

ATTACHMENT 8

**CONDITIONS OF SITE PLAN APPROVAL
SITE DEVELOPMENT FILE DA.21.034
KEELE STREET DEVELOPMENTS 10037 INC. ('THE OWNER')
10037 KEELE STREET
CITY OF VAUGHAN**

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
 - a) The Owner shall provide the final georeferenced AutoCAD drawings of the site plan and landscape plan, the associated Excel translation files and the 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.
 - b) The Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan, Arborist Report and Sustainability Performance Metrics.
 - c) The Owner shall enter into a Tree Protection Agreement to the satisfaction of the Development Planning Department. Six trees are required to be replanted. Four of the trees to be replanted are shown on the Landscape Plan. Compensation in lieu of 2 trees within the site that cannot be re-accommodated shall be paid out with the Tree replacement fee at \$682.50 per tree to the satisfaction of Vaughan's Tree Replacement Requirements pursuant to By-law 052-2018, as amended, and the Vaughan Tree Protection Protocol. The Owner shall also provide a written letter of consent to injure tree grouping "B-F" from the Owner of 18 Richmond Street. A separate letter of consent is required from the Owner of 10049 Keele Street, to remove the co-owned tree # 424, identified in the updated Arborist Report and Tree Inventory, Preservation and Removals Plan.
 - d) The Owner shall provide a one-time contribution of \$19,678.00 (calculated based on the 2024 fee schedule) to the City for the long-term maintenance of the enhanced landscape features within the Keele Street Enhanced Streetscape Right of Way.

- e) The Development Engineering Department shall approve the final site servicing and grading plan (including interim and ultimate strategies), erosion control plan, Functional Servicing and Stormwater Management Report, Geotechnical Investigation Report, Traffic Impact Study (TIS), site illumination plan, and geotechnical assessment. The engineering drawings shall be named in accordance with the Development Engineering Metadata table naming conventions prior to site plan approval. All engineering plans shall be signed, stamped, and dated by a licensed Professional Engineer in the Province of Ontario.
- f) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purposes. 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.
- g) The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. The Owner shall also agree in the Site Plan Agreement that the Development will have private waste collection services.

The Owner shall satisfy all comments and requirements of York Region relating to Regional file SP.21.V.0191 to the satisfaction of the York Region Development Engineering, Community Planning and Development Services Division.

- h) The Owner shall satisfy all requirements from Alectra, Bell, Canada Post and Enbridge Gas.
2. THAT the Site Plan Agreement 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:
 - i. archaeological resources are found on the property during grading or construction activities the Owner must cease all grading or construction activities;
 - 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 agree to implement the recommendations of the final detailed noise feasibility study report into the design and construction of the buildings on the subject 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.
- c) The Owner shall agree in the Site Plan Agreement to include the following Noise Warning Clauses in the agreements of Offer of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
 - i. “Purchasers/tenants are advised that 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 Environment Conservation and Parks’ noise criteria.”
 - ii. “Purchasers/tenants are advised of the proximity of adjacent commercial facilities, the sound from which may at times be audible.”
 - iii. “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 the Environment, Conservation and Parks’ noise criteria. (Note: The location and installation of the outdoor air conditioning device should be done to comply with noise criteria of MECP Publication NPC-216, Residential Air Conditioning Devices, and thus minimize the noise impacts both on and in the immediate vicinity of the subject property”.
- d) All Units shall incorporate central air conditioning prior to occupancy.
- e) The location and installation of the outdoor air conditioning device should be done to comply with the noise criteria of MECP Publication NPC-216, Residential Air Conditioning Devices, and thus minimized the noise impacts both on and in the immediate vicinity of the subject lands. Ontario Building Code (‘OBC’)-compatible construction based on the bedroom and living/dining room window-area to floor-area ratios will be enough to meet the MECP’s interior noise criteria. Large window-area to floor-area ratios can be used and still meet the interior noise criteria without the need for upgraded

glazing or exterior wall construction. Windows related at STC 25 or greater are easily available. The brick veneered facades are adequate where any OBC compatible construction is adequate for the exterior façade. There are no special glazing requirements for the kitchen and bathroom, where applicable.

- f) Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate noise 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 the staff is present on site to observe the works and to provide any additional requirements to the City's satisfaction.
- h) "The Owner shall satisfy all requirements of Canada Post regarding the provision of a mailbox at the rear of the building in order for Canada Post to provide mail service to the tenants of this project."
- i) "This Development is located within the Maple Heritage Conservation District and any exterior alterations to the dwellings, including window design are subject to the Maple Heritage District Conservation District Plan and shall require approval from Vaughan Cultural Heritage staff and may require the approval of the Heritage Vaughan Committee."