

ATTACHMENT NO. 1

CONDITIONS OF DRAFT APPROVAL

**DRAFT PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V009
CHELSEA MAPLE RESIDENCES (PHASE 1) INC. (THE "OWNER")
BLOCK 34 ON 65M-4477, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN (THE "CITY") THAT SHALL BE SATISFIED PRIOR TO THE RELEASE FOR REGISTRATION OF PLAN OF CONDOMINIUM (STANDARD) FILE 19CDM-17V009 (THE "PLAN"), ARE AS FOLLOWS:

City of Vaughan Conditions

1. The Plan shall relate to a Draft Plan of Condominium (Standard), prepared by WSP Geomatics Ontario Limited, Drawing Number: 21-15-025-000, dated November 13, 2017.
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 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) snow removal and clearing shall be the responsibility of the Condominium Corporation; and
 - c) upon a successfully completed application, a site inspection, and the execution and registration of an Agreement with the Vaughan Environmental Services Department, Solid Waste Management Division as determined by the City, 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.

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, the Owner shall submit an "as-built" survey to the satisfaction of the Vaughan Building Standards Department.
6. 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.
7. Prior to final approval, the Owner shall confirm to the Vaughan 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 Vaughan 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.
8. The Owner shall secure public access over the pedestrian linkage from Glenngarry Crescent to Eagle Rock Way, to the satisfaction of the City;
9. The Condominium Agreement, Condominium Declaration and all Agreements of Purchase and Sale and/or Lease shall include the following warning clauses:
 - i) "Purchasers and/or tenants are advised that despite the inclusion of noise control features within the Maple GO Station Secondary Plan area and within the dwelling units, sound from increasing road and rail traffic may continue to be of concern and may occasionally interfere with some activities of the dwelling occupants, as the outdoor traffic sound levels may exceed the noise criteria of the Municipality and the Ministry of Environment and Climate Change ("MOECC")."
 - ii) "This dwelling unit has been supplied with a central air conditioning system which allows windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the noise criteria of the Municipality and the Ministry of the Environment and Climate Change ("MOECC")."OR

“This dwelling unit has been fitted with a forced air heating system and the ducting etc., was sized to accommodate central air conditioning. Installation of central air conditioning will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the criteria of the Municipality and the Ministry of the Environment and Climate Change. (Note: The location and installation of the outdoor air conditioning device should minimize the noise impacts from the unit and comply with the criteria of MOECC publication NPC-216, Residential Air Conditioning Devices).”

- iii) “Prior to the issuance of occupancy permits for this Development, a Professional Engineer qualified to perform acoustical services in the province of Ontario or the Vaughan Building Standards Department shall inspect the site to certify that the sound control measures as approved have been incorporated, properly installed and constructed.”
- iv) “Purchasers and/or tenants are advised that Canadian National Railway or its successors or assigns, have an operating right-of-way within 300 metres from the land subject hereof and there may be alterations to the right-of-way including the possibility that the Railway may expand its operations, which expansion may affect the living environment of the residents notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the subdivision and individual units, and that the Railway will not be responsible for complaints or claims arising from use of its facilities and/or operations.”
- v) “Purchasers/tenants are advised that due to the proximity of the adjacent commercial facilities, noise from the commercial facilities may at times be audible.”
- vi) “Purchasers and/or tenants are to be advised that the lot abuts a GO Transit parking lot of which noise and lighting may be of concern due to the nature of the parking lot operation.”
- vii) GO Transit requires that all development agreements, offers to purchase, and agreements of Purchase and Sale or Lease of each dwelling unit within 300 metres of the railway right-of-way contain the following clauses:
 - a) “Warning: Metrolinx, carrying on business as GO Transit, and its assigns and successors in interest are the Owners of lands within 300 metres from the land which is the subject hereof. In addition to

the current use of the lands owned by Metrolinx, there may be alterations to or expansions of the rail and other facilities on such lands in the future including the possibility that GO Transit or any railway entering into an agreement with GO Transit to use the Metrolinx lands or Metrolinx and their respective assigns or successors as aforesaid may expand their operations, which expansion may affect the living environment of the residents in the vicinity, notwithstanding the inclusion of any noise and vibration attenuating measures in the design of the development and individual dwellings. The railway will not be responsible for any complaints or claims arising from use of such facilities and/or operations on, over or under its lands.”

