

ATTACHMENT NO. 6

CONDITIONS OF DRAFT PLAN OF CONDOMINIUM APPROVAL

**DRAFT PLAN OF CONDOMINIUM FILE 19CDM-23V006 (STANDARD)
DULCINA INVESTMENTS INC. (OWNER)
BEING PART OF BLOCK 1, 65M-3696, CITY OF VAUGHAN (CITY)**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-23V006, ARE AS FOLLOWS:

City of Vaughan

1. The Plan shall relate to a Draft Plan of Condominium, prepared by R-PE Surveying Ltd., Job No. 20-282, CAD File No. 20-282-DE-PL-1 to 4, dated July 24, 2024.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Vaughan Development Planning Department.
3. The Owner shall enter into a Condominium Agreement with the City of Vaughan, 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. Prior to final approval of the Plan, the Owner shall submit an “as-built” survey to the satisfaction of the Building Standards Department.
6. Prior to final approval of the Plan, the Owner, 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.
7. Prior to final approval, the Owner shall confirm 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 to the satisfaction of the Financial Planning and Development Finance Department. The Owner also certifies acknowledgment for responsibility for the payment of all taxes levied to date, both interim and final, and all taxes levied upon the land after execution of the Condominium Agreement, if required, until each unit covered under the Condominium is separately assessed.
8. Prior to approval, the Owner shall agree to implement the recommendations of the final Noise Report into the design and construction of the building on the

lands and include all necessary warning statements on the Condominium Declaration, all to the satisfaction of the City.

9. Prior to occupancy of each unit, the Owner shall obtain a noise consultant to certify that the building plans are in accordance with the noise control features recommended by the approved Noise Report. Where wall, window and/or oversized forced air mechanical systems are required by the Noise Report, these features be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final Noise Report and be submitted to the City's Chief Building Official and the Director of Development Engineering.
10. Prior to final approval, the Owner shall implement all Transportation Demand Management ('TDM') measures as identified in the "TIS Addendum_Block C_SPA Re-Submission" prepared by Paradigm Transportation Solutions Limited dated June 23, 2022. The TDM measures identify a range of provisions, including short-term and long-term bicycle parking, bicycle repair stations, and enhanced pedestrian and cycling connections to transit facilities.
11. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for maintenance, operation, repair and replacement of the shared sanitary and storm servicing among/between Phase 2 Block C, Phase 1 Blocks A and B.
12. Prior to final approval, the Owner shall provide a copy of reciprocal cost-sharing and easement agreement for access, utilization, maintenance, operation, repair and replacement of the common elements (which may include shared driveway accesses, underground parking, vehicular and pedestrian accesses, etc.) and shared utilities (which may include a fire suppression system, fire supply municipal connections, and water utilities billing) between Buildings B and C. All easements shall be described on Schedule A of the Condominium Declaration. The Owner shall submit to the City satisfactory evidence that the appropriate easements have been included in the condominium declaration.
13. Prior to final approval, the Owner shall provide a copy of the proposed Condominium Declaration of each building, i.e. Phase 1 Block A, Phase 1 Block B and Phase 2 Block C, with the relevant section(s) highlighted, which shall disclose corresponding obligations of the Owner(s) in respect to cost-sharing and sharing of common accesses, utilities, services and/or other elements as prescribed in relevant schedules of the reciprocal cost-sharing and easement agreement(s); as well as corresponding rights of the Owner(s) to access/utilize the respective common accesses, utilities, services and/or other elements.
14. Prior to final approval, the Owner shall provide an easement in favour of Block C over the shared visitor parking in Block B.

15. Prior to final approval, the Owner and their solicitor and land surveyor shall confirm that all required easements and right-of-way for utilities, drainage and construction purposes have been granted to the appropriate authorities.
16. The following provisions shall be included in the Condominium Agreement to the satisfaction of the City:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for snow removal and clearing. The Condominium Corporation shall not store or deposit snow from the lands/development onto City of Vaughan owned property.
 - c) The Condominium Corporation shall be responsible for private waste collection services.
 - d) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
17. 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 Condominium Declaration.
18. The Condominium Declaration shall include the following warning clauses:
 - i) "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 traffic may on occasions interfere with some activities of the dwelling occupants as the sound levels exceed the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
 - ii) "This dwelling 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 sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
 - iii) "Purchasers/tenants are advised that due to the proximity to the existing commercial/industrial developments and the CN MacMillan Rail Yard, sound from these facilities may, at times, be audible."

Enbridge

19. Prior to final approval of the plan, the Owner shall use the Enbridge Gas Get Connected tool to determine gas availability, service and meter installation

details and to ensure all gas piping is installed prior to the commencement of site landscaping and/or asphalt paving.

(https://enbridge.outsystemsenterprise.com/GetConnected_Th/Login2?OriginalURL=https%3A%2F%2Fenbridge.outsystemsenterprise.com%2FGetConnectedApp_UI%2F)

If the gas main(s) needs to be relocated as a result of changes in the alignment or grade of the future road allowances or for temporary gas pipe installations pertaining to phased construction, all costs are the responsibility of the applicant.

In the event that easement(s) are required to service this development, and any future adjacent developments, the applicant will provide the easement(s) to Enbridge Gas at no cost.

Canada Post

20. In order to provide mail service to the two mix-use apartment building development totaling 342 residential units with retail unit(s) on the ground floor, Canada Post requests that the owner/developer comply with the following conditions:
- i) The owner/developer will provide the building with its own centralized mail receiving facility. This lock-box assembly must be rear-loaded, adjacent to the main entrance and maintained by the owner/developer in order for Canada Post to provide mail service to the tenants/residents of this project. For any building where there are more than 100 units, a secure, rear-fed mailroom must be provided.
 - ii) The owner/developer agrees to provide Canada Post with access to any locked doors between the street and the lock-boxes via the Canada Post Crown lock and key system. This encompasses, if applicable, the installation of a Canada Post lock in the building's lobby intercom and the purchase of a deadbolt for the mailroom door that is a model which can be retro-fitted with a Canada Post deadbolt cylinder.
 - iii) As per our National Delivery Policy, street level residences and/or retail/commercial and/or non-residential use units will also receive mail delivery at centralized locations, not directly to their door.

Utilities

21. Prior to final approval of the Plan, the Owner shall confirm that all required easements and rights-of-ways for each utility have been granted to the appropriate authority. The Owner further agrees to convey any easement(s) as deemed necessary by utility corporations at no cost to the utility corporation. The Owner agrees that should any conflict arise with the existing utility facilities or

easement(s) within the subject area, the Owner shall be responsible for the relocation of such facilities or easements at their own cost.

Clearances

22. The City (Vaughan Development and Parks Planning Department) shall advise in writing that Conditions 1 to 18 have been satisfied.
23. Enbridge Gas shall advise in writing that Condition 19 has been satisfied.
24. Canada Post shall advise in writing that Condition 20 has been satisfied.
25. Alectra Utilities Corporation, Bell Canada and Rogers Communications Inc. shall advise the Development Planning Department in writing that Condition 21 has been satisfied.
26. York Region shall advise in writing that the Conditions outlined in Attachment 6a) have been satisfied.