

CITY OF VAUGHAN

EXTRACT FROM COUNCIL MEETING MINUTES OF MARCH 26 2024

Item 4, Report No. 7, of the Committee of the Whole, which was adopted without amendment by the Council of the City of Vaughan on March 26, 2024.

**4. PRIMONT (ISLINGTON) INC. DRAFT PLAN OF CONDOMINIUM
(COMMON ELEMENT) FILE 19CDM-22V011 7082 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE WEST**

The Committee of the Whole recommends approval of the recommendation contained in the report of the Deputy City Manager, Planning and Growth Management, dated March 5, 2024.

Recommendation

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-22V011 (Primont (Islington) Inc.) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5.

Committee of the Whole (1) Report

DATE: Tuesday, March 5, 2024

WARD: 2

TITLE: PRIMONT (ISLINGTON) INC.
DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENT) FILE
19CDM-22V011
7082 ISLINGTON AVENUE
VICINITY OF ISLINGTON AVENUE AND STEELES AVENUE
WEST

FROM:

Haiqing Xu, Deputy City Manager, Planning and Growth Management

ACTION: DECISION

Purpose

To seek approval from the Committee of the Whole for a Draft Plan of Condominium (Common Elements) to permit a condominium tenure for privately owned and maintained (through a future Condominium Corporation) common elements, consisting of private roads, visitor and bicycle parking, amenity space, walkways, and landscaped/open areas to facilitate 103 townhouse units, as shown on Attachments 2 and 3.

Report Highlights

- The Owner proposes a condominium tenure for the privately owned and maintained (through a future Condominium Corporation) common elements, that consists of private roads, visitor and bicycle parking, amenity space, walkways, and landscaped/open areas to facilitate 103 townhouse units.
- A Draft Plan of Condominium (Common Elements) Application is required to permit the proposed development.
- The Development Planning Department supports the proposed application subject to conditions of approval as outlined in this report.

Recommendation

1. THAT Draft Plan of Condominium (Common Elements) File 19CDM-22V011 (Primont (Islington) Inc.) BE APPROVED, as shown on Attachment 3, subject to the Conditions of Draft Approval in Attachment 5.

Background

Location: 7082 Islington Avenue, Block 3 on Plan 65M-4768 (the 'Subject Lands'). The Subject Lands and the surrounding land uses are shown on Attachment 1.

A Draft Plan of Condominium (Common Elements) Application has been submitted to facilitate the residential development

Primont (Islington) Inc. (the 'Owner') has submitted a Draft Plan of Condominium (the 'Application') for Phase 2 of the development of the Subject Lands to permit the proposed condominium tenure for the privately owned and maintained common elements (through a future Condominium Corporation), that consists of private roads, 30 visitor parking spaces and 6 bicycle parking spaces, an 867 m² communal amenity space, walkways, and landscaped/open areas (the 'Development'). These common elements will service 103 townhouse units in 11 blocks, as shown on Attachments 2 and 3.

The Owner has also submitted a Part Lot Control Application (File PLC.23.010) to lift the part lot control provisions of the *Planning Act*, R.S.O. 1990, c. P.13 from the Subject Lands, to create conveyable freehold lots ('Parcels of Tied Land') for the 103 townhouse units, as shown on Attachment 4. Vaughan Council, on January 30, 2024, passed By-law 015-2024 which lifted the part lot control provisions from the Subject Lands.

Vaughan Council previously approved Official Plan Amendment, Zoning By-law Amendment, Site Development, and Draft Plan of Subdivision Applications for the Subject Lands

Vaughan Council, on June 19, 2018, approved Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Files OP.15.007, Z.15.030, and 19T-17V006 to permit the development of 895 dwelling units within two Phases, consisting of:

Phase 1:

- 135, 4-storey townhouse (Back-to-Back and Street Townhouse) dwellings within 14 residential blocks with frontage on a private common element road.