- b) “The Owner shall grant Metrolinx an environmental easement for operational emissions, registered on title against the subject residential dwellings in favour of Metrolinx.”
- c) “Purchasers/Tenants are to be advised that the lot abuts a “GO Transit parking lot” of which noise and lighting may be of concern due to the nature of the parking lot operation.”

Canada Post

- 10. The Owner must supply, install and maintain a centralized mailbox facility (rear-fed mailroom) for the residential units to Canada Post’s specifications.
- 11. The Owner must supply, install and maintain a centralized mailbox facility (lockbox assembly) for the commercial units to Canada Post’s specifications.

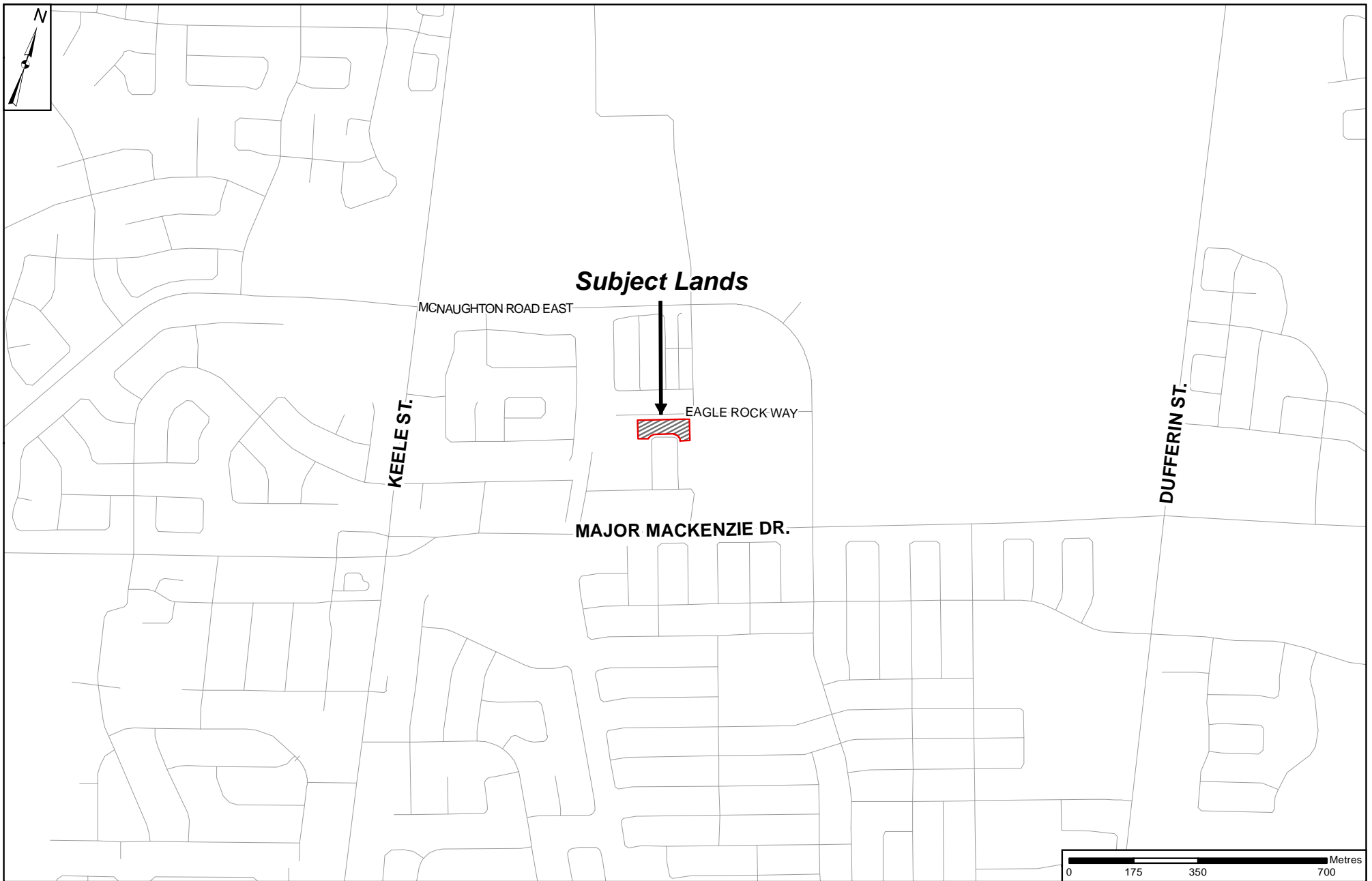
Utilities Conditions

- 12. The Owner is required to confirm that all required easements and rights-of-way for each utility have been granted to the appropriate authority.

