

**Attachment 11 – Conditions of Site Plan Approval  
Site Development File DA.20.058  
(2706640 ONTARIO INC.)**

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**CONDITIONS OF APPROVAL**

1. THAT prior to the execution of the Site Plan Agreement:
  - a. The Development Planning Department shall approve the final site plan, building elevations, lighting plan, landscape plan, landscape details, landscape cost estimate, arborist report and tree preservation plan;
  - b. The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and individually layered pdfs for all drawings to the satisfaction of the GIS section of the Development Planning Department. If the files meet requirements, an email from [gisplanning@vaughan.ca](mailto:gisplanning@vaughan.ca) confirming the final submission has been approved will be provided;
  - c. The Owner shall enter into a Tree Protection Agreement in accordance with the Tree Protection Protocol By-law 052-2018 and submit a final planting plan to the satisfaction of the Development Planning Department and the Forestry Operations Division of Transportation Services Parks and Forestry Operations;
  - d. The Owner shall dedicate all lands zoned “OS1 Open Space Zone” located north and east of the 1.2 m high ornamental fence shown on the Landscape Plan (Attachment 4) free and clear of all charges and encumbrances into public ownership to the satisfaction of the City of Vaughan;
  - e. The Owner shall satisfy all comments provided by the Development Engineering Department;
  - f. The Development Engineering Department shall approve the final, servicing plan, grading plan, erosion and sediment control plan, drainage plan, sections, details, Noise and Vibration Study, Traffic Study and Servicing and Stormwater Management Report;
  - g. The Owner shall satisfy all requirements of the Environmental Services Department – Solid Waste Management Division;
  - h. The Owner shall satisfy all requirements of the City of Vaughan Fire and Rescue Department;

- i. The Owner shall satisfy all the requirements of York Region;
  - j. The Owner shall satisfy all the requirements of the Toronto and Region Conservation Authority (TRCA) and must address all comments TRCA's memo dated March 20, 2023; and
  - k. The Owner shall obtain final clearance from Alectra, Bell Canada, Canada Post, Hydro One, and Enbridge Distribution Inc.
2. THAT the Site Plan Letter of Undertaking or Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a. The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
    - i. archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
    - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
  - b. The Owner shall abide by the requirements of the *Endangered Species Act* (2007) and the *Migratory Birds Convention Act* (1994) prior to the removal of any tree.
  - c. The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at the rate of 1ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu policy. The Owner shall submit an appraisal of the Subject Lands prepared by an accredited appraiser for approval by the Development Infrastructure Department, Real Estate Services, and the approved appraisal shall form the basis of the cash-in-lieu payment.
  - d. 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.

- e. The Owner shall agree to implement the recommendations of the final noise report into the design and construction of the buildings.
- f. The Owner shall provide the City of Vaughan with a Letter of Credit totaling the cost of Traffic Demand Management measures to be provided with the Development. The Letter of Credit may be released following the implementation of all TDM measures and submission of two follow-up travel surveys after occupancy, to the satisfaction of the Development Engineering Department.
- g. The Owner shall agree to include the following warning clauses in agreements of Offer of Purchase and Sale, lease/rental agreements and the condominium declarations including but not limited to the following:

Noise and Vibration:

- i. “Purchasers/tenants are advised that sound levels due to increasing road traffic may occasionally interfere with some activities of dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”
- ii. “Purchasers/tenants are advised that despite the inclusion of noise control features in the development within the building units, sound levels due to increasing road traffic may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the Municipality’s and the Ministry of the Environments, Conservation and Park noise criteria.”
- iii. “This dwelling unit has been designed with the provision for adding central air condition at the occupant’s discretion. Installation of central air condition by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”
- iv. “This dwelling unit has been supplied with a central air condition system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks.”
- v. “Purchasers are advised that due to the proximity of the existing institutional building, sound levels from the facilities may be at times audible.”

### Snow Removal

- i. "Purchasers are advised that snow is proposed to be removed off-site by a private contractor"
- h. The warning clauses in section 2.g) shall apply to the following units:
  - Semi-Detached Dwellings, west façade adjacent to Keele Street (ii, iv, v)
  - Semi Detached Dwellings, south façade with flanking exposure to Keele Street (ii, iv, v)
  - Apartment Building, west façade facing Keele Street (i, iii, v)
- i. Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements, and condominium declarations.