

Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.19.082 Phase 2 – Building 2C (Huntington IV Limited)

Conditions of Approval:

- 1) THAT prior to the execution of the Letter of Undertaking:
 - a) The Development Planning Department shall approve the Site Plan, Landscape Plan, Landscape Details, Landscape Cost Estimate, Building Elevations accompanied with material specification and bird friendly design treatments, Signage Details and Photometric Plan to the satisfaction of the Development Planning Department;
 - b) The Owner shall provide a revised Sustainability Performance Metric ('SPM') scoring tool and cover letter demonstrating how the Development meets minimum threshold requirements, to the satisfaction of the City;
 - c) The Owner shall provide a waste management site plan and floor plan to the satisfaction of the Environmental Services Department, Solid Waste Management Division;
 - d) The Owner shall satisfy all requirements of Vaughan Fire and Rescue Services;
 - e) Prior to next the engineering drawing submission, the Owner shall pay the minor engineering site plan fee to the satisfaction of the Development Engineering Department as per Schedule "K" of the fee By-law No.171-2013, as amended;
 - f) The Owner will be required to address any outstanding comments and/or conditions, including providing the appropriate land conveyance and engineering drawings for the full-moves site access to be aligned with Street G in the approved Block 59 Plan, to the satisfaction of York Region and the Development Engineering Department;
 - g) The Owner will be required to submit an updated Traffic Impact Brief to the satisfaction of the Development Engineering Department. Any mitigation measures identified through the updated Traffic Brief will be the responsibility of the Owner;

- h) The Owner will be required to address outstanding comments from Development Engineering Department with respect to site design including, but not limited to, loading bay design, associated truck turning movements and active transportation facilities to the satisfaction of the Development Engineering Department;
- i) The Owner shall agree to design and construct the sidewalk along the south side of Langstaff Avenue extending the existing sidewalk to the eastern property limit of the Subject Lands. The construction of the sidewalk shall be completed prior to building occupancy;
- j) The Owner shall satisfy all requirements of the Development Engineering Department including, but not limited to, approval of the final site plan, site servicing and grading plan, erosion and sediment control plan and traffic impact brief.
- k) Should changes to the site plan be required to address comments from the City or York Region resulting in zoning deficiencies, the Owner shall submit a minor variance application to the satisfaction of the Committee of Adjustment and receive approval from the Committee.
- l) The Owner shall satisfy all requirements of the Ministry of Transportation ('MTO') and successfully obtain approval of Building and Land Use Permit, if required;
- m) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Bell Canada, Rogers Communications, Hydro One and Canada Post;
- n) The Owner must satisfy York Region comments and requirements previously provided and additional comments and requirements identified through future submission for Site Development File DA.18.092 for 6675 Langstaff Road and the following;
 - i) All proposed accesses to Langstaff Road must be approved by the York Region;
 - ii) The Owner is required to enter into a site plan agreement with York Region. The agreement will define the permitted uses of the accesses, provide for the land conveyance requirements and ensure 10 x 10 m

daylight triangles are provided for the future full moves access aligned with Street G of the approved Block 59 Plan; and

- iii) The Owner is required to submit an updated engineering submission and all financial requirements to the satisfaction of the York Region.