

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-18V001 ("PLAN")
CITYZEN (PINE GROVE) INC. ("OWNER")
PART OF LOT 11, CONCESSION 7, CITY OF VAUGHAN**

**THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN ("CITY") THAT
SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF
CONDOMINIUM (STANDARD) FILE 19CDM-18V001, ARE AS FOLLOWS:**

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium, prepared by Krcmar Surveying Inc., Drawing Name 09-112DC01, dated March 5, 2018.
2. The Owner shall enter into a Condominium Agreement with the City, and shall agree to satisfy any conditions that the City may consider to be outstanding as part of Site Development File DA.13.050.
3. The Condominium Agreement shall be registered on title against the lands to which it applies, at the Owner's expense.
4. The following provisions shall be included in the Condominium Agreement:
 - a) The Condominium Corporation shall be responsible to regularly clean and maintain all driveway catch basins.
 - b) The Condominium Corporation shall be responsible for private waste collection, snow removal and clearing.
 - c) Upon the registration of an Agreement with the Solid Waste Management Division, the Condominium Corporation may be eligible for municipal waste collection services. Should the Condominium Corporation be deemed ineligible by the City or choose not to enter into an Agreement with the City for municipal collection service, all waste collection services shall be privately administered and shall be the responsibility of the Condominium Corporation.
 - d) Prior to final approval of the Plan, the Owner shall confirm to the Development Planning Department that they have paid all taxes and levies, 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.

- e) Prior to commencing of any work, the Owner must confirm that sufficient wire-line communication infrastructure is available. In the event that such infrastructure is unavailable, the Owner shall be required to pay for the connection to and/or extension of the existing communication/telecommunication infrastructure. If the Owner elects not to pay for the above noted connection, then the Owner will be required to demonstrate to the satisfaction of the City of Vaughan that sufficient alternative communication/telecommunication will be provided to enable, at a minimum, the effective delivery of communication/telecommunication services for Emergency Management Services (i.e. 911 Emergency Services).
- f) The heritage structure (the Fred Hicks House) shall be protected and maintained pursuant to the Heritage Conservation Easement Agreement ("HEA"), on-site and the Owner/Condominium Corporation agrees to maintain the heritage structure according to the Heritage Conservation Easement Agreement. A condition to this effect shall be included in the Condominium Declaration.
- g) The Owner/Condominium Corporation shall not undertake or permit any demolition, construction, alteration, remodelling, or any other works, which would materially affect the Character Defining Elements (Fred Hicks House) and as set out in Schedule "B" of the HEA, without obtaining a Heritage Alteration Permission ("HAP") from the City. A Condition to this effect shall be included in the Condominium Declaration.
- h) The Owner/Condominium Corporation shall ensure that all openings to the relocated Fred Hicks House and the underground parking structures including ramps, walk-outs and/or ventilation openings will be floodproofed (raised above) to the Regulatory Storm Flood Plain elevation plus freeboard, as determined by the Toronto and Region Conservation Authority ("TRCA").
- i) That each Purchase and Sale Agreement, the Condominium Agreement and the Condominium Declaration shall include the following warning clauses advising all Purchasers/Owners/Tenants/Lessees that:
 - the underground parking structure has been designed and located in such a manner as to account for the current location of the

Regulatory Storm Flood Plain and that future expansion closer towards this hazard will not be permitted;