Phase 2:

- Four (4), 19 to 22-storey residential apartment buildings (Towers "1", "2", "3" and "4" containing 760 units) facing Islington Avenue accessed via a private common element road.
- A 1,180 m² private common element area.
- Four levels of underground parking to serve the apartment buildings.

The implementing Official Plan Amendment (OPA Number 27) and Zoning By-law Amendment (By-law 143-2018) were enacted by Vaughan Council on June 19, 2018. Subsequently, Official Plan Amendment and Zoning By-law Amendment Files OP.19.013 and Z.19.035 were submitted by the Owner, to permit revisions to the previous approvals including a new total of 1,100 dwelling units within three Phases. The revised plan consists of the following:

Phase 1:

- 22 and 32-storey residential apartment buildings (Towers 1 and 2) containing a total of 547 units with a GFA of 46,730 m².
- Five (5) levels of underground parking to serve the apartment buildings containing 493 residential parking spaces and 110 visitor parking spaces.
- A 3,620 m² private outdoor amenity area.

Phase 2:

- 4-storey back-to-back and street townhouses (103 total units) over 11 residential blocks on a private common element road.

Phase 3:

- 22 and 30-storey residential apartment buildings (Towers 3 and 4) containing a total of 450 units with a GFA of 46,260 m².
- Four (4) levels of underground parking to serve the apartment buildings containing 405 residential parking spaces and 90 visitor parking spaces.

Vaughan Council, on February 17, 2021, approved OP.19.013 and Z.19.035, and on June 22, 2021, approved the implementing Official Plan Amendment (OPA Number 70) and implementing Zoning By-law Amendment (By-law 096-2021).

Vaughan Council, on September 28, 2022, enacted By-laws 218-2022 and 219-2022, which amended Zoning By-law 1-88 to remove the Holding Symbol “(H)” from Phases 1 and 2 of the Subject Lands, and to facilitate an administrative correction to site-specific Exception 9(1323).

Draft Plan of Subdivision File 19T-17V006 was revised by the Owner to permit the addition of phasing blocks to the overall development. Vaughan Council approved revised Conditions of Draft Approval for File 19T-17V006 on November 16, 2021. The Draft Plan of Subdivision was registered on February 2, 2023, as Registered Plan 65M-4768.

Vaughan Council, on June 28, 2022, ratified the recommendation of the June 21, 2022, Committee of the Whole report and approved Site Development File DA.18.015 to permit the development of Phase 2 of the Subject Lands, consisting of 103 townhouse units on common element condominium roads. The Site Plan Agreement for the approved residential development was registered on December 19, 2023.

Previous Reports/Authority

Previous reports regarding the Subject Lands can be found at the following links:

Ferma Properties Inc., Committee of the Whole Report (Page 75 of 160):

[May 5, 2009, Committee of the Whole \(Item 25, Report 23\)](#)

Islington Steeles Ventures Inc., Public Meeting Report:

[September 26, 2017, Committee of the Whole Public Meeting \(Item 1, Report 32\)](#)

Islington Steeles Ventures Inc., Committee of the Whole Report:

[June 19, 2018, Committee of the Whole \(Item 46, Report 21\)](#)

Primont (Islington) Inc., Public Meeting Report:

[July 15, 2020, Committee of the Whole Public Meeting \(Item 3, Report 35\)](#)

Primont (Islington) Inc., Committee of the Whole Report:

[February 17, 2021, Committee of the Whole \(Item 4, Report 6\)](#)

Primont (Islington) Inc., Committee of the Whole Report:

[November 16, 2021, Committee of the Whole \(Item 2, Report 49\)](#)

Primont (Islington) Inc., Committee of the Whole Report:

[June 28, 2022, Committee of the Whole \(Item 18, Report 30\)](#)

Analysis and Options

The Development is consistent with the Provincial Policy Statement and conforms to the Growth Plan, YROP and VOP 2010

Provincial Policy Statement, 2020 ('PPS')

The Subject Lands are within a Settlement Area and the Delineated Built-Up Area of the Built Boundary of York Region. The Application establishes the tenure for the Development which facilitates a compact urban form through the intensification of underutilized lands in the City's established Settlement Area where full municipal services exist. The compact urban form, the ability to utilize existing municipal infrastructure, and the opportunity to contribute to the mix of housing options available within the community supported with appropriate infrastructure facilitate a development consistent with the PPS. The Application is consistent with the PPS.

