

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-19V001 (“THE PLAN”)
VMC RESIDENCES GP INC. AS A GENERAL PARTNER AND ON BEHALF OF VMC RESIDENCES LIMITED PARTNERSHIP (“THE OWNER”)
PART OF BLOCKS 79 AND 80, REGISTERED PLAN 65M-2545
CITY OF VAUGHAN (“THE 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-19V001, ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by J.D Barnes Limited, drawing file No. 17-22-614-00 dated January 28, 2019.
2. Prior to the execution of the Condominium Agreement, the Owner shall submit a pre-registered Plan of Condominium to the Planning and Growth Management Portfolio, VMC Program.
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 that may be outstanding as part of Site Development File DA.17.062.
4. The following provision(s) shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins;
 - b) Private garbage and recycling collection, snow removal and clearing shall be the responsibility of the Condominium Corporation; and
 - c) The Owner and/or Condominium Corporation shall supply, install, and maintain mail equipment to the satisfaction of Canada Post.
5. The Condominium Agreement shall be registered on title against the lands to which it applies, at the cost of the Owner.
6. Prior to final approval, the Owner shall submit an "as-built" survey to the satisfaction of the Building Standards Department.

7. Prior to final approval, the Owner and their Solicitor and Land Surveyor shall confirm that all required easements and rights-of-way for utilities (Alectra Corporation Utilities, Rogers, Bell, Enbridge Gas Inc.), drainage and construction purposes have been granted to the appropriate authorities.
8. Prior to final approval, the Owner shall confirm to the Planning and Growth Management Portfolio, VMC Program 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 Agreement, if required, until each unit covered under this Condominium Agreement is separately assessed.

York Region Conditions:

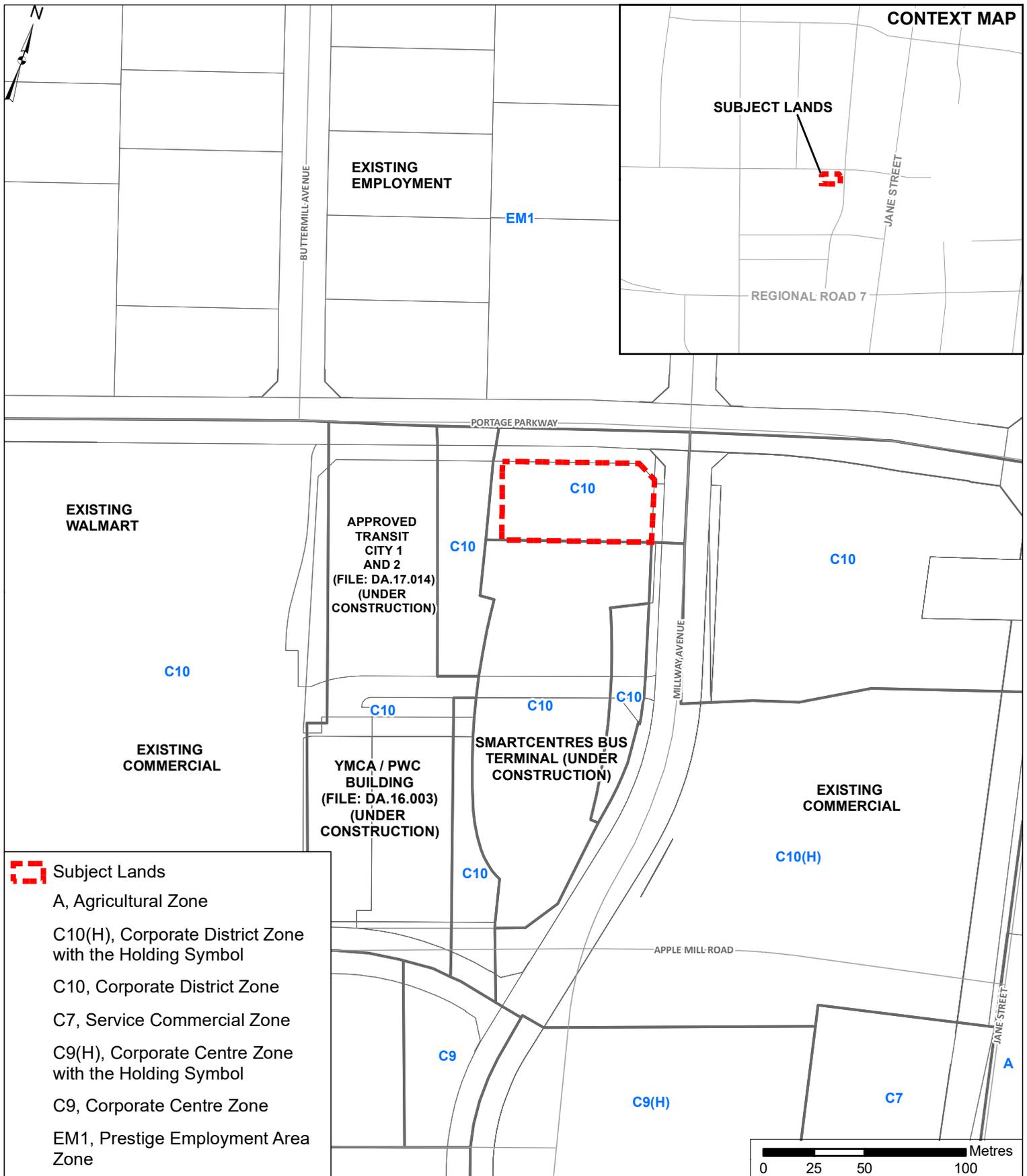
9. Prior to final approval the Owner shall execute all Regional Agreements, including a Site Plan Agreement, and obtain all of the necessary permits and engineering approvals required as part of the Site Plan Approval for the subject property under Regional File No. SP-V-066-17.
10. The Owner shall provide confirmation that all of the conditions in the Site Plan Agreement are executed for the subject property under Regional File No. SP-V-066-17, have been satisfied.
11. Prior to final approval, the Owner shall confirm that all of the works adjacent to the Vaughan Metropolitan Centre (VMC) Transit Terminal have been completed to the satisfaction of the Region or that the Region holds sufficient securities to cover the cost of any outstanding works. Should there be insufficient security to cover the cost of the remaining works, the Owner shall arrange for the deposit of additional securities in the amount sufficient to cover the cost of all outstanding works.
12. Prior to final approval, the Owner shall provide confirmation that all transfers of obligation have been completed where Regional Agreements require responsibility to change from the Owner to the Condominium Corporation.
13. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following clause with respect to the permanent easement across the Site:

"The purchaser and/or lessee specifically acknowledges and agrees that there will be a permanent easement across the site in favour of York Region that will permit the free passage of transit vehicles between Portage Parkway and the VMC Bus Terminal, and vice versa."

14. The Owner shall include in all Agreements of Purchase and Sale and/or Lease, Condominium Agreement, Condominium Declaration the following warning clause respecting interferences:

“The purchaser and/or lessee specifically acknowledges and agrees that the proximity of the development to the VMC Transit Terminal operations and its construction may result in transmission of noise, vibration, electromagnetic interference, lighting glare, stray current, smoke, and particulate matter (collectively referred to as “interferences”) on and/or to the Development and despite the inclusion on control features within the Development, Interferences from transit operations may continue to be of concern, occasionally interfering with some activities of the occupants of the Development. Notwithstanding the above, the purchaser or lessee agrees to release and save harmless the Regional Municipality of York from all claims, losses, judgments or actions arising or resulting from any and all Interferences. The purchaser or lessee further acknowledges and agrees that an Interference clause similar to the one contained herein shall be inserted into any succeeding lease, sublease or sales agreement, and that this requirement shall be binding not only on the parties hereto but also their respective successors and assigns and shall not die, or be null and void, with the closing of the transaction”.

15. The City of Vaughan Planning and Growth Management Portfolio, VMC Program shall advise that Conditions 1 to 8 have been satisfied.
16. York Region Community Planning and Development Services shall advise that conditions 9 to 14 have been satisfied.



- Subject Lands
- A, Agricultural Zone
- C10(H), Corporate District Zone with the Holding Symbol
- C10, Corporate District Zone
- C7, Service Commercial Zone
- C9(H), Corporate Centre Zone with the Holding Symbol
- C9, Corporate Centre Zone
- EM1, Prestige Employment Area Zone