Clearances

- 13. The Vaughan Development Planning Department shall advise that Conditions 1 to 9 have been satisfied.
- 14. Canada Post shall advise the Vaughan Development Planning Department in writing that Conditions 10 and 11 have been satisfied.

15. Enbridge Gas, Hydro One, Bell Canada and Alectra Utilities Corporation shall advise the Vaughan Development Planning Department in writing that Condition 12 has been satisfied.



Context Location Map

LOCATION:
Part Lot 21, Concession 3

APPLICANT:
Chelsea Maple Residences (Phase 1) Inc.

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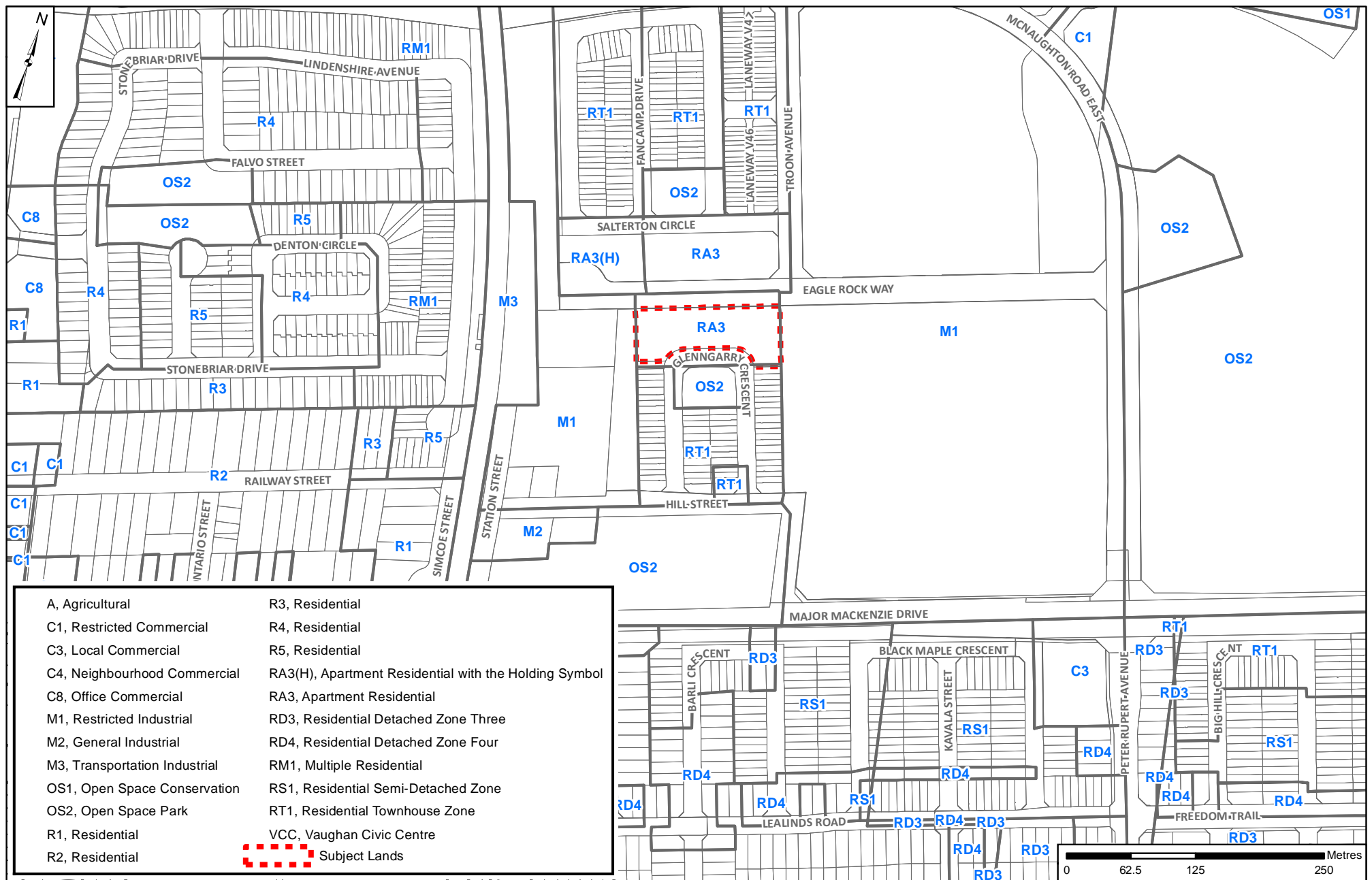
Attachment