A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended (the 'Growth Plan')

The Application establishes the tenure for the Development that provides a diverse range and mix of housing options in a compact built form supported by existing and planned infrastructure within the Delineated Built-Up Boundary of a Settlement Area. The Application conforms to the Growth Plan.

York Region Official Plan 2022 ('YROP 2022')

The YROP 2022 designates the Subject Lands 'Urban Area', which permits a wide range of residential, commercial, industrial, and institutional uses, and 'Community Areas' on Map 1A, where residential, population-related employment and community serves are directed to accommodate concentrations of existing and future population and employment growth. The Application establishes the tenure for the Development that provides for a range and mix of housing types, sizes, and tenures, and utilizes land efficiently and optimizes infrastructure with a compact and transit-supportive built form, in accordance with policies 2.3.2 and 4.2.2. The Application conforms to the YROP.

Vaughan Official Plan 2010 ('VOP 2010')

VOP 2010 sets out the municipality's general planning goals and policies that guide future land use. The Subject Lands are designated "Community Area" on Schedule 1 – "Urban Structure" and "Low-Rise Residential" on Schedule 13 – "Land Use", and subject to Site-Specific Policy 13.41 (OPA 27 & 70) of VOP 2010.

The "Low-Rise Residential" designation, as amended by OPA 27 and OPA 70, permits back-to-back townhouse and townhouse block dwellings with a maximum building height of 4-storeys. A maximum of 16 back-to-back townhouse dwelling units within a townhouse block, fronting on a common element private road, is permitted. The Application conforms to VOP 2010.

The Development complies with Zoning By-law 1-88, as amended

The Subject Lands are zoned "RT1 Residential Townhouse Zone", "OS1 Open Space Conservation Zone", and "OS2 Open Space Park Zone", subject to site-specific Exception 9(1323) in Zoning By-law 1-88. The Development as shown on Attachments 2 and 3 complies with Zoning By-law 1-88.

Council enacted Zoning By-law 001-2021 as the new Vaughan Comprehensive Zoning By-law

As the Application relates to an amendment to Zoning By-law 1-88 that was finally approved and in effect before October 20, 2021, in accordance with Section 1.6.3.3.2 of Zoning By-law 001-2021, the requirements of Zoning By-law 001-2021 do not apply to prevent the approval of this Application.

The Draft Plan of Condominium is consistent with the approved Site Development Application

Vaughan Council on June 28, 2022, approved Site Development File DA.18.015 to permit the development as shown on Attachment 2. The Draft Plan of Condominium (Common Elements) as shown on Attachment 3 is required to create the common element tenure for the following:

- Private roads
- Sidewalks, walkways, landscaped and buffer areas, drainage areas
- 30 visitor parking spaces

- 6 bicycle parking spaces
- 867 m² amenity space
- Retaining walls

The Application is consistent with the approved site plan.

The Development Planning Department recommends approval of the Draft Plan of Condominium, subject to the Conditions of Approval in Attachment 5

Snow plowing and removal, and the maintenance of the acoustic fence and berm, retaining wall and subsurface infrastructure, catch basins, infiltration trenches, area drains and sewers will be privately administered and the responsibility of the Condominium Corporation, and are included as conditions of approval in Attachment 5.

Financial Impact

There are no requirements for new funding associated with this report.

Operational Impact

Internal City Departments, external agencies and various utilities have no objections to the Application

The Building Standards Department, Development Engineering Department, Parks Infrastructure Planning and Development, Real Estate Department, Development Finance Department, Fire and Rescue Service, Canada Post, Enbridge Gas, Canadian Pacific Railway, Canadian National Railway, Bell Canada, Rogers Communications, Hydro One, and Alectra Utilities, have no objections to the Application, subject to the conditions included in Attachment 5.

