

## **ATTACHMENT NO. 1**

### **CONDITIONS OF DRAFT APPROVAL**

#### **DRAFT PLAN OF CONDOMINIUM (COMMON ELEMENTS) FILE 19CDM-17V005 ('PLAN') WOODBIDGE PARK LTD. ('OWNER') PART OF LOT 1, CONCESSION 8, (BLOCK 1 OF DRAFT PLAN OF SUBDIVISION 19T-16V005), CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (COMMON ELEMENTS) 19CDM-17V005, ARE AS FOLLOWS:

#### **City of Vaughan Conditions**

1. The Plan shall relate to a Draft Plan of Condominium, prepared by J.D. Barnes Ltd., drawing File No. 14-21-534-00-dp1, dated June 08, 2017.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Development Planning Department, and the related Site Plan Agreement shall have been registered on title.
3. Prior to the execution of the Condominium Agreement, the Owner shall submit a waste collection plan for the development that ensures the waste collected on the dead-end streets will be performed safely and to the satisfaction of the City of Vaughan Environmental Services Department.
4. The Owner shall enter into a Condominium Agreement with the City of Vaughan and shall agree to satisfy any conditions that the City of Vaughan may consider necessary that may be outstanding as part of Site Development File DA.16.044 and Draft Plan of Subdivision File 19T-16V005, including but not limited to the final registration of Draft Plan of Subdivision File 19T-16V005.
5. The following provisions shall be included in the Condominium Agreement:
  - a) The Owner and/or Condominium Corporation shall be responsible to regularly clean and maintain all driveway and rear-lot catch basins;
  - b) The Owner and/or Condominium Corporation shall be responsible for private garbage and recycling collection, snow removal and clearing. Private garbage and recycling collection on dead end streets shall be administered in accordance with the waste collection plan approved by the City of Vaughan Environmental Services Department. Wording to this effect shall be included in the Condominium Declaration.
  - c) The Owner shall prepare the necessary reference plan and documents to enable public access and maintenance easements over the lands that form part of the common element condominium, being Parts 4, 5 and 6 of Block 1, Draft Plan of Subdivision File 19T-16V005 over the private road and associated sidewalks to the park on Block 2, Draft Plan of Subdivision File 19T-16V005 to the satisfaction of the City of Vaughan. The easements shall include lands that form the main

access at Steeles Avenue West towards and around the perimeter of the park on Block 2, Draft Plan of Subdivision 19T-16V005. The Owner shall grant public access and maintenance easements to allow for a publicly accessible pedestrian connection and general maintenance access for City of Vaughan vehicles and staff, which shall be registered on title to these lands without disturbance in perpetuity. The Owner and/or Condominium Corporation shall be responsible for all required maintenance works and associated capital improvements for the road and sidewalks, which would include, but is not limited to, the site furnishing, pedestrian lighting, hardscape and associated landscape works. The Owner and/or Condominium Corporation shall perform regular maintenance to ensure that the pedestrian connection is accessible and safe for public use to the satisfaction of the City of Vaughan. The access easement agreement shall include terms of use and conditions, including, but not limited to, repairs and/or damages to property, securities, insurance, liability, and indemnification.

- d) The five (5) dead end streets identified on the Draft Plan of Condominium do not meet City of Vaughan Waste Collection Standards and are ineligible to receive municipal waste collection services. Upon the registration of an Agreement with the Solid Waste Management Division, the remaining streets may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City of Vaughan or choose not to enter into an Agreement with the City of Vaughan for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation. Wording to this effect shall be included in the Condominium Declaration.
- e) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
- f) The Owner and/or Condominium Corporation shall include the following clauses in the Condominium Declaration:
  - i. This development will be serviced by a private waste collection system and snow clearing services. In addition, the Owner and/or Condominium Corporation is required to prepare a waste collection plan for the development that ensures that the waste collected on the dead-end streets will be performed safely and to the satisfaction of the City of Vaughan Environmental Services Department.
  - ii. A public access easement across the private condominium road and associated sidewalks to the park on Block 2, Draft Plan of Subdivision 19T-16V005 is in place to allow for a publicly accessible pedestrian connection and general maintenance access for City of Vaughan vehicles and staff.
  - iii. Due to the presence of methane in the fill and the till deposit, a passive methane venting system has been installed below all structures in accordance with the requirements prescribed in the report prepared by EXP Services Inc. entitled "Geotechnical Assessment proposed Residential Development Steeles Avenue West, Vaughan, Ontario" dated February 23, 2016.

