

ATTACHMENT 9
CONDITIONS OF DRAFT APPROVAL

DRAFT PLAN OF CONDOMINIUM (STANDARD)
FILE 19CDM-22V012
GRANEROLA RESIDENCES LTD. (THE 'OWNER')
8960 JANE STREET, CITY OF VAUGHAN

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE 'CITY') THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-22V012 (THE 'PLAN'), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared R-PE Surveying Ltd., Job No.19-003, Drawing Number 19-003-DR PLAN-1 dated December 5, 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.19.084.
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, the Owner shall provide at the Owner's cost, easements adjacent to the Public Indoor Recreation Space (PIRS), and entry to the PIRS (driveway, walkways, etc.) in favour of the City to allow for public access, City maintenance, servicing utilities, construction, and development of the PIRS and maintenance of the Park.
6. Prior to final approval, any easements in favour of the Owner along the parklands adjacent to the development must be registered to allow for the maintenance of the building façade.
7. Prior to final approval, the Owner shall provide the location and documentation of two parking spots for the City as identified in the purchase and sales agreement and the City of Vaughan By-law 117-2019 to City's satisfaction.

8. Prior to final approval, the Owner shall provide strata section plans to the satisfaction of the City, illustrating the park in relation to the condominium parking garage, detailing the area of ownership of the City and condo corporation.
9. Prior to final approval, the Owner shall provide strata section plans to the satisfaction of the City, illustrating the PIRS in relation to the condominium building, detailing the area of ownership of the City and the condo corporation.
10. Prior to final approval, the Owner shall agree to implement the recommendations of the final Noise Report into the design and construction of the buildings on the lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City.
11. Prior to occupancy of each unit, the Owner shall obtain a noise consultant to certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering."
12. Prior to final approval, the Owner shall agree, as part of the future phases, to resubmit an updated Transportation Impact Study. The Study shall demonstrate, amongst other things, adequate road capacity to facilitate any future development(s), including reanalyzing the intersection of Jane Street and local east-west street (Korda Gate) to determine whether signalization is required as part of future developments. However, until such time this intersection will remain in an unsignalized right-in/right-out configuration."
13. Prior to final approval, the Owner shall implement all Transportation Demand Management ('TDM') measures as identified in the "Final Traffic Impact Study & Transportation Demand Management Plan Dulcina Lands – Phase 1" prepared by Paradigm dated May 2019. The TDM measures include provision of short-term and long-term bicycle parking, bicycle repair station and pedestrian/cycling connections to transit facilities."
14. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for maintenance, operation, repair and replacement of the shared sanitary and storm servicing among/between Phase 2 Block C, Phase 1 Blocks A and B.
15. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for access, utilization, maintenance, operation, repair and replacement of the common elements (which may include shared driveway accesses, underground parking, vehicular and pedestrian accesses, etc.) and

shared utilities (which may include a fire suppression system, fire supply municipal connections, and water utilities billing) between Buildings B and C.

16. Prior to final approval, the Owner shall provide a copy of the proposed Condominium Declaration of each building, i.e. Phase 1 Block A, Phase 1 Block B and Phase 2 Block C, with the relevant section(s) highlighted, which shall disclose corresponding obligations of the Owner(s) in respect to cost-sharing and sharing of common accesses, utilities, services and/or other elements as prescribed in relevant schedules of the reciprocal cost-sharing and easement agreement(s); as well as corresponding rights of the Owner(s) to access/utilize the respective common accesses, utilities, services and/or other elements.
17. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
18. Prior to final approval, the Owner and 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.
19. Prior to final approval, the Owner shall confirm to the Vaughan Development Planning Department 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 by the Vaughan Financial Planning and Development Finance Department. The Owner also certifies acknowledgement of responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of this Condominium Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
20. 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.

21. The Owner and/or its successors shall agree to carry out, or cause to carry out, the warning clauses set out in this memorandum to the satisfaction of the City. Prior to the transfer of any residential units within the entire Plan, the Owner and/or its successors shall submit to the City satisfactory evidence that the appropriate warning clauses required by this agreement have been included in the Offer of Purchase and Sale or Lease for such residential unit.
22. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
- 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/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic and adjacent employment/industrial uses and from the CN MacMillian 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 environmental noise guidelines NPC-300.”
 - vi) Parks and Open Space Planning:
 - “Purchasers and/or tenants are advised that the parkland serving the community may not be fully developed at the time of occupancy. The timing of development, phasing and programming of parkland is at the discretion of the City.”

- “Purchasers and/or tenants are advised that the lot abuts a neighbourhood park of which noise and lighting may be of concern due to the nature of the park for active recreation.”
- “Purchasers and/or tenants are advised the building contains a Public Indoor Recreation Space (PIRS) on the ground floor and two parking spaces within the garage, owned and operated by the City. This PIRS space may require further construction and maintenance by the City and may be occupied by the community and which may generate noise and activity.”
- “Purchasers and/or tenants are advised that any encroachments and/or dumping on the park are prohibited.”

Region of York

23. Prior to final approval, the Owner shall provide confirmation that all conditions of Site Plan approval issued under Regional File No. SP.19.V.0315 on January 31, 2022 have been satisfied.
24. Prior to final approval, the Owner shall execute all Regional Agreements and obtain all of the necessary permits required as part of the Site Plan Approval for the subject property issued under Regional File No. SP.19.V.0315.
25. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
26. Prior to final approval, the Owner shall provide confirmation that all Transfers of Obligations have been completed where Regional Agreements require a responsibility to change from the Owner to the Condominium Corporation.
27. The Owner shall include the following clause in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration:

“Despite the inclusion of noise attenuation features within the development area and within the individual building units, noise levels will continue to increase, occasionally interfering with some activities of the building’s occupants.”

Canada Post

28. The Owner will provide each building/tower 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 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.

29. 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.

Utilities

30. 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 no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or easement(s) within the subject lands, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

31. The Development Planning Department shall advise that Conditions 1 to 22 have been satisfied.
32. The Region of York shall advise the Development Planning Department in writing that Condition 23 to 27 have been satisfied.
33. Canada Post shall advise the Development Planning Department in writing that Conditions 28 to 29 have been satisfied.
34. Bell Canada, Alectra Utilities, Enbridge Gas, Rogers and Hydro One shall advise that Condition 30 has been satisfied.