The By-law and Compliance Department, Policy Planning and Special Programs, Infrastructure Development, Ministry of Transportation Ontario, York Catholic District School Board, and Canadian National Railway have no objections or conditions to the Application.

Broader Regional Impacts/Considerations

York Region has no objection to the approval of the Application, subject to the conditions included in Attachment 5.

The Toronto and Region Conservation Authority ('TRCA') have indicated that their interests with respect to the Development were addressed through the previous applications on the Subject Lands and through the issuance of TRCA permits.

Conclusion

The Development Planning Department is satisfied the Application is consistent with the PPS, conforms with the Growth Plan, YROP and VOP 2010, and is appropriate for the development of the Subject Lands. The Development is considered appropriate and compatible with existing and planned surrounding land uses. Accordingly, the

Development Planning Department can recommend approval of the Application, subject to the recommendations in this report and Conditions of Approval in Attachment 5.

For more information, please contact Michael Torres, Planner, at extension 8933.

Attachments

1. Context and Location Map
2. Approved Site Plan – File DA.18.015
3. Draft Plan of Condominium (Common Elements)
4. Draft Reference Plan – Parcels of Tied Land
5. Conditions of Draft Plan of Condominium Approval File 19CDM-22V011

Prepared by

Michael Torres, Planner, ext. 8933

Kemi Apanisile, Senior Planner, ext. 8210

Mark Antoine, Senior Manager of Development Planning, ext. 8212

Nancy Tuckett, Director of Development Planning, ext. 8529

Approved by



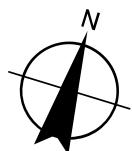
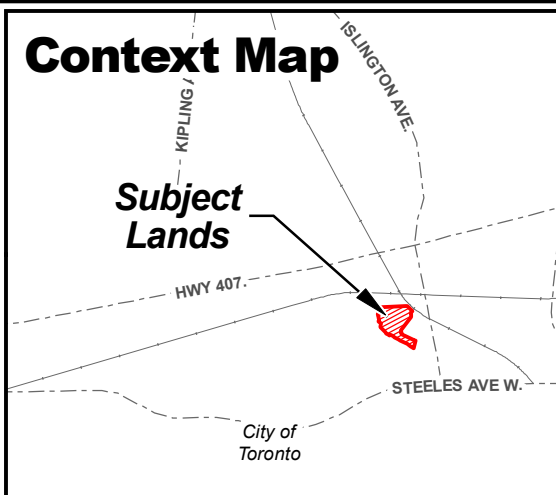
Haiqing Xu, Deputy City Manager,
Planning and Growth Management

Reviewed by



Haiqing Xu, on behalf of
Nick Spensieri, City Manager

Context Map



Subject Lands

Zoning By-Law 1-88

- A, Agricultural
- C6, Highway Commercial
- C7, Service Commercial
- EM1, Prestige Employment Area
- EM2, General Employment Area
- OS1, Open Space Conservation
- OS2, Open Space Park
- PB1, Parkway Belt Open Space
- RA3(H), Apartment Residential with the Holding Symbol
- RA3, Apartment Residential
- RT1, Residential Townhouse Zone

Zoning By-Law 001-2021

- A, Agriculture Zone
- EM1, Prestige Employment Zone
- EM2, General Employment Zone
- EMU, Employment Commercial Mixed-Use Zone
- EP, Environmental Protection Zone
- GMU, General Mixed-Use Zone
- I1, General Institutional Zone
- OS1, Open Space Zone
- PB1, Parkway Belt Public Use Zone
- RM2(H), Multiple Unit Residential Zone
- RT(H), Townhouse Residential
- U, Utility Zone

Context and Location Map

Location:
7082 Islington Avenue
Part of Lot 1, Concession 7
Plan 65M-4768

Applicant:
Primont (Islington) Inc.