- iv. The City of Vaughan has relied on environmental and geotechnical reports provided by the developer and completed by qualified professional engineers confirming the lands are suitable for residential and/or parkland uses as formally acknowledged by the Municipality and the Ministry of the Environment, Conservation and Parks ('MECP') (formerly the Ministry of the Environment and Climate Change) through the issuance of Record of Site Condition ('RSC') Nos. 22377 and 22459. Furthermore, the City shall rely on the developer's qualified professionals to ensure the methane risk management measures have been properly implemented through the submission of certification letters and MECP accepted Environmental Compliance Approvals.
  - v. The City of Toronto owned and operated the Thackery Landfill located adjacent to the east of the development. The facility was closed in 1978 and has since been redeveloped into a passive recreational parkland use.
  - vi. The subject lands are in close proximity to Steeles Avenue and the CN Railway. Despite the inclusion of noise attenuation and vibration features within the development area and within the individual units, noise and vibration levels will continue to increase, interfering with some of the activities from the occupants and unit owners.
  - vii. The City of Vaughan owned road allowance abutting the Subject Lands to the east will be left in its natural state with no or very little maintenance by the City of Vaughan.
- 6. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
  - 7. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.
  - 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, drainage and construction purposes have been granted to the appropriate authorities.
  - 9. Prior to final approval, the Owner shall confirm to the 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 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.

### York Region Conditions

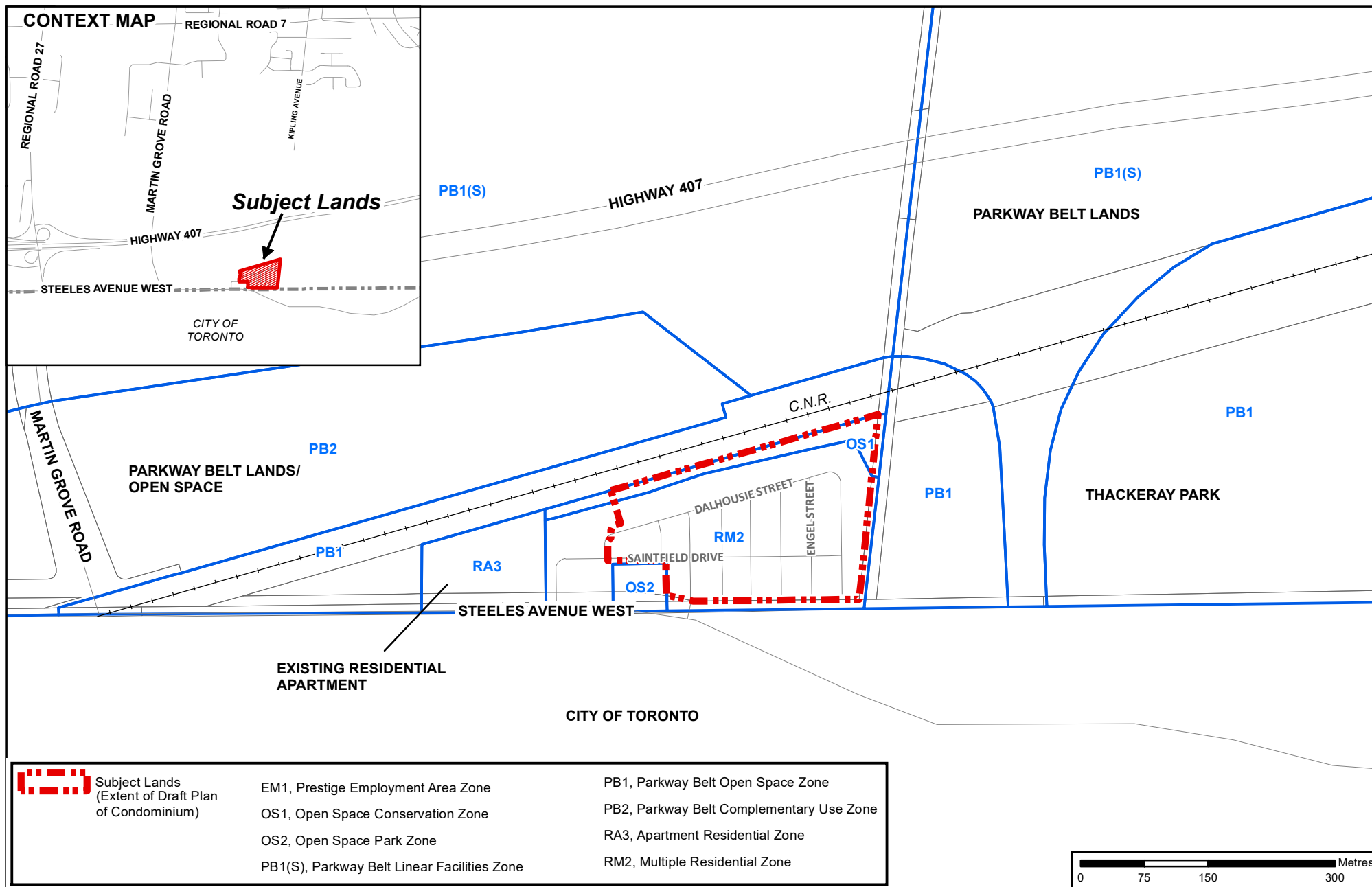
10. Prior to final approval, the Owner shall provide confirmation that all of the conditions of draft approval issued under Draft Plan of Subdivision File 19T-16V005 have been met to the satisfaction of York Region, prior to final approval.

