

ATTACHMENT 6

**CONDITIONS OF SITE PLAN APPROVAL
SITE DEVELOPMENT FILE DA.21.060
MAON NOAM CONGREGATION OF CANADA ('THE OWNER')
910 RUTHERFORD ROAD
VICINITY OF BATHURST STREET AND RUTHERFOR ROAD
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, Heritage Conservation Plan and Details and Sustainability Performance Metrics.
 - c) The Owner shall provide a final Conservation Plan to the City to the satisfaction of the Cultural Heritage Division regarding the existing heritage structure on the subject lands. The subject property is listed under Section 27 (1) of the *Ontario Heritage Act*, as part of Vaughan's List of Significant Heritage Sites. All work on the existing building shall be in accordance with the Conservation Plan detailing the retention of the original church building and the addition on the south side of the building; removal of the existing rear addition, connection of original building to the new building and restoration of the original fabric, including repairs to existing openings, masonry, roofing and window frames and doors, where necessary. The detailed Conservation Plan shall be to the satisfaction of City.
 - d) The Owner shall pay to the City of Vaughan a separate Letter of Credit, in the amount to be determined by the Conservation Plan to the satisfaction of the Development Planning Department, Urban Design and Cultural Heritage Division, for the renovation/construction of a link attaching the

existing heritage resource (known as the “Carrville United Church Building” to the new synagogue building, proposed through Site Development File DA.21.060 and as shown in the final approved site plan drawings.

- e) The Owner shall enter into a Tree Protection Agreement to the satisfaction of the Development Planning.
- f) The Owner shall pay the applicable Development Engineering Site Plan Complex review fees and building water charge pursuant to the Fees and Charges By-law paid to the satisfaction of the Development Engineering Department.
- g) The final site servicing and grading plan, erosion control plan, functional servicing and storm water management report, civil drawings for this site plan application, final noise report, and Traffic Impact Study (TIS) shall be approved by the Development Engineering Department. The engineering drawings shall be named in accordance with the Development Engineering Metadata table naming conventions prior to final site plan approval. All engineering plans shall be signed, stamped, and dated by a licensed Professional Engineer in the Province of Ontario
- h) The Owner shall provide the required technical documents for external works pertinent to the service connections for the subject lands, including but not limited to, general notes, plan and profiles, erosion and sediment control, composite utilities, and temporary traffic control plans to the satisfaction of the Development Engineering Department.
- i) 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.
- j) The Owner shall satisfy all comments of the Development Engineering Department.
- k) The Owner shall provide an updated Site Plan and Parking Report to reflect the latest proposed GFA and parking supply to satisfaction of the Development Engineering Department.

- l) The Owner shall obtain Development Engineering Department approval of the final site servicing and grading plans, erosion control plan, functional servicing report, site illumination plan, hydrogeological assessments, and related transportation reports.
- m) The Owner shall address recommendations of the Geotechnical Report regarding groundwater levels in the area of the basement addition. Long-term dewatering may be required and shall discharge to an appropriate outlet. This was requested to be included in the Short-Term and Long-Term dewatering within the FSR/SWM report. Should permanent dewatering be required, the Owner shall obtain a discharge approval for permanent dewatering from Vaughan in accordance with By-law 130-22, prior to the release of the Site Plan approval through a Permanent Discharge Approval. The applicable dewatering clauses will be added to the Site Plan Agreement.
- n) The Owner shall satisfy the Development Engineering Department that the basement foundation is constructed as watertight. A signed and sealed letter from a qualified Structural Engineer confirming the watertight design is required.
- o) 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 private waste collection services will occur outside the hours of the daycare operation.
- p) The Owner shall satisfy all comments and conditions of York Region relating to Regional file SP.22.V.0040/ DA.21.060 to the satisfaction of the York Region Development Engineering, Community Planning and Development Services Division regarding the FSR/SWM plan, Traffic Management plan, Landscape Plan and Cost Estimate and Tree Protection.
- q) The Owner/applicant shall prepare and register a reference plan at their expense showing part of the Rutherford Road reserve to be lifted for the proposed new driveway access for the subject land to the satisfaction of York Region. The Owner/applicant shall submit a draft reference plan to the York Region for review, prior to deposit. The Owner shall pay the required fees to lift the 0.3 m reserve along the proposed driveway access.

- r) The Owner shall satisfy all requirements from Alectra.
2. 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;
 - iii.) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.”
 - b) “The Owner acknowledges that the City has Species at Risk within its jurisdiction which are protected under the *Endangered Species Act, 2007, S.O.2007*. The Owner is required to comply with Ministry of Natural Resources and Forestry regulations and guidelines to protect these species at risk and their habitat. The Owner acknowledges that, notwithstanding any approval made or provided by the City in respect to the Plan or the related Site Plan Agreement, they must comply with the provisions of the *Act*.”c) “The Owner shall pay applicable Development Charges in accordance with the Development Charges By-law of the City of Vaughan, Region of York, York Region District School Board and York Catholic District School Board.”
 - c) “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.”

- d) “The Owner agrees that the subject lands will be serviced by a private waste collection service. Garbage collection shall occur outside of the hours of the daycare operation.”
- e) “Should archaeological resources be found on the subject lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan’s Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
 - i.) In the event that 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 and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
 - ii.) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply.”