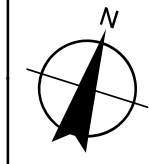


Attachment

File: 19CDM-22V011
Related Files: OP.19.013, Z.19.035
DA.18.015 and 19T-17V006

Date:
March 5, 2024

1



Subject Lands

Approved Site Plan File DA.18.015

Location:
7082 Islington Avenue
Part of Lot 1, Concession 7
Plan 65M-4768

Applicant:
Primont (Islington) Inc.

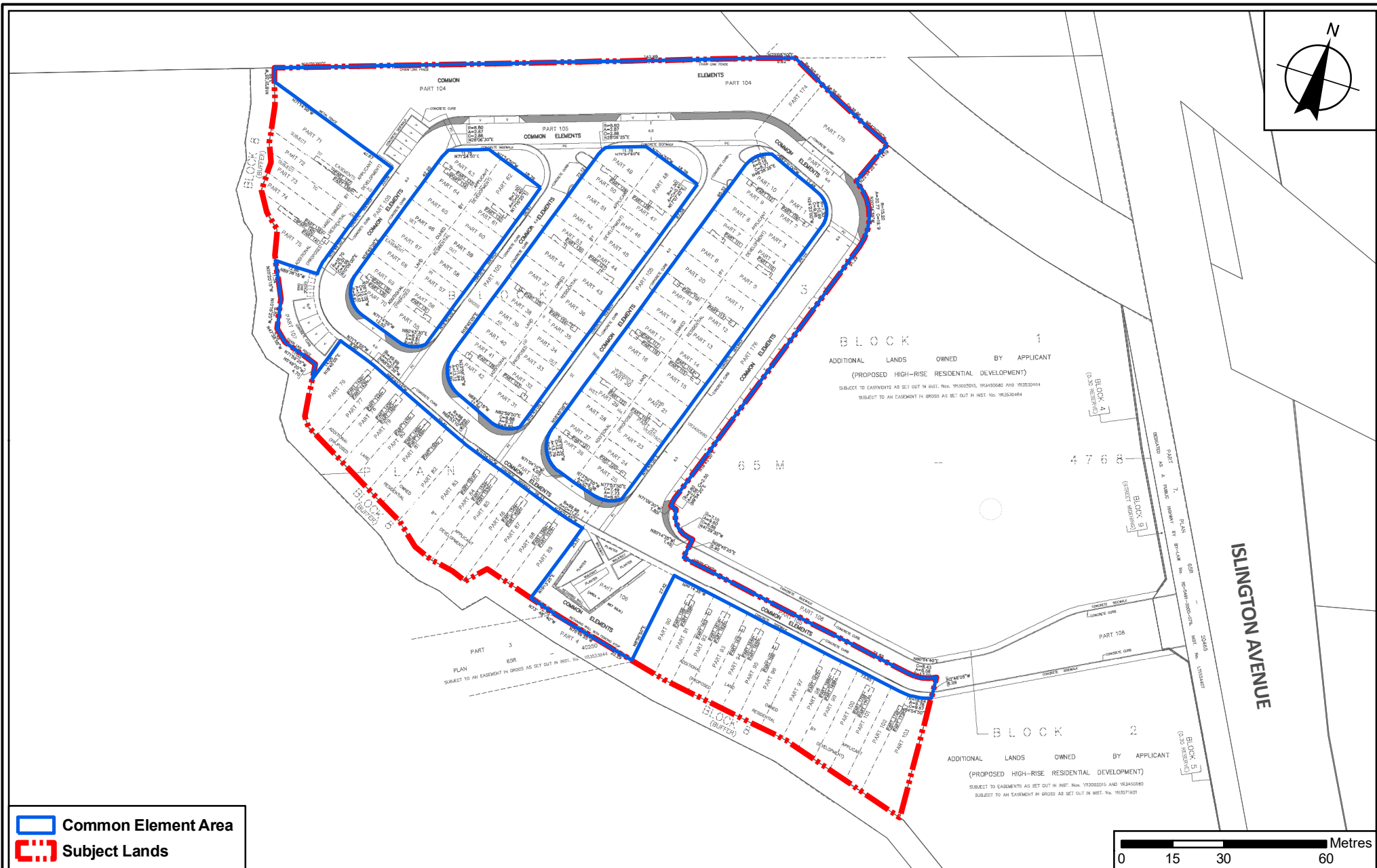


Attachment

File: 19CDM-22V011
Related Files: OP.19.013, Z.19.035
DA.18.015 and 19T-17V006

Date:
March 5, 2024

2



Draft Plan of Condominium (Common Elements)

Location:
7082 Islington Avenue
Part of Lot 1, Concession 7
Plan 65M-4768

Applicant:
Primont (Islington) Inc.



