.
- m. The Owner shall provide proof of having temporary access easement rights on the existing private road (future extension of Farooq Boulevard) to the

satisfaction of the City. Such easement rights shall be automatically dissolved once the future extension of Farooq Boulevard is fully conveyed to the City as a public road. Any required cost-sharing provisions between the landowners shall be the responsibility of the Owner.

- n. The Owner shall provide a public access easement on Private Road B prior to the execution of the site plan agreement to the satisfaction of the City.
- o. The Owner shall provide the functional design of Private Road B and Farooq Boulevard extension intersection for both interim and ultimate conditions. This shall include, lane configurations, showing the future public road north of this intersection and how the centre lines of north and south legs will be aligned, pavement markings and signages, and traffic control type (i.e. check the appropriateness of AWSC), potential crosswalks and etc. all to the satisfaction of the City.
- p. The Owner shall enter into a cost-sharing and/or mutual agreement with the current owner of the east-west private road (future extension of Farooq Boulevard) to construct the access point of Private Road B onto the extension of Farooq Boulevard under both interim and ultimate conditions prior to the execution of the site plan agreement and to the satisfaction of the City. The Owner shall enter into a cost-sharing and/or mutual agreement with the owner(s) of the lands east of Private Road B (north of the existing Gas station and south of Farooq Blvd extension) to construct and maintain a sidewalk and/or bike lane on the east side of Private Road B prior to the execution of the site plan agreement to the satisfaction of the City.
- q. A final detailed noise report shall be submitted to the satisfaction of the City. The Report shall:
 - i. Conclude the final recommendations of noise abatement measures to be implemented on the Petro-Canada Lands
 - ii. Confirm assumptions and recommendations of the report are consistent with the final architectural drawings
 - iii. Outline any noise mitigation measures as required, as well as warning statements on all agreements of purchase and sale or lease of individual units and condominium declaration, if applicable.
- r. Prior to undertaking any work within Weston Road or Major Mackenzie Drive (e.g. grading, servicing, landscaping etc.), and/or encroaching within the Regional right-of-way of with crane swing, hoarding, tie-backs, excavation etc. the Owner must be in receipt of a Site Plan Approval and a Road Occupancy Permit from York Region. To obtain final Site Plan Approval the Owner is required to meet all requirements from York Region in accordance with their

letter dated April 19, 2022 and also enter into a Site Plan Agreement with York Region.

- s. The Owner shall agree to provide a vehicular interconnection/s from the Subject Lands to the adjacent property at 10069 Weston Road property – and the Owner shall revise the Site Plan drawings and TIS report to reflect the proposed location and conceptual design of the interconnection/s, to the satisfaction of York Region.

2. THAT the Site Plan Agreement include the following conditions/clauses:

- a. The Owner shall pay to the City, a woodlot development charge at the rate of \$600.00 per residential mid-rise apartment dwelling unit in accordance with the City's Woodlot Acquisition Front-end Agreement.
- b. The Owner shall pay to Vaughan by way of a certified cheque(s), cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units or at a fixed unit rate, prior to the issuance of a building permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy.
- c. The Owner shall pay any applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Boards, prior to the issuance of a building permit.
- d. The Owner shall satisfy all requirements from Canada Post
- e. The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Gas Distribution Inc. and Bell Canada
- f. The Owner shall agree to implement the recommendations of the approved final detailed noise report into the design and construction of the buildings on the 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.
- g. In conformity to the final approved Detailed Noise Report, the Owner shall commit to undertake the final recommendations of mitigative measures for the abatement of stationary noise sources on the current Petro-Canada lands, located east of the Subject Lands, including obtaining any necessary access agreement from the Owner, Tenant(s) and Operator of the existing Petro-Canada facility on adjacent property.

- h. The Owner shall agree to include the necessary warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations.
- i. Prior to occupancy of each unit, the Owner shall provide a certification issued by the Noise Engineer that the required noise abatement measures as outlined in the approved final detailed noise report have been implemented on the Petro-Canada lands.
- j. 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 approved final detailed noise report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features shall be certified by a Professional Engineer at the City's request. The certification shall be submitted to the City's Chief Building Official and the Director of Development Engineering.
- k. Prior to occupancy of each unit, the Owner shall submit evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations to the satisfaction of the City.