Location Map

LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway

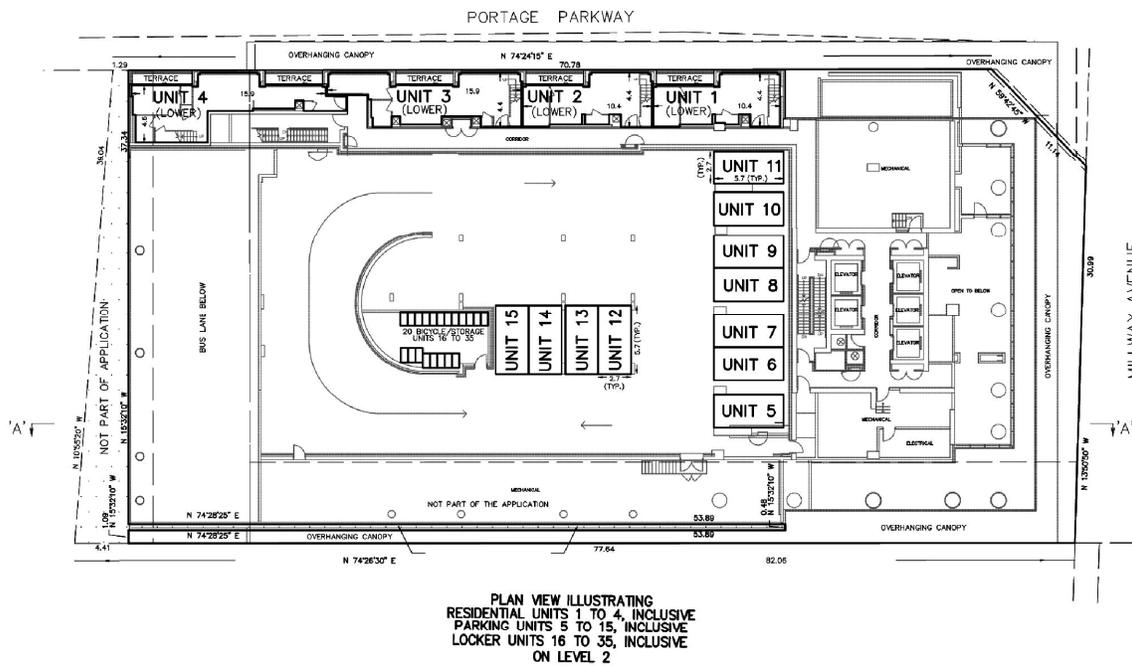
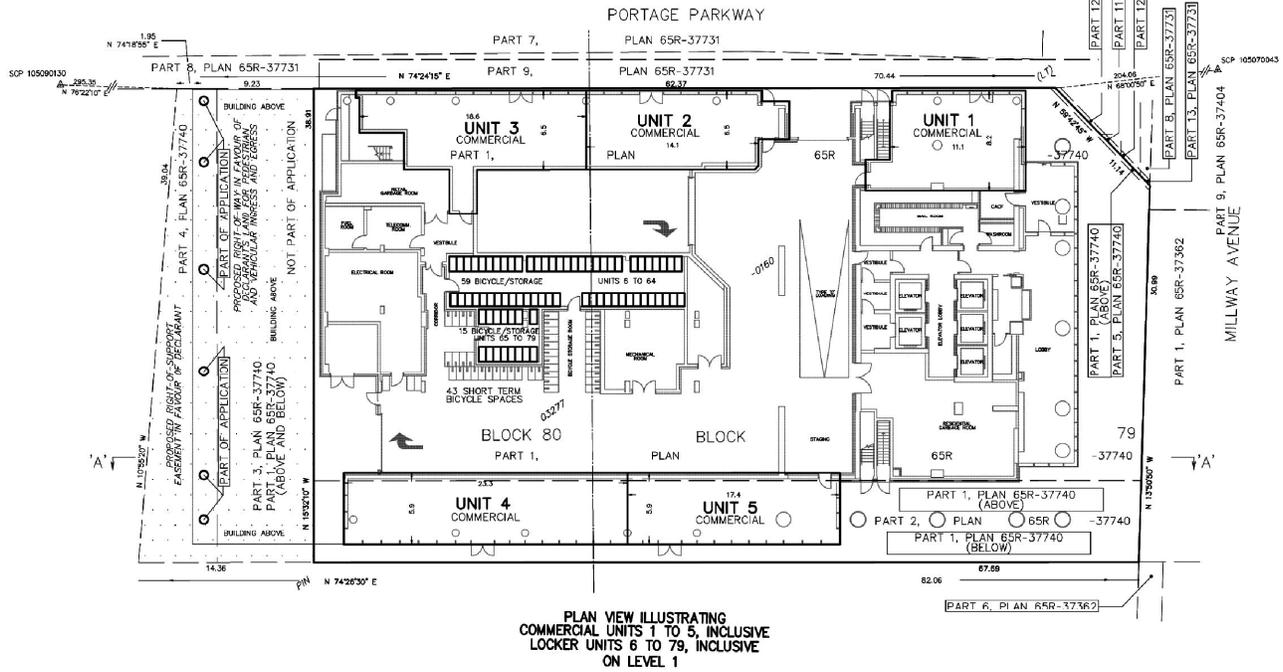
APPLICANT:
VMC Residences III GP Inc.