FILE: 19CDM-17V009
RELATED FILE: DA.15.060

DATE:
September 17, 2018

Printed on: 8/2/2018

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Location Map

LOCATION:
Part Lot 21, Concession 3

APPLICANT:
Chelsea Maple Residences (Phase 1) Inc.

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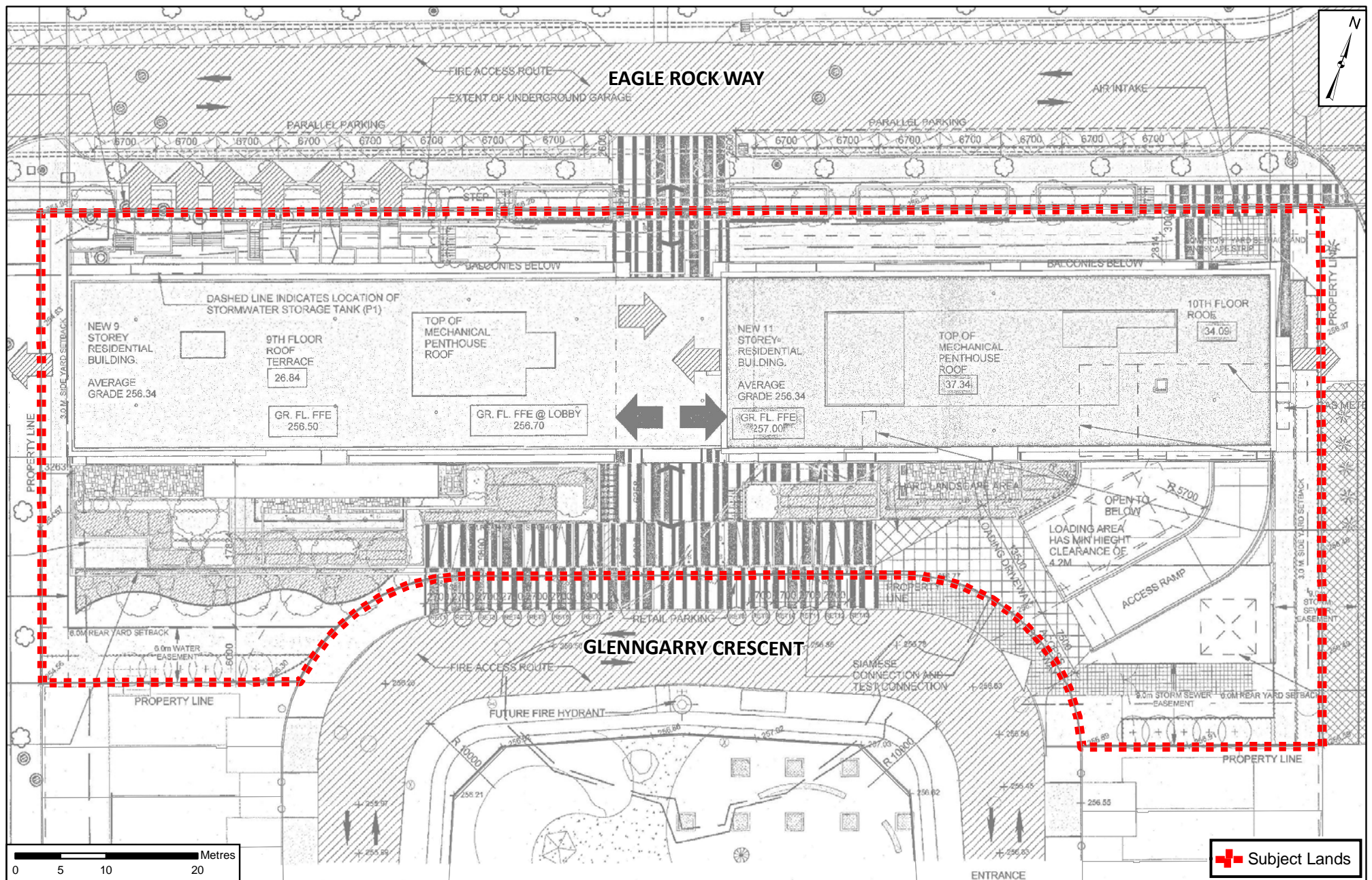
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RELATED FILE: DA.15.060

DATE:
September 17, 2018

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Approved Site Plan (File DA.15.060)

LOCATION:
Part Lot 21, Concession 3

APPLICANT:
Chelsea Maple Residences (Phase 1) Inc.