Attachment

File: 19CDM-22V011
Related Files: OP.19.013, Z.19.035
DA.18.015 and 19T-17V006

Date:
March 5, 2024

3



Draft Reference Plan - Parcels of Tied Land

Location:
7082 Islington Avenue
Part of Lot 1, Concession 7
Plan 65M-4768

Applicant:
Primont (Islington) Inc.



File: 19CDM-22V011
Related Files: OP.19.013, Z.19.035
DA.18.015 and 19T-17V006

Date:
March 5, 2024

Attachment

4

ATTACHMENT NO. 5

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-22V011
(THE 'PLAN')
PRIMONT (ISLINGTON) INC. (THE 'OWNER')
7082 ISLINGTON AVENUE
BLOCK 3, REGISTERED PLAN 65M-4768 (THE 'LANDS')
CITY OF VAUGHAN (THE 'CITY')**

**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 (COMMON ELEMENTS) FILE 19CDM-22V011, ARE AS
FOLLOWS:**

City of Vaughan Conditions:

1. The Plan shall relate to a Draft Plan of Condominium (Common Elements), prepared by R-PE Surveying Ltd., Drawing Job No. 19-101, dated February 16, 2024.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City and shall agree to satisfy any conditions that the City may consider necessary.
4. The Condominium Agreement shall be registered on title against the lands to which it applies at the cost of the Owner.
5. The following provisions shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) The Condominium Corporation shall be responsible for maintaining and managing the retaining walls and subsurface infrastructure on the Lands and shall reserve a right of entry onto the Parcel of Tied Lands (POTLs) to carry out such obligations;

- c) Snow removal and clearing shall be the responsibility of the Condominium Corporation;
 - d) Upon a successfully completed application, a site inspection, and the execution and registration of an agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an agreement with the City for municipal collection service, all waste collection services shall be privately administered and the responsibility of the Condominium Corporation; and
 - e) The Owner and/or Condominium Corporation shall supply, install and maintain a centralized mailbox facility to the satisfaction of Canada Post.
6. Prior to final approval, the Owner shall submit an “as-built” survey to the satisfaction of the Vaughan Building Standards Department.
 7. Prior to final approval, the Owner shall provide a copy of Schedule “A” to the Condominium Declaration that grants and creates any and all easements, in perpetuity or otherwise, from the Owner in favour of adjoining lands and in favour of the Owner over adjoining lands, necessary for the purposes of pedestrian and vehicular access, construction, installation and maintenance of all services and utilities, support, and the use of shared facilities, common elements and amenity areas. Such easements may be over all, part or parts of the condominium and adjoining lands.
 8. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that all required easements and rights-of-way for utilities (including but not limited to, Alectra Utilities, Bell Canada, Enbridge Gas, Hydro One, Rogers Communications), drainage and construction purposes have been granted to the appropriate authorities.
 9. The Owner shall provide a certificate by a noise consultant certifying that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at Vaughan’s request. The Engineer’s certificate must refer to the final detailed noise impact assessment report and be submitted to the Vaughan’s Chief Building Official and the Director of Development Engineering.

10. 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 Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.
11. 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.
12. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - a) "Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road and rail may occasionally interfere with some activities of the dwelling occupants as the sound levels exceed the noise criteria of the Municipality and the Ministry of the Environment, Conservation and Parks."
 - b) "Warning: Canadian National (CN) Railways Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the Lands. There may be alteration to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CN will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way."
 - c) "Warning: Canadian Pacific Railways (CPR) Company or its assigns or successors in interest has or have a rights-of-way within 300 metres from the Lands. There may be alteration to or expansions of the railway facilities on such rights-of-way in the future including the possibility that the railway or its assigns or successors as aforesaid may expand its operations, which

expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. CPR will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under the aforesaid rights-of-way.”