Attachment

FILE:
19CDM-19V001
RELATED FILE:
DA.17.062
DATE:
September 17, 2019

2



Not to Scale

Draft Plan of Condominium (Standard) - Levels 1 and 2

Attachment

LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway

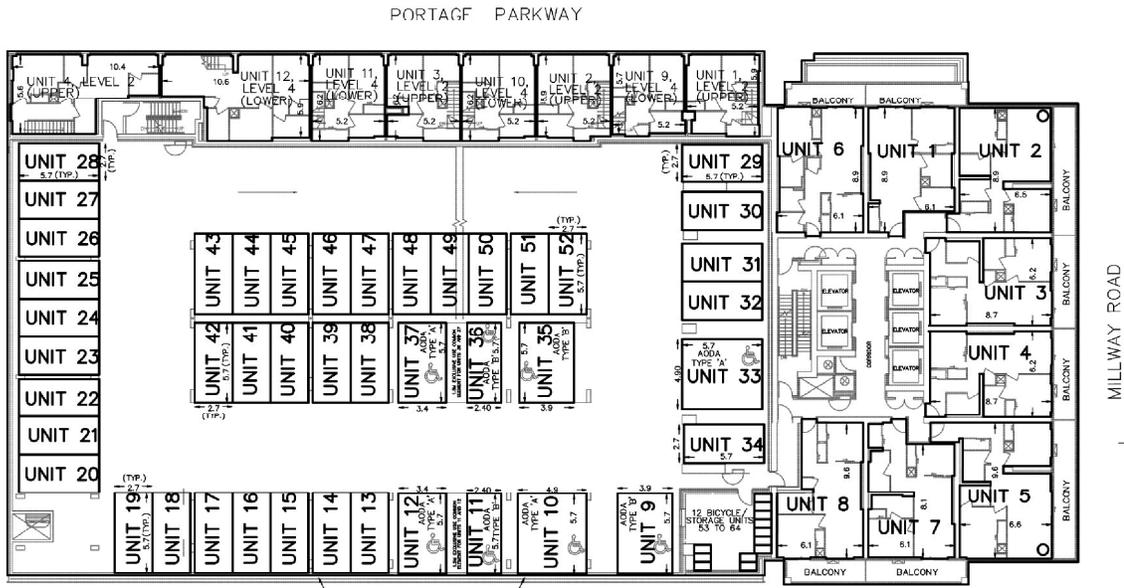


FILE:
19CDM-19V001
RELATED FILE:
DA.17.062

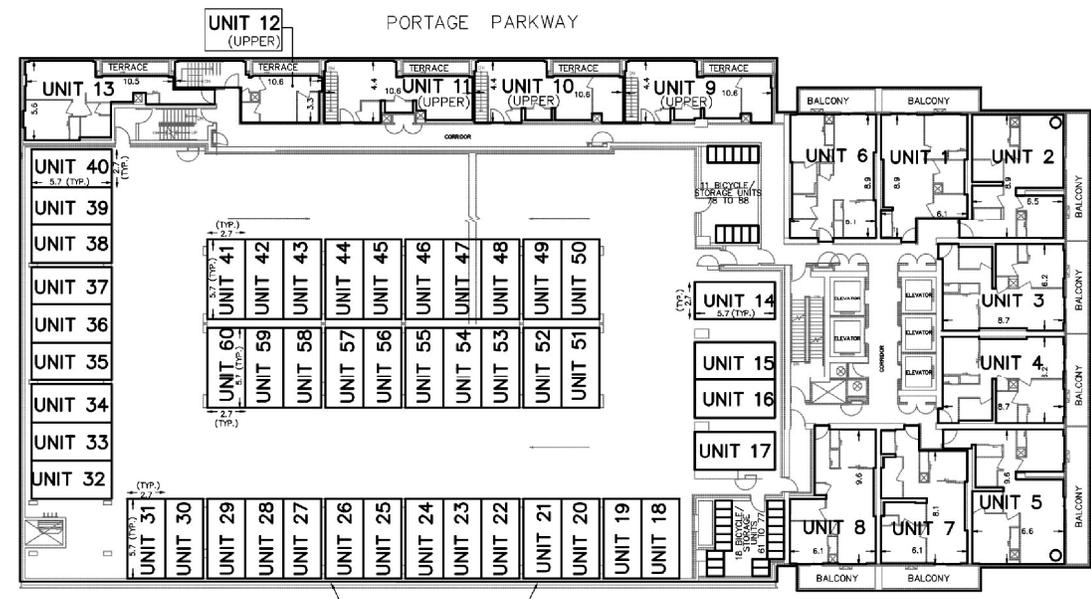
3

APPLICANT:
VMC Residences III GP Inc.