### Utilities Conditions

11. Prior to final approval, the Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

### Canada Post Conditions

12. Prior to final approval, the Owner shall satisfy the following conditions of Canada Post:
  - a) The Owner shall agree to include in all Offers of Purchase and Sale and Lease, a statement which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox;
  - b) The Owner shall be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale;
  - c) The Owner shall consult with Canada Post Corporation to determine suitable locations for the placement of Community Mailboxes and to indicate those locations on the appropriate servicing plans;
  - d) The Owner shall provide the following for each Community Mailbox site and include these requirements on the appropriate servicing plans:
    - i. An appropriately sized sidewalk section (concrete pad) as per municipal standards, to place the Community Mailboxes on.
    - ii. Any required walkway across the boulevard, as per municipal standards.
    - iii. Any required curb depressions for wheelchair access.
  - e) The Owner shall agree to determine and provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as the homes are occupied.
13. The City of Vaughan Development Planning Department shall advise that Conditions 1 to 9 have been satisfied.
14. York Region shall advise the Development Planning Department in writing that Condition 10 has been satisfied.
15. Bell Canada, Rogers Communications, Alectra Utilities and/or Enbridge Gas shall advise the Development Planning Department in writing that Condition 11 has been satisfied.
16. Canada Post shall advise the Development Planning Department in writing that Condition 12 has been satisfied.