- d) “Purchasers and/or tenants are advised that the lot abuts a future trail and that noise and lighting should be expected from the use of the trail. A 1.5m high black vinyl chain link fence is to be constructed abutting the trail boundary with all fencing material, including foundations, wholly on the lot as per City Standards to delineate the boundary of the trail and walkway and to screen the rear yard amenity area on the lot.”
- e) “Purchasers and/or tenants are advised that the trail may not be fully developed at the time of occupancy. The timing of development and phasing is at the discretion of the City.”
- f) “Purchasers and/or tenants are advised that any encroachments and/or dumping from the lot to the open space and woodlot are prohibited.”

13. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clause on Blocks 3 to 4, inclusive, and Blocks 8 to 11, inclusive, within the development as shown on the Site Plan drawing in Schedule “C” of the Site Plan Agreement for DA.18.015, registered as Instrument No. YR3632552 on December 19, 2023:

- a) “This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment, Conservation and Parks. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300 as applicable.)”

14. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clause on Blocks 1 and 2 inclusive, and Blocks 5 to 7, inclusive, within the development as shown on the Site Plan drawing in Schedule “C” of the Site Plan Agreement for DA.18.015, registered as Instrument No. YR3632552 on December 19, 2023:

- a) “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 Municipality's and the Ministry of Environment, Conservation and Parks' noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done so as to minimize the noise impacts and comply with criteria of MECP publication NPC-300, as applicable.)"

15. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clause on Block 1 within the development as shown on the Site Plan drawing in Schedule "C" of the Site Plan Agreement for DA.18.015, registered as Instrument No. YR3632552 on December 19, 2023:

a) "Purchasers/tenants are advised that due to the proximity of this dwelling to the nearby railway tracks, vibration from rail pass-bys will occasionally be perceptible within this unit."

16. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clause on Blocks 1 to 4, inclusive, within the development as shown on the Site Plan drawing in Schedule "C" of the Site Plan Agreement for DA.18.015, registered as Instrument No. YR3632552 on December 19, 2023:

a) "Purchasers are advised that due to the proximity of the adjacent commercial facilities, sound levels from the facilities may at times be audible."

York Region Conditions:

17. Prior to final approval, the Owner shall execute a Site Plan Agreement with the Region and obtain all of the necessary permits required as part of the Site Plan Approval under Regional File No. SP.18.V.0081.

18. Prior to final approval, the Owner shall confirm that all of the works within the Regional right-of-way have 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.

19. 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.

Utilities:

20. The Owner is required to confirm that all required easements and rights-of-way for each utility being Alectra Utilities, Bell Canada, Enbridge Gas, Hydro One and Rogers Communications have been granted to the appropriate authority.

Canada Post Conditions:

21. The Owner will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.
22. The Owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.
23. The Owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.
24. The Owner will agree to prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.
25. The Owner will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

Clearances:

26. The City of Vaughan shall advise that Conditions 1 to 16 have been satisfied.
27. York Region shall advise the Vaughan Development Planning Department that Conditions 17 to 19 have been satisfied.
28. Alectra Utilities shall advise the Vaughan Development Planning Department that Condition 20 has been satisfied.
29. Bell Canada shall advise the Vaughan Development Planning Department that Condition 20 has been satisfied.
30. Enbridge Gas shall advise the Vaughan Development Planning Department that Condition 20 has been satisfied.
31. Hydro One shall advise the Vaughan Development Planning Department that Condition 20 has been satisfied.

32. Rogers Communications shall advise the Vaughan Development Planning Department that Condition 20 has been satisfied.
33. Canada Post shall advise the Vaughan Development Planning Department that Conditions 21 to 25 have been satisfied.