DATE:
September 17, 2019



PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 8, INCLUSIVE
PARKING UNITS 9 TO 52, INCLUSIVE
LOCKER UNITS 53 TO 64, INCLUSIVE
ON LEVEL 3



PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 13, INCLUSIVE
PARKING UNITS 14 TO 60, INCLUSIVE
LOCKER UNITS 61 TO 88, INCLUSIVE
ON LEVEL 4

Not to Scale

Draft Plan of Condominium (Standard) - Levels 3 and 4

Attachment

LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway

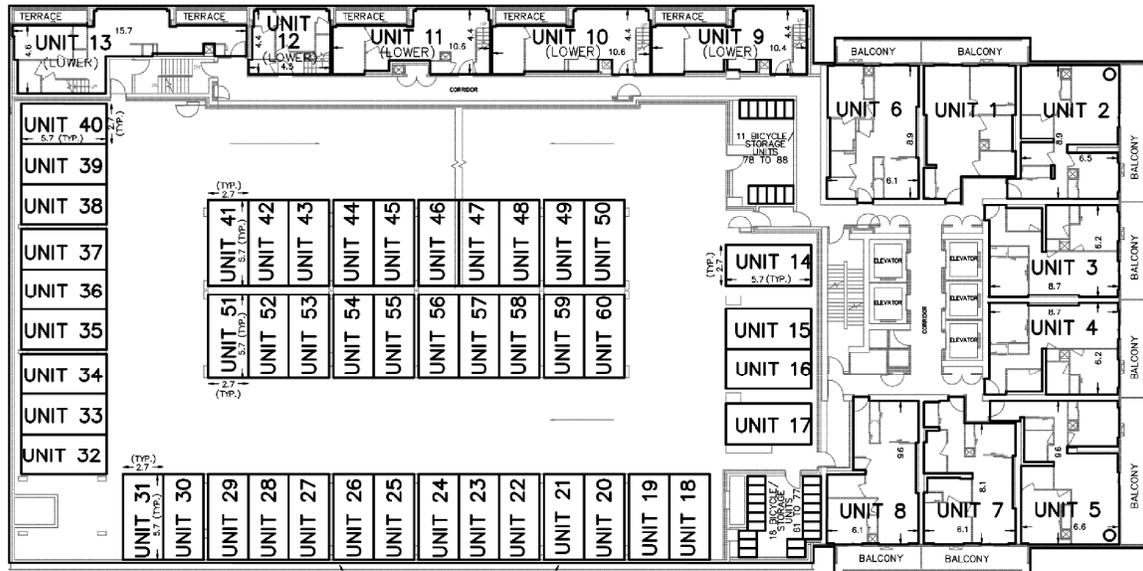


FILE:
19CDM-19V001
RELATED FILE:
DA.17.062
DATE:
September 17, 2019

4

APPLICANT:
VMC Residences III GP Inc.

PORTAGE PARKWAY

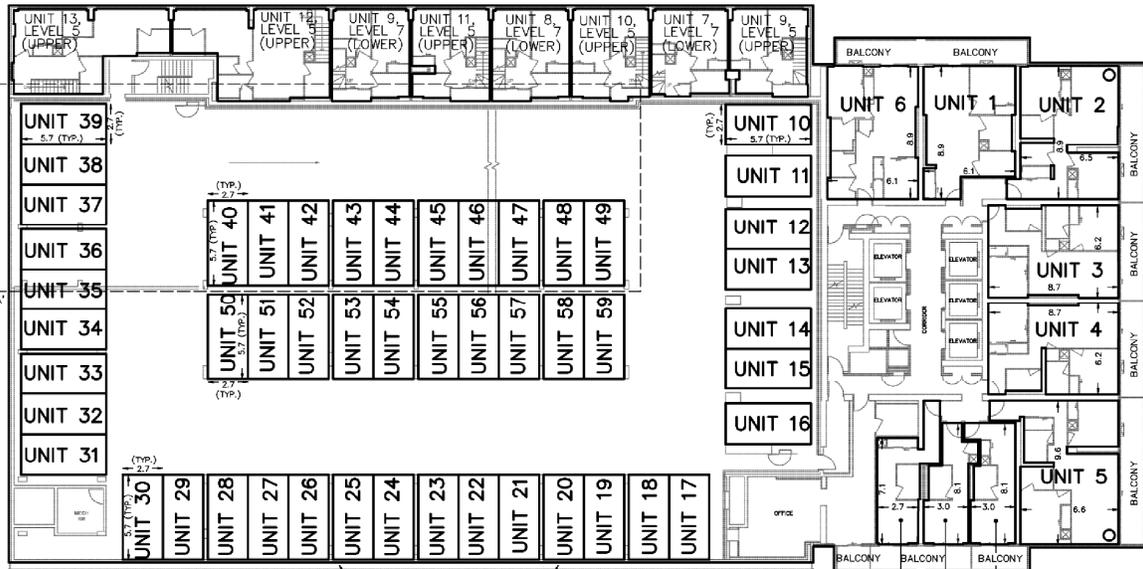


MILLWAY ROAD

NOT PART OF THE APPLICATION

PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 13, INCLUSIVE
PARKING UNITS 14 TO 60, INCLUSIVE
LOCKER UNITS 61 TO 88, INCLUSIVE
ON LEVEL 5