## Location Map

**LOCATION:**  
Part Lot 1, Concession 8

**APPLICANT:**  
Woodbridge Park Ltd.

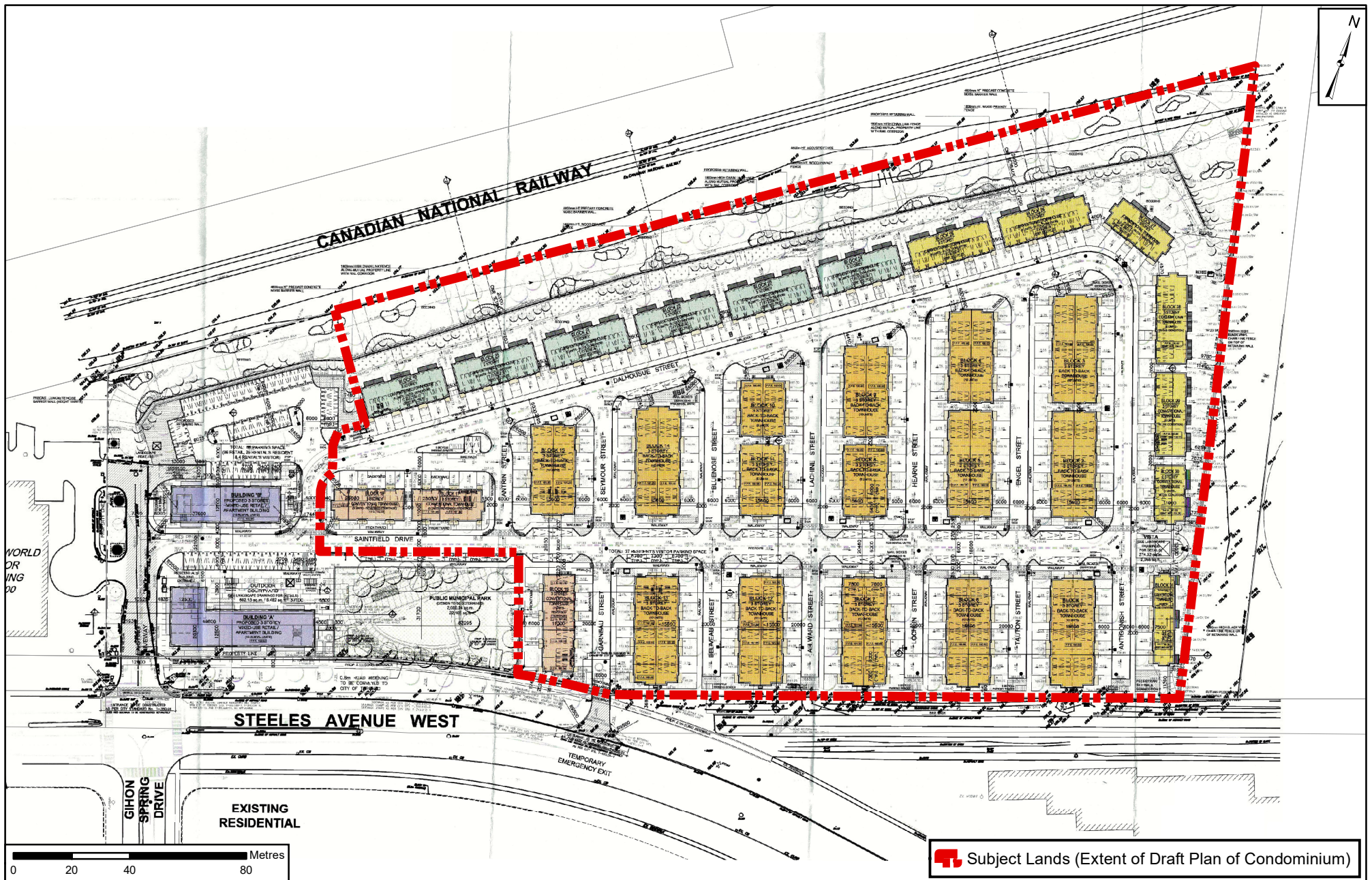


**FILE:** 19CDM-17V005  
**RELATED FILES:** 19T-16V005, DA.16.044

**DATE:**  
June 4, 2019

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**Site Development File DA.16.044 -  
Approved by Vaughan Council on  
December 13, 2016**

