

ATTACHMENT 9 - CONDITIONS OF SITE PLAN APPROVAL

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The final site plan, building elevations, landscape plan, landscape cost estimate, lighting plan shall be approved to the satisfaction of the Development Planning Department;
 - b) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department;
 - c) The final site servicing and grading plan, retaining wall setbacks, functional servicing report, noise report, erosion and sediment control plan shall be approved to the satisfaction of the Development Engineering Department,
 - d) The final location of the car-sharing spaces and 3 additional visitor parking spaces for the live-work units shall be to the satisfaction of Development Engineering Department;
 - e) The Owner shall provide the agreement with the car-sharing operator/provider with full subsidy of membership for the proposed 4 car sharing spaces, to the satisfaction of the Development Engineering Department;
 - f) The Owner shall pay the applicable fees or charges for multi-residential waste diversion containers (recycling bag/container and organics kitchen container) in accordance with the City of Vaughan By-law 171-2013, as amended to the satisfaction of the Environmental Services Department;
 - g) The Owner shall provide a letter from a certified Engineer stating that the Development can safely support a collection vehicle weighing 35,000 Kg;
 - h) The Owner must satisfy all of York Region requirements.
- 2) THAT the following conditions be included in the Site Plan Agreement:
 - a) Should archaeological resources be found on the property during Construction activities, all work must cease and both the Ontario Ministry of Heritage Sport, Tourism and Cultural Industries, as well as the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - b) In the event that human remains are encountered during construction activities, the proponent must immediately cease all construction activities. The proponent shall contact the York Regional Police Department, the

Regional Coroner and the Bereavement Authority of Ontario.

- c) The Owner shall be required to provide payment-in-lieu of parkland dedication in accordance with the requirements of the *Planning Act*, the VOP 2010 (Section 7.3.3 Parkland Dedication) and in effect Parkland Dedication By-Law and amendments. Real Estate Services shall review and provide comments as required.
- d) The following warning clause shall be included in all Offers of Purchase and Sale or Lease for all dwelling units:
 - i. Purchasers are advised that despite the inclusion of noise control features in the development 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 the Environment, Conservation and Parks' noise criteria.
 - ii. This dwelling unit has been supplied 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 Ministry of the Environment, Conservation and Parks' noise criteria.
 - iii. Purchasers are advised that due to the proximity of existing retail/commercial facilities, sound levels from these facilities may at times be audible.
- e) The Owner acknowledges and agrees to convey any easement(s) as deemed necessary by Bell Canada to service this new development. The Owner further agrees and acknowledges to convey such easements at no cost to Bell Canada.

The Owner agrees that should any conflict arise with existing Bell Canada facilities where a current and valid easement exists within the subject area, the Owner shall be responsible for the relocation of any such facilities or easements at their own cost.

- f) The Owner will provide the building 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/developer 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.

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.

- g) The Owner shall apply for a tree removal permit through the Forestry Division. All required fees and monetary compensation costs can be paid through the tree removal permit process.