PORTAGE PARKWAY



NOT PART OF THE APPLICATION

PLAN VIEW ILLUSTRATING
RESIDENTIAL UNITS 1 TO 6, INCLUSIVE
GUEST SUITE UNITS 7 TO 9, INCLUSIVE
PARKING UNITS 10 TO 59, INCLUSIVE
ON LEVEL 6

Not to Scale

Draft Plan of Condominium (Standard) - Levels 5 and 6

Attachment

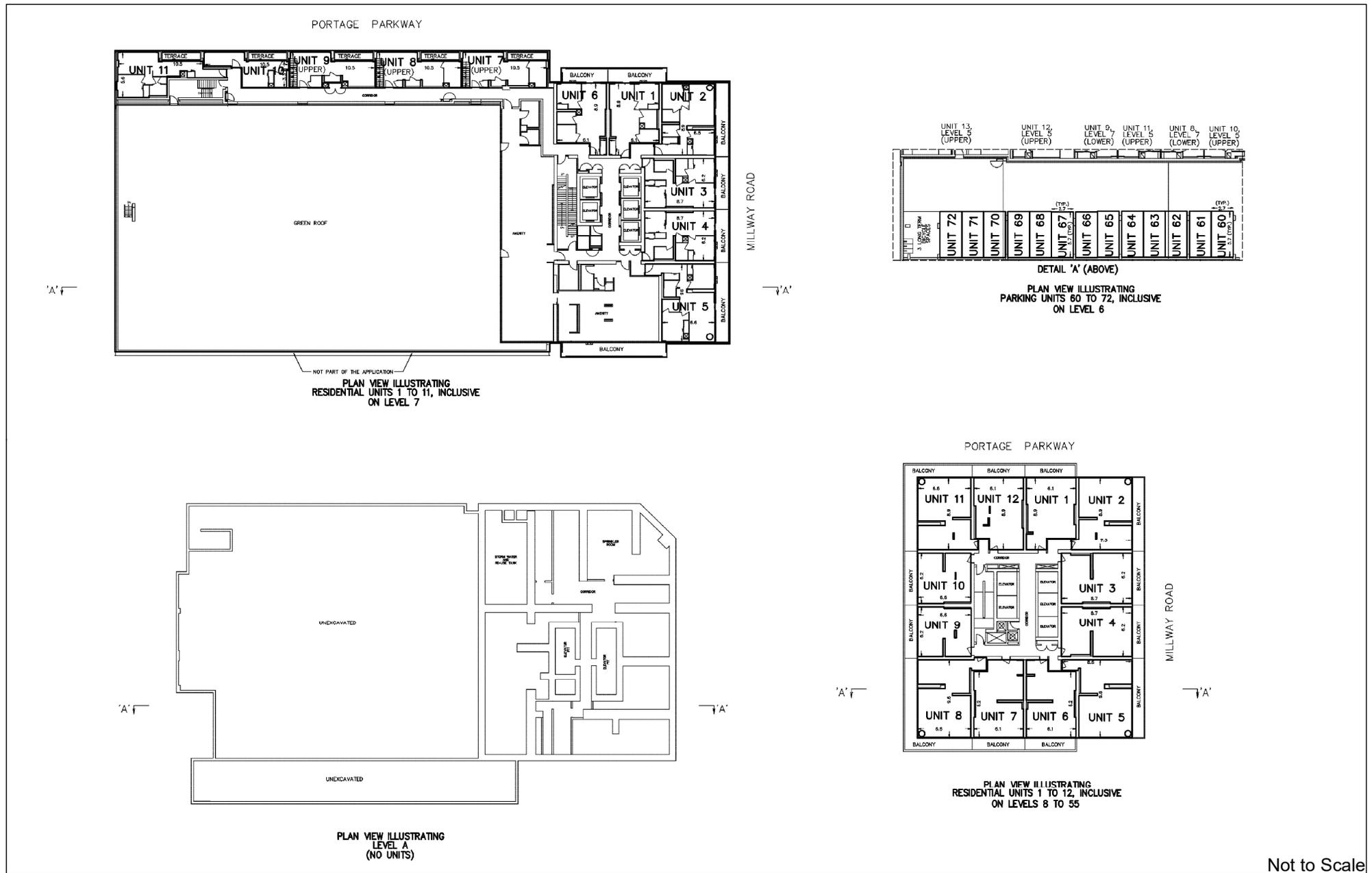
LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway



APPLICANT:
VMC Residences III GP Inc.

