

Attachment 1 – Conditions of Site Plan Approval
Site Development File DA.17.113 (Grazio Divittoris, 2561074 Ontario Inc.)

- 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 cost estimate, arborist report, building elevations, signage details and lighting plan;
 - b) The Development Engineering Department shall approve the final Functional Servicing Brief, Noise Report/Brief, grading, site servicing and erosion sediment control plans, and parking study;
 - c) The Owner shall remove, two (2) existing municipal on street parking spaces east and west of the subject lands to enhance sight lines and traffic safety for the Development and submit a signage plan and provide and implement the appropriate signage to facilitate the removal of the parking spaces to the satisfaction of the City of Vaughan;
 - d) The Owner shall obtain approval and final and binding of a Consent Application from the City of Vaughan Committee of Adjustment easements for mutual access and surface drainage between the Owner of the Subject Lands and the Owner to the east 10503 Islington Avenue. The agreements shall be to the satisfaction of the Development Engineering Department;
 - e) The Owner, shall register a Mutual Shared Driveway Agreement and reference plan delineating the easements for access and drainage on the title of the Subject Lands and on the title of the lands municipally known as 10503 Islington Avenue to the satisfaction of the City of Vaughan; and
 - f) The Owner shall pay the Development Engineering Simple Complex Site Plan Review Fee per the Fees and Charges By-law, as amended.
- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:

Conditions

- a) The Owner shall agree that water servicing requirements shall meet minimum Industrial-Commercial-Institutional (ICI) requirements as required by the City's Design Criteria. If required a Servicing Plan shall be provided to indicate upgrades required to the existing water service connection.

- 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 shall pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 1 hectare per 300 units or 5% of the value of the Subject Lands, whichever is higher prior to the issuance of a Building Permit.

The owner shall pay to the City of Vaughan cash-in-lieu of the deduction of parkland equivalent to 2% of the value of the subject lands prior to the issuance of a Building Permit, in accordance with Section 42 of the *Planning Act* and the City's Cash-In-Lieu Policy. The Owner shall submit and appraisal of the subject lands prepared by an accredited appraiser for approval by the Vaughan Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment.

- d) The Owner shall obtain final Clearance from Alectra Utilities Corporation, Bell Canada and from Enbridge Distribution Inc.
- e) The Owner, shall submit a Noise Report/Brief to confirm any potential noise impacts on the residential units, and include all necessary warning statements on all agreements to rent or lease the individual units to the satisfaction of the City;
- f) The Owner shall install all Tree Protection Fencing in accordance with the Tree Protection By-law 052-2018 and to the satisfaction and approval of the Vaughan Parks, Forestry and Horticulture Operations;
- g) The Owner shall, during construction implement the recommendations outlined in the Arborist report prepared by Davey Resource Group to the satisfaction of Vaughan Parks, Forestry and Horticulture Operations.
- h) The Owner shall fulfill the conditions of the Committee of Adjustment Consent application for the easements related to the shared mutual driveway and for surface drainage to the satisfaction of the City.

Warning Clauses

- 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.