

ATTACHMENT 1
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V002
D'OR DEVELOPMENTS INC. (THE 'OWNER')
10 AND 20 GATINEAU DRIVE, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V002 (THE 'PLAN'), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared Krcmar Surveyors Ltd., dated January 24, 2022, Job No.18-007.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City may consider necessary.
4. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
5. The following provisions shall be included in the Condominium Agreement:
 - i. the Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - ii. snow removal and clearing shall be the responsibility of the Condominium Corporation; and
 - iii. upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.

6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
7. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that all required easements and rights-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval of the Plan, the Owner shall obtain approval of a Minor Variance Application from the Committee of Adjustment and the Decision shall be Final and Binding.
9. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department that they have paid all taxes levied, all additional municipal levies, if applicable, development charges and all financial requirements of this development as may be required by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
10. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential unit.
11. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - a) Development Engineering:
 - "Purchasers and/or tenants are advised that the City of Vaughan is within its rights to enforce the provisions of the City's Sewer Use By-law 130-2022, as amended, or its successor by-law, against the Condominium Corporation and/or the Owner of the Lands at any time and that the Condominium Corporation is aware that the purpose of such By-law is to regulate the installation and connection of private sewers to sewage works, and the discharge of sewage, storm water and land drainage which may include long-term discharge activities in the future within the serviced area of The Corporation of the City of Vaughan."
 - b) Noise
 - "Purchasers/Tenants are advised that despite the inclusion of noise control features in the development area and within the building units, sound levels due to increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound levels exceed the

Municipality's and the Ministry of Environment's noise criteria. This dwelling unit has been equipped 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 Municipality's and the Ministry of Environment's noise criteria."

- "Purchasers/Tenants are advised that due to the close proximity of the adjacent commercial uses, noise from the commercial uses may at time be audible".

Region of York Conditions

12. Prior to final approval, the Owner shall demonstrate that all conditions of Site Plan approval issued under file SP.13.V.0105 (SP-V-011-13) on November 19, 2022 have been complied with and satisfied.

Canada Post Conditions

13. The Owner will provide each building/tower with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the Owner in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.
14. The Owner agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.

Utilities Conditions

15. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Clearances

16. The Development Planning Department shall advise that Conditions 1 to 11 have been satisfied.
17. The Region of York shall advise the Development Planning Department in writing that Condition 12 has been satisfied.
18. Canada Post shall advise the Development Planning Department in writing that Conditions 13 to 14 have been satisfied.
19. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 15 has been satisfied.