FILE:
19CDM-19V001
RELATED FILE:
DA.17.062
DATE:
September 17, 2019

5



Not to Scale

Draft Plan of Condominium (Standard) – Levels 7 and 8, Typical Tower Levels and Level 'A'

LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway

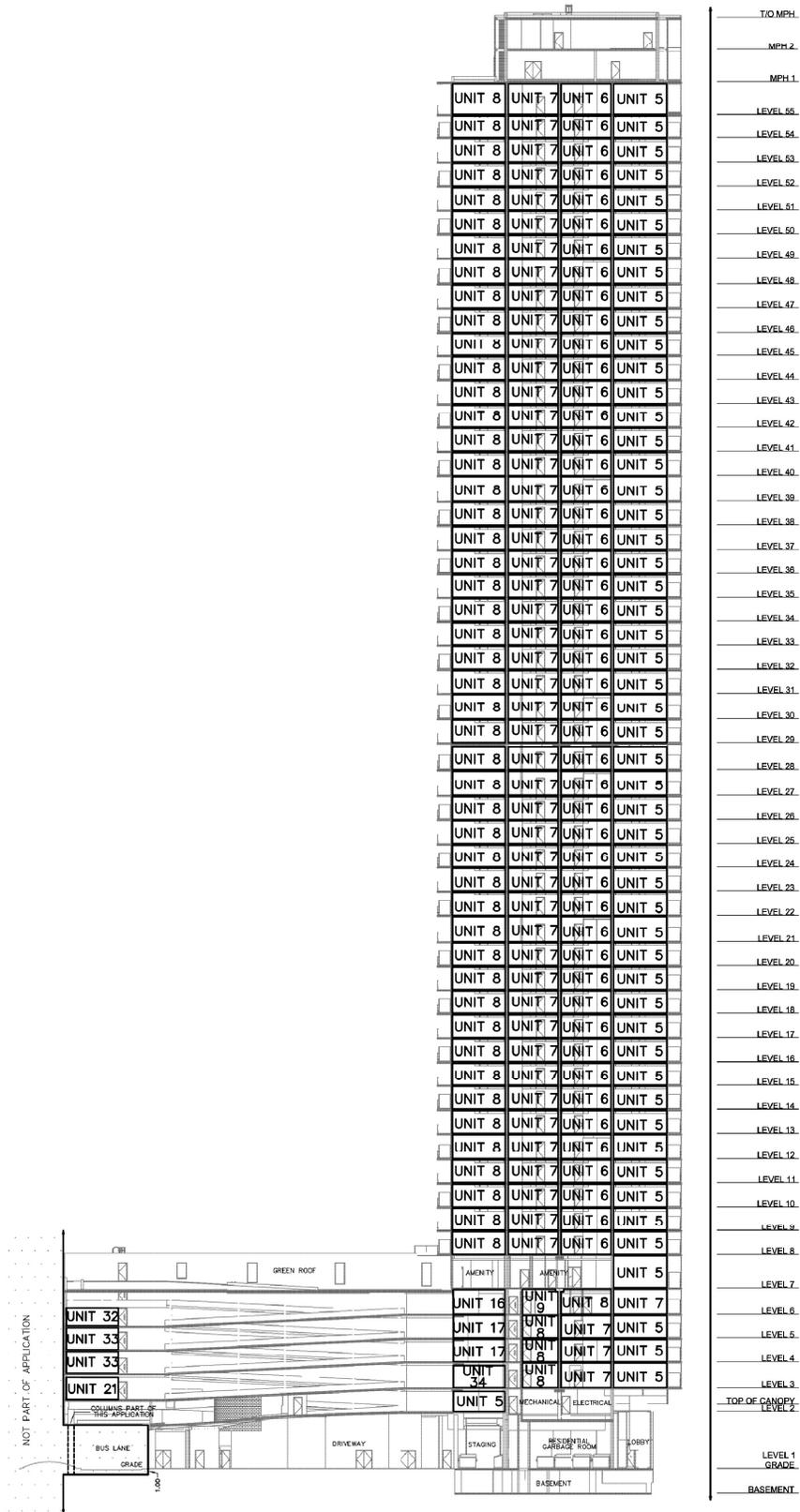
APPLICANT:
VMC Residences III GP Inc.



