

Attachment 6 – Conditions of Block Plan Approval (BL.27.2020)

1. Prior to final Block Plan approval, the following conditions must be addressed by the Block 27 Landowner Group to the satisfaction of the City:
 - a. The Owner(s) shall submit a revised Master Environmental Servicing Plan (MESP) addressing all applicable and outstanding comments, which includes providing a phasing plan, to the satisfaction of the City in consultation with York Region, TRCA and MNR;
 - b. That a Net Positive Environmental Outcome shall be achieved through the proposed natural heritage compensation strategy, to the satisfaction of the City;
 - c. That an updated Transportation Impact Study (TIS) be provided addressing all outstanding comments on the Block 27 Transportation Mobility Plan, to the satisfaction of the City;
 - d. That the Owner shall submit a revised Urban Design Guidelines (UDG) addressing all outstanding comments, to the satisfaction of the City;
 - e. That the Owner shall submit a revised Landscape Master Plan addressing all outstanding comments, to the satisfaction of the City.
2. Prior to draft approval of the first Draft Plan of Subdivision within the Block, the Owner(s) shall satisfy the following:
 - a. The Owner(s) shall execute a Master Parkland Agreement, to the satisfaction of the City;
 - b. The Owner (s) shall conduct an archaeological reassessment, and submit an updated Archaeological Data Review and Gap analysis for any applicable lands, to the satisfaction of the City;
 - c. The Owner(s) shall submit Architectural Design Guidelines for the entire Block Plan, to the satisfaction of the City;
 - d. The Owner(s) shall submit a final MESP, to the satisfaction of the City;
 - e. That an updated Functional Design Plan be provided addressing all outstanding comments, to the satisfaction of the City;

- f. That the Block 27 Collector Roads MCEA be approved by the MECP.
3. Prior to registration of the first Draft Plan of Subdivision within the Block, the Owner(s) shall satisfy the following:
 - a. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended water distribution system servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, at the development application approval stage, to the satisfaction of the City;
 - b. The Owner(s) shall enter into an agreement with the City to front-end finance, construct and/or contribute its proportionate share of the cost(s) associated with implementing the recommended ultimate wastewater servicing infrastructure improvements identified in the City's Integrated Urban Water Master Plan Class Environmental Assessment, at the development. It is anticipated an area-specific development charge by-law will be passed for the ultimate wastewater benefitting area;
 - c. The Owner shall enter into an agreement with the City to front-end finance and construct the required interim wastewater servicing works, per the approved ISS Study (October 2021), to the satisfaction of the City. The Owner, at its own expense, shall agree to decommission interim wastewater servicing works, as appropriate, to the satisfaction of the City.
4. That, as part of all Draft Plan applications to be received in the Block, the Block 27 transportation network will be required to comply with the recommendations of the Block 27 Collector Roads MCEA subject to approval by the MECP.