- that portions of the subject property are located within the Regulatory Storm Flood Plain and that these lands may be inundated during a storm;
 - that the development will not be served by Municipal snow plowing, and that such services will privately administered by the Condominium Corporation; and
 - that the City or other contracted party may construct a trail in the future within the open space/buffer lands and that noise and/or lighting should be expected from the active use and operation and maintenance of the trail.
- j) Prior to final approval of the Plan the Owner/Condominium Corporation shall agree to convey a blanket easement (the "Blanket Easement") over the whole of Part 12, Plan 65R-34647, in favour of Vaughan for the purposes of public access and the construction of maintenance of a future public trail/walkway and associated structures over a portion of the Blanket Easement lands as outlined in the Engineering Development Agreement and to the satisfaction of Vaughan Parks Development Department.
- k) Prior to occupancy the Owner, if required, shall submit documentation executed by a Professional Engineer confirming that the works to conduct the cut-fill grading works have been completed and comply with modelling from Cole Engineering. This includes the submission of an as-completed grading drawing and revised detailed modelling confirming the reduction in the Regulatory Flood Plan on the subject lands to the satisfaction of the Development Engineering Department.
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 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.

Engineering Conditions

7.
 - a) That prior to final registration of the Plan the Owner shall provide a Phase 2 Environmental Site Assessment ("ESA") for the open space/parks lands external to the Plan to the satisfaction of the City.
 - b) The Owner shall submit a signed and stamped certificate letter prepared by the Owner's Environmental Qualified Professional ("QP") stating that the Owner covenants and agrees that all the lands within the Plan and any lands and easements external to the Plan, which are to be dedicated to the City and to the Toronto and Region Conservation Authority ("TRCA") were remediated in accordance with O Reg. 153/04 (as amended) and that the accepted Remedial Action Plan ("RAP") (if applicable), are suitable for the intended land use, and meet the applicable standards set out in the Ministry of the Environment and Climate Change ("MOECC") document "Soil Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended) to the satisfaction of the City and the TRCA.
 - c) Prior to occupancy or the registration of the final Plan, the improvements to the existing Pine Grove wastewater pumping station shall have been completed to the satisfaction of the Development Engineering Department and Infrastructure Services Department.

Alectra Utilities

8. Prior to final approval of the Plan the Owner/Agent is required to contact Alectra Utilities to discuss all aspects of this proposal and provide the necessary information required to determine the type of available services in the area to supply this project and determine the design fee for the development to the satisfaction of Alectra Utilities.

Canada Post

9. Prior to final approval of the Plan, the Owner/Developer shall confirm that all offers of Purchase and Sale include a statement which advises the prospective purchaser(s) that mail delivery will be from a designated Community Mailbox.
10. Prior to final approval of the Plan, the Owner/Developer will confirm that notification is given to all purchasers of the exact locations of the Community Mailbox prior to the closing of any home sale.

11. Prior to final approval of the Plan, the Owner/Developer shall show the Community Mailbox in a suitable location on the appropriate servicing plan to the satisfaction of Canada Post.
12. Prior to final approval of the Plan, the Owner/Developer will provide Community Mailbox sites on the appropriate servicing plans and that these sites be constructed to the satisfaction of Canada Post.
13. The Owner /Developer agrees to determine and provide a suitable temporary Community Mailbox location(s) until the completion of the permanent Community Mailbox locations to the satisfaction of Canada Post.

Enbridge

14. Prior to final approval of the Plan, the Owner shall agree to relocate or provide temporary gas pipelines if the gas main needs to be relocated, and to grant Enbridge, if necessary, any easements required to service this development and future adjacent developments. If required, the Owner shall agree to provide a 3 m x 3 m regulator station in an acceptable location to the satisfaction of Enbridge and the City. The Owner shall be responsible for all costs for the relocation of such facilities or easements.

Bell Canada

15. The Owner shall agree to grant to Bell Canada any easements that may be required, which may include a blanket easement, for communication/telecommunication infrastructure. In the event of any conflict with existing Bell Canada facilities or easements, the Owner shall be responsible for the relocation of such facilities or easements.