**LOCATION:**  
Part Lot 1, Concession 8

**APPLICANT:**  
Woodbridge Park Ltd.

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FILE: 19CDM-17V005

RELATED FILES: 19T-16V005, DA.16.044

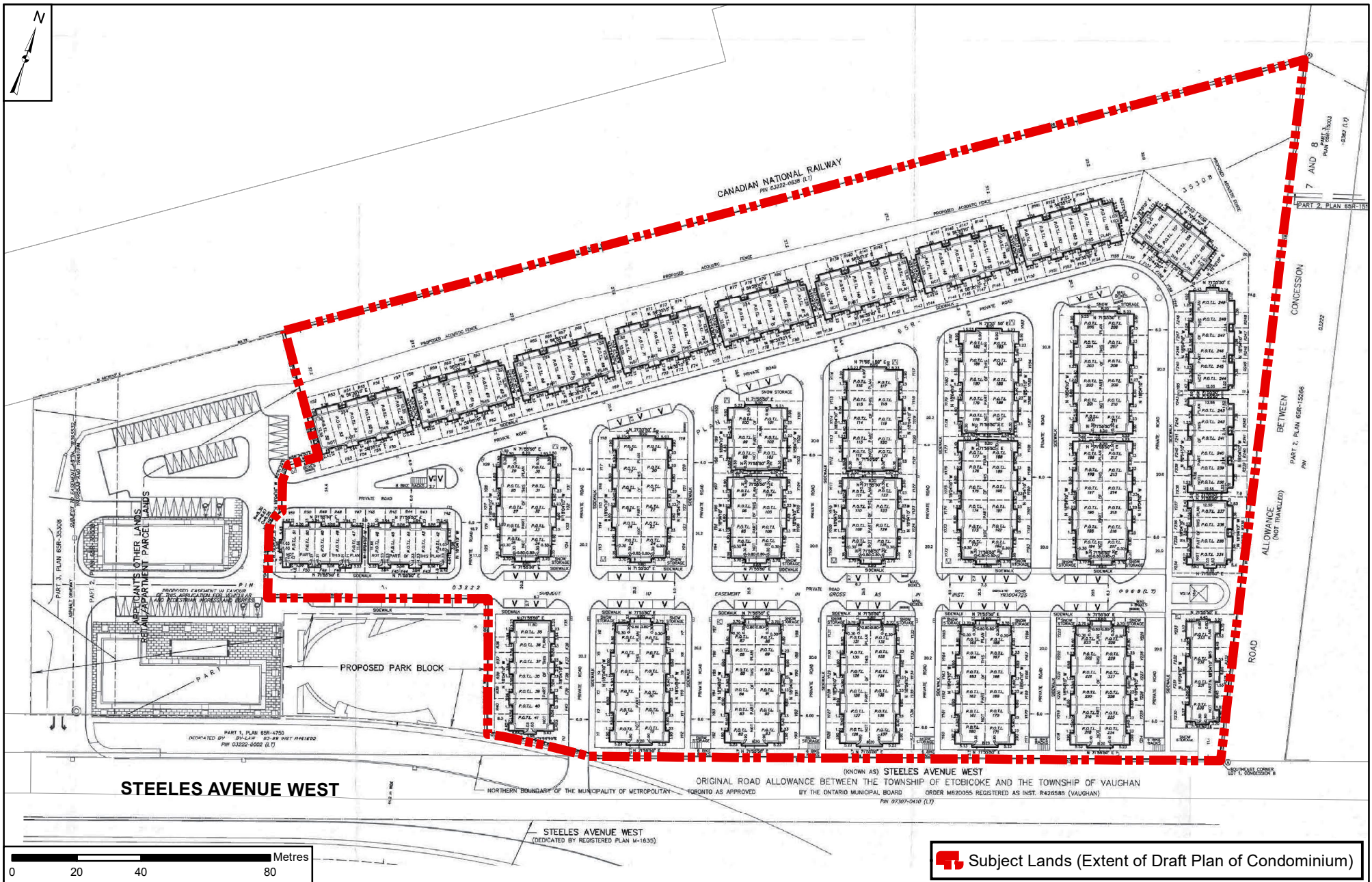
DATE:

June 4, 2019

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Created on: 5/15/2019





# **Draft Plan of Condominium (Common Elements) File 19CDM-17V005, J.D. Barnes Ltd., June 8, 2017**

**LOCATION:**  
Part Lot 1, Concession 8

**APPLICANT:**  
Woodbridge Park Ltd.

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**FILE:** 19CDM-17V005  
**RELATED FILES:** 19T-16V005, DA.16.044

**DATE:** 4  
June 4, 2019

Created on: 5/15/2019