Attachment

FILE:
19CDM-19V001
RELATED FILE:
DA.17.062
DATE:
September 17, 2019

6



CROSS SECTION 'A' - 'A'
(NOT TO SCALE)

Not to Scale

Draft Plan of Condominium (Standard) - Cross Sections

Attachment

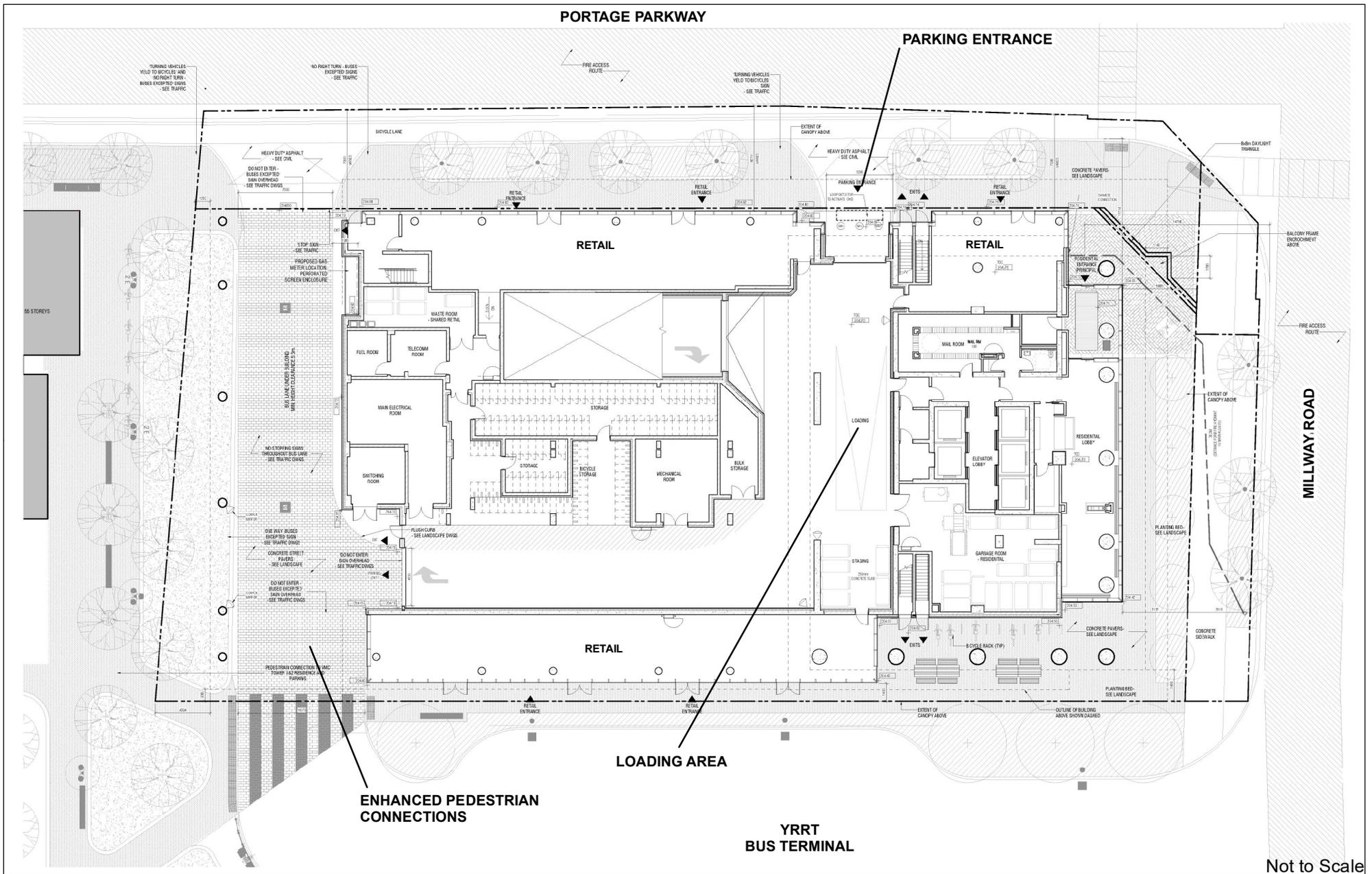
LOCATION:
Part of Lot 7, Concession 5
950 Portage Parkway



APPLICANT:
VMC Residences III GP Inc.

FILE:
19CDM-19V001
RELATED FILE:
DA.17.062
DATE:
September 17, 2019

7



Not to Scale

Approved Ultimate Site Plan (File: DA.17.062)

LOCATION:
 Part of Lot 7, Concession 5
 950 Portage Parkway

APPLICANT:
 VMC Residences III GP Inc.



Attachment

FILE:
 19CDM-19V001

RELATED FILE:
 DA.17.062

DATE:
 September 17, 2019

9