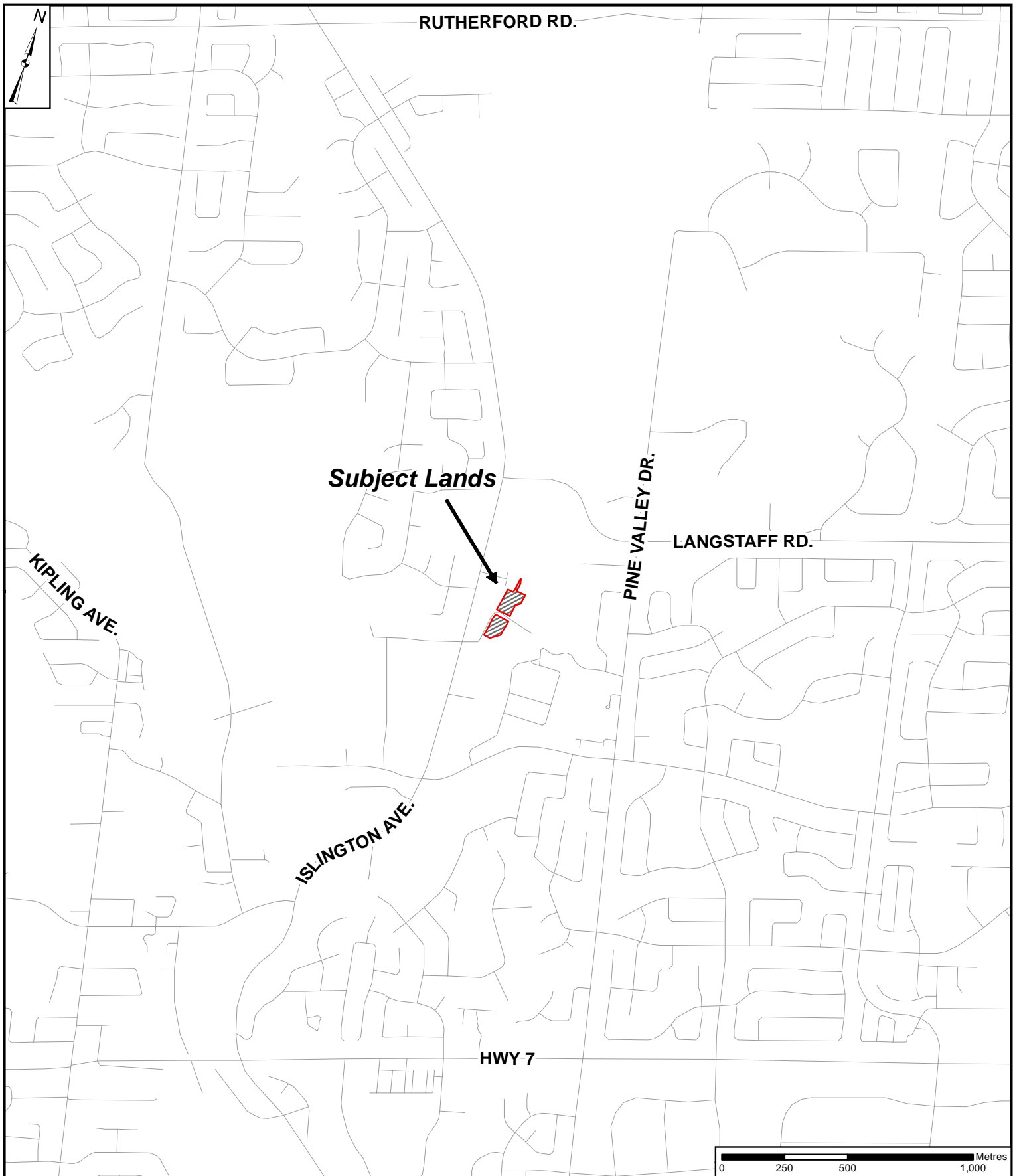
Toronto and Region Conservation Authority ("TRCA")

16. That prior to the registration of the final Plan, the Emergency Preparedness Plan be incorporated into the Condominium Agreement and that wording be included within the Agreement requiring the condominium corporation board to implement and review and or update, as required from time to time, the recommendations of the manual.
17. That prior to registration of the final Plan, the Emergency Preparedness Plan be included in the Condominium Declaration, and that wording be included describing how the Emergency Preparedness Plan will be implemented and further, wording be included requiring the Owner/Condominium Board review and or update the manual, as may be required from time to time.

