

ATTACHMENT NO. 1

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-22V003 (STANDARD)
GENAZANNO HIGHRISES INC. (OWNER)
BEING PART OF BLOCK 1, PLAN 65M-3696, CITY OF VAUGHAN (CITY)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V003, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., Job No. 15-294, Drawing Number 15-294-DR PLAN-1 dated April 13, 2022.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan 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 as part of related Site Development File DA.18.047.
4. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
5. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, 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.
7. Prior to final approval, the Owner shall confirm 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 to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgment for responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium is separately assessed.
8. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:

- a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for snow removal and clearing the Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c) The Condominium Corporation shall be responsible for private waste collection services.
 - d) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
9. The Owner shall include the following warning clauses in the Condominium Declaration and in all Agreements of Purchase and Sale and/or Lease, advising:
- i) “This development will function as a standard condominium and all details and associated costs shall be presented in the sales office, and through marketing material etc.”
 - ii) “The Telecommunications Act and Canadian Radio Television and Telecommunications Commissions (‘CRTC’) authorize telephone and telecommunication facilities and services to be provided by telecommunication carriers other than traditional carriers for such services and that purchasers and tenants are advised to satisfy themselves that such carriers servicing the lands provide sufficient service and facilities to meet their needs.”
 - iii) “Mail delivery will be from a centralized mail receiving facility as per the requirements of Canada Post. The centralized mail receiving facility will be located adjacent to the main entrance and maintained by the Condominium Corporation.”
 - iv) “This development will be serviced by a private waste collection system and snow clearing services.”
 - v) “Purchasers and/or tenants are advised that despite the inclusion of noise control features within the individual dwelling units, sound levels from increasing road traffic, adjacent employment/industrial use and from the CN MacMillan Rail Yard may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environment noise guidelines NPC-300.”

Canada Post

10. The Owner will provide the buildings with their 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 Development. A secure, rear-fed mailroom must be provided. The Owner is required to contact Canada Post to discuss a suitable mailroom location.
11. 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.
12. As per Canada Post's National Delivery Policy, street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.
13. The Owner is required to contact Canada Post directly for Postal Code(s) as existing postal coding will not apply and new postal codes will be issues for this development.

Utilities

14. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights of way for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at not cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easements(s) within the subject lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

15. The City (Vaughan Development Planning Department) shall advise in writing that Conditions 1 to 9 have been satisfied.
16. Canada Post shall advise the Development Planning Department in writing when Conditions 10 to 13 have been satisfied
17. Enbridge Gas, Alectra Utilities Corporation, Bell Canada, and Rogers Communications Inc. shall advise the Development Planning Department in writing when Condition 14 had been satisfied.