Document Path: N:\GIS_Archive\Attachments\19CDM\19CDM-17V009\19CDM-17V009_4_SitePlan.mxd



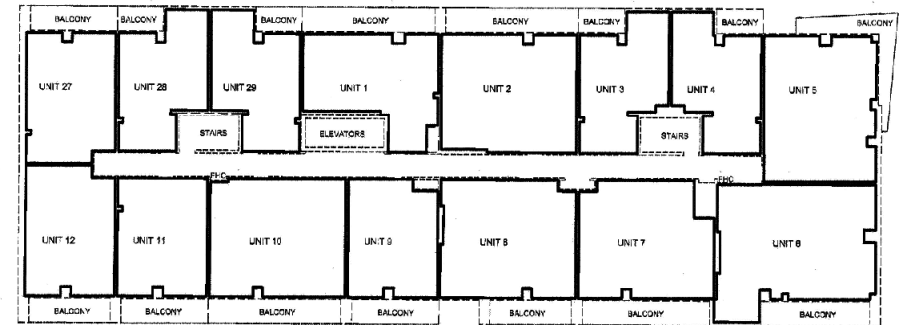
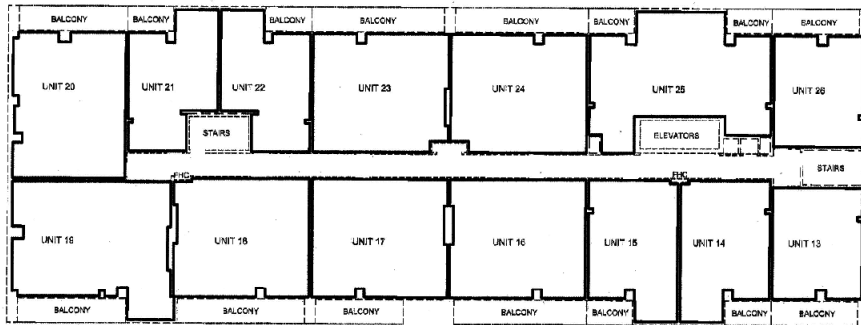
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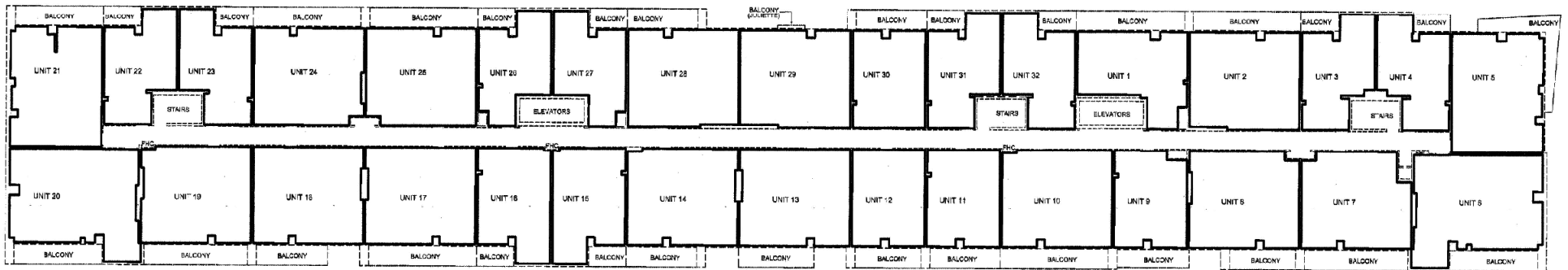
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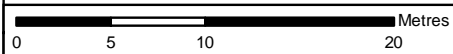
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LEVEL 2
NOT TO SCALE



LEVEL 3
NOT TO SCALE



Draft Plan of Condominium (Standard) Levels 2 & 3

LOCATION:
Part Lot 21, Concession 3

APPLICANT:
Chelsea Maple Residences (Phase 1) Inc.

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