18. That prior to registration of the final Plan, a copy of the Condominium Agreement and a draft copy of the Articles of Incorporation for the Condominium, (if available) be forwarded to TRCA. That the Owner, in the event of a condominium board has not been formed, provide TRCA a letter of Undertaking ("LOU") committing to including wording in the Condominium Articles of Incorporation and Condominium Declaration, that describes how the Emergency Preparedness Plan will be included and implemented, as noted above.

Clearances

19. The City of Vaughan shall advise in writing that Conditions 1 to 7 have been satisfied.
20. Alectra Utilities shall advise the Development Planning Department that Condition 8 has been satisfied.
21. Canada Post shall advise the Development Planning Department in writing that Conditions 9 to 13 have been satisfied.
22. Enbridge shall advise the Development Planning Department in writing that Condition 14 has been satisfied.
23. Bell Canada shall advise the Development Planning Department in writing that Condition 15 has been satisfied.
24. Toronto and Region Conservation Authority shall advise the Development Planning Department in writing that Conditions 16 to 18 have been satisfied.



Context Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Cityzen Pine Grove Road

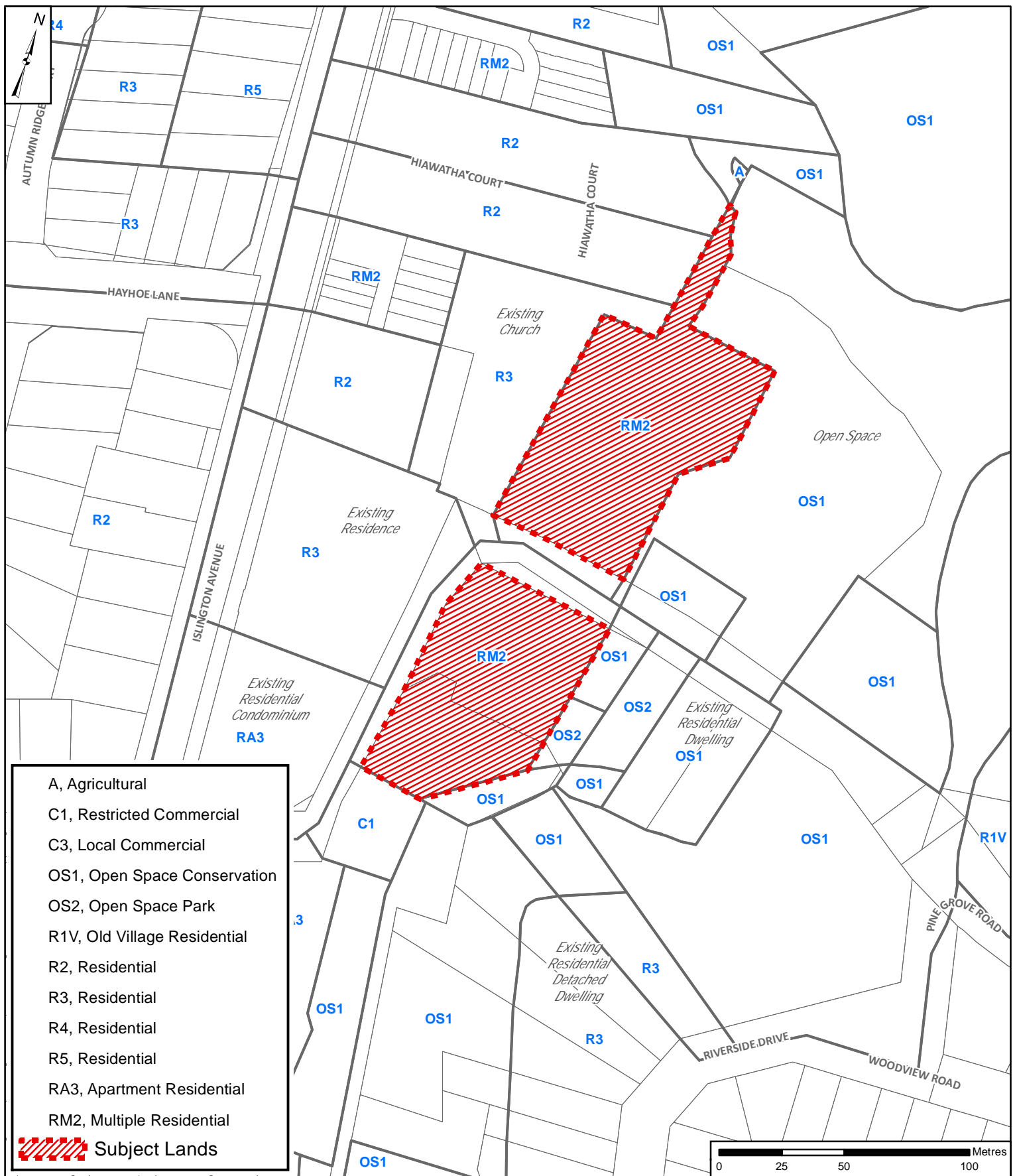


Attachment

FILE: 19CDM-18V001
RELATED FILE: DA.13.050

DATE:
September 5, 2018

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Location Map

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Cityzen Pine Grove Road



Attachment

FILE: 19CDM-18V001
RELATED FILE: DA.13.050

DATE:
September 5, 2018

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Draft Plan of Condominium (Residential - Level1)

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Citizen Pine Grove Road

Document Path: N:\GIS_Archive\Attachments\19CDM\19CDM-18V001\19CDM-18V001_DraftPlanCondominium.mxd



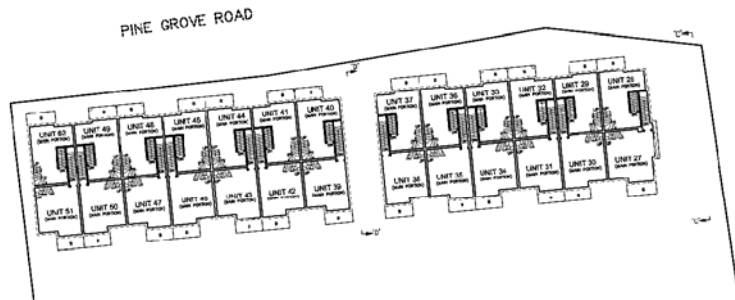
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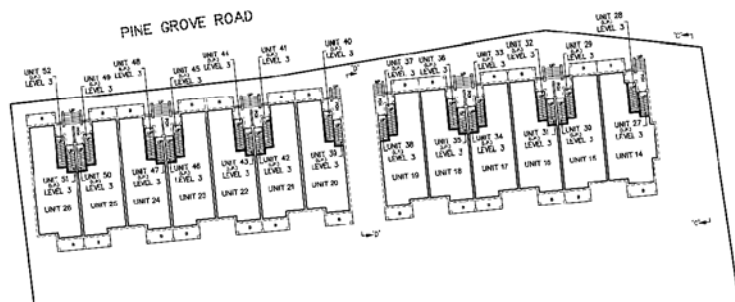
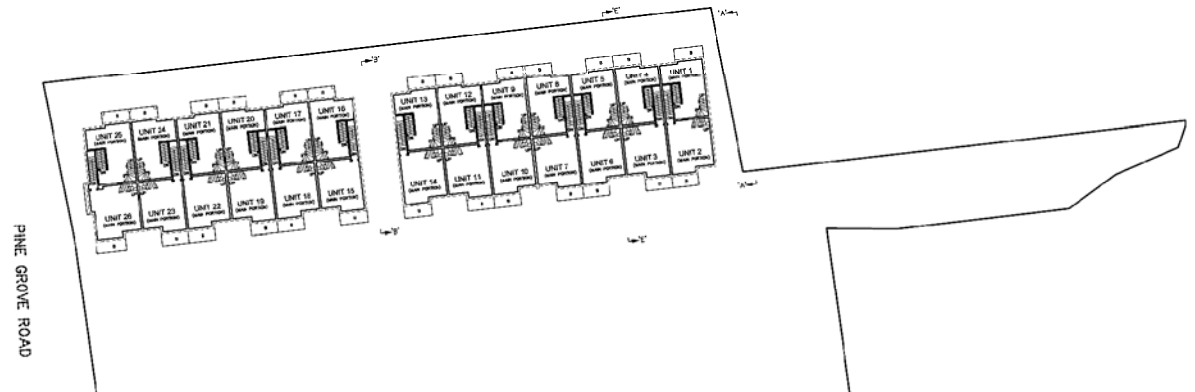
DATE: September 5, 2018

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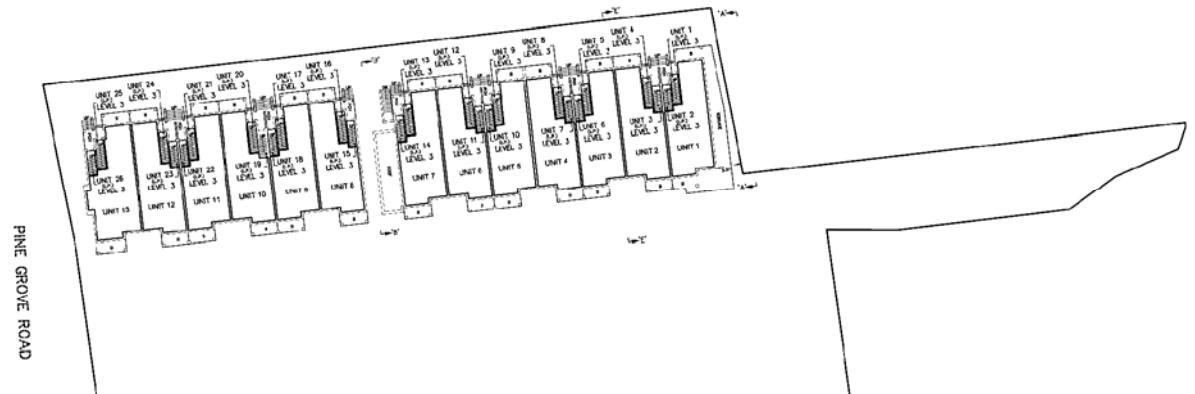
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PLAN VIEW II ILLUSTRATING
UNITS 1 TO 52 INCLUSIVE (Residential)
LEVEL 3



PLAN VIEW ILLUSTRATING
UNITS 1 TO 26 INCLUSIVE (RESIDENTIAL), LEVEL 2
AND LOWER PORTIONS OF UNITS 1 TO 52, LEVEL 3 (ENTRANCE)



Draft Plan of Condominium (Residential - Levels 2 & 3)

LOCATION:

Part of Lot 10, Concession 7

APPLICANT:

Cityzen Pine Grove Road



Attachment

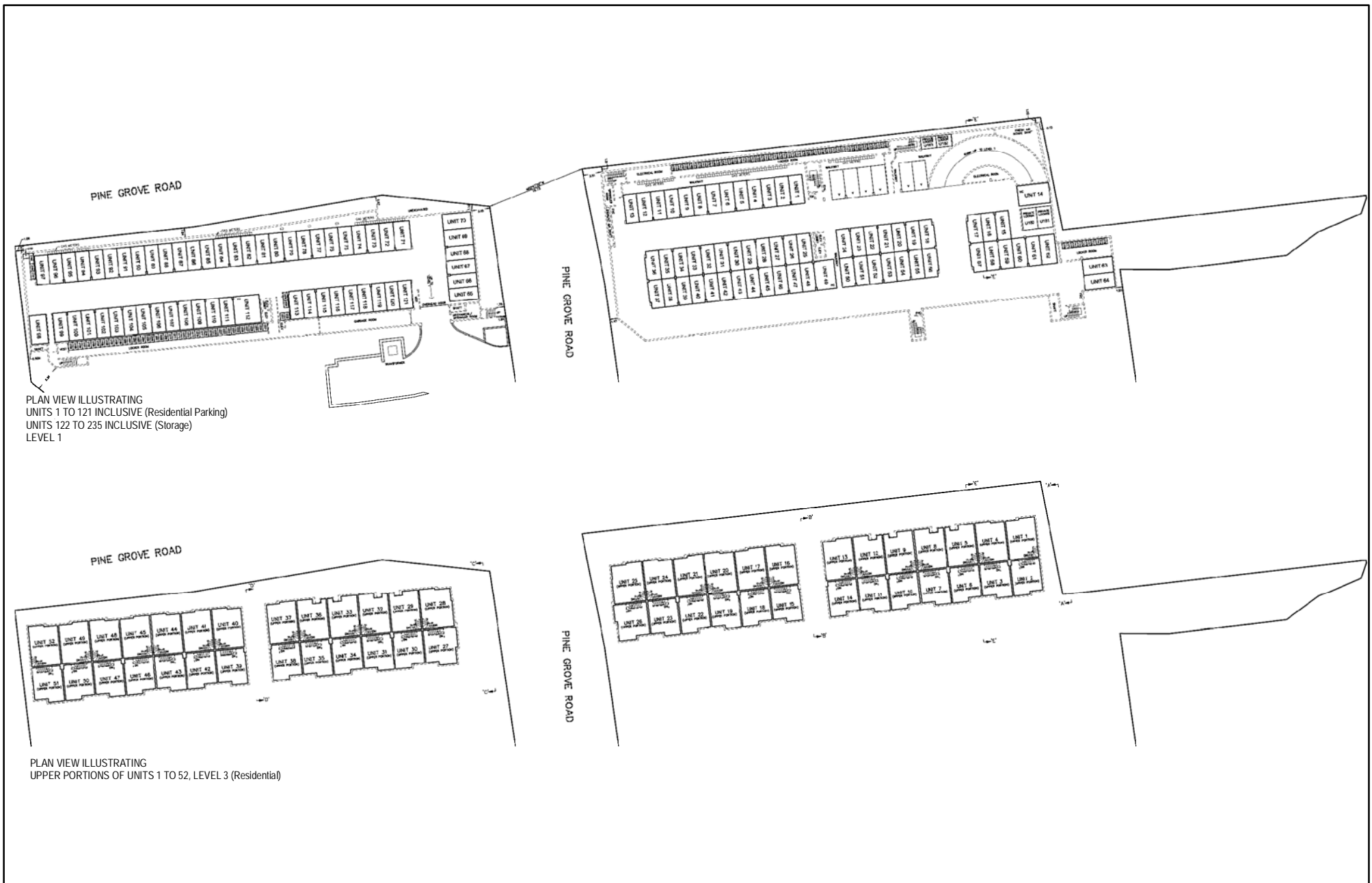
FILE: 19CDM-18V001

RELATED FILE: DA.13.050

DATE:

September 5, 2018

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Draft Plan of Condominium (Residential - Upper Level 3 and Parking & Storage Level)

LOCATION:

Part of Lot 10, Concession 7

APPLICANT: Cityzen Pine Grove Road



Attachment

FILE: 19CDM-18V001
RELATED FILE: DA.13.050

DATE:

September 5, 2018

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Approved Site Plan (File: DA.13.050)

LOCATION:
Part of Lot 10, Concession 7

APPLICANT:
Citizen Pine Grove Road

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DATE:
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Printed on: 7/12/2018