

**Attachment 12 –
Conditions of Site Development Application File DA.22.025**

Site Development File DA.22.025 (Nashville Developments Inc.)

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, landscape plan and details, landscape cost estimate, and sustainability metrics.
 - b. The Owner shall submit an updated Landscape Plan enhancing the landscaping and planting adjacent to the proposed visitor parking area to the satisfaction of the Development Planning Department.
 - c. 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 confirming the final submission has been approved will be provided.
 - d. The private roads included within the development shall be named to the satisfaction of the City and the Regional Planning Department.
 - e. The residential units included within the development shall be addressed to the satisfaction of the City.
 - f. The Owner shall pay any and all outstanding street numbering, and street naming fees in accordance with the in-effect Tariff of Fees By-law.
 - g. The Owner shall enter into any required agreements, as determined by the City, for the long-term maintenance of the public space provided at the intersection of East's Corner Boulevard and Barons Street. This includes, but is not limited to, the registration of an easement to ensure long-term public access.
 - h. The Owner shall coordinate with the City and provide a plan and/or proposed locations for the relocation of 12 identified trees on Landscape Plan to ensure that the development does not reduce the total trees required for Nashville Heights.
 - i. The Owner shall provide a letter of credit for 14 trees proposed to be protected during the construction of the development.
 - j. The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report, and Traffic Impact Study (TIS).

- k. The Owner shall satisfy all comments contained within the Development Engineering comment memo dated October 20, 2023, and subsequent comments provided by Transportation Engineering dated January 8, 2024 including associated red-line comments provide on drawings, and any future comments as required.
- l. The Owner shall submit an updated Block 61 Plan, depicting the removal of the Public Square (Piazza) on the Subject Lands and redesignating the lands as Medium Density / Mixed-Use, to the satisfaction of the Policy Planning and Special Programs Department.
- m. The Owner shall submit a Letter from the Trustee for Block 61 indicating that the Owner has fulfilled all cost sharing and other obligations of the Block 61 Developers' Group Agreement, to the satisfaction of the Development Engineering Department.
- n. The Owner shall satisfy all requirements of Alectra Utilities Corporation, Bell Canada, Canada Post, Enbridge Distribution Inc.
- o. The Owner shall satisfy all comments and requirements from York Region and obtain all necessary approvals from York Region.

2. THAT the Site Plan Agreement include the following conditions:

- a. The Owner shall pay applicable Development Charges in accordance with the Development Charges By-laws of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.
- b. The Owner agrees that should previously undocumented archaeological resources be found on the property during construction activities, the Owner must immediately cease all construction activities and notify the Ministry of Citizenship and Multiculturalism (or its successor), and the Development Planning Department, Urban Design and Cultural Heritage Division at the City of Vaughan.

If 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 at the Bereavement Authority of Ontario (BAO) and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.

- c. The Owner shall include the following warning clauses within all Agreements or Purchase and Sale or Lease for all lots/units within the Subject Lands:
 - i. "Canadian Pacific Railway and/or its assigns or successors in interest has or have a railway right-of-way and/or yard located

adjacent to the subject land hereof with operations conducted 24 hours a day, 7 days a week, including the shunting of trains and the idling of locomotives. There may be alterations to, or expansions of, the railway facilities and/or operations in the future, which alterations or expansions may affect the living environment of the residents in the vicinity. Notwithstanding the inclusion of any noise and/or vibration attenuating measures in the design of the development and individual dwellings, Canadian Pacific Railway will not be responsible for complaints or claims arising from the use of its facilities and/or its operations on, over, or under the aforesaid right-of-way and/or yard.”

- ii. “Purchasers are advised that sufficient accommodation may not be available for students residing in this area, and you are notified that students may be accommodated in temporary facilities and/or bussed to existing facilities outside the area. The Board will in its discretion designate pick-up points for students who qualify for transportation.”
- d. 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.
- e. The Owner shall agree to implement the recommendations of the final detailed noise impact assessment 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 as noted in the noise impact assessment report, all to the satisfaction of the City.
- f. 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.
- g. The Owner is required to contact the City’s Environmental Services Department at least 72 hours in advance of connecting to and/or disconnecting from any existing municipal water services to ensure that staff is present on site to observe the works and to provide any additional requirements to the City’s sole satisfaction.
- h. The Owner shall make the necessary arrangements with the City’s Environmental Services Department for the supply of potable water for construction purpose The Owner shall be responsible for all costs incurred

by the City in connection with the water used for testing and flushing the water distribution system.

- i. The Owner/Consulting Engineer shall design, implement and monitor erosion and sediment control measured during all phases of construction in the plan in accordance with the Toronto and Region Conservation Authority ('TRCA') Erosion and Sediment Control Guidelines for Urban Construction, Dated December 12, 2006 to the satisfaction of the City and TRCA.
- j. The Owner shall obtain written consent from TC Energy in accordance with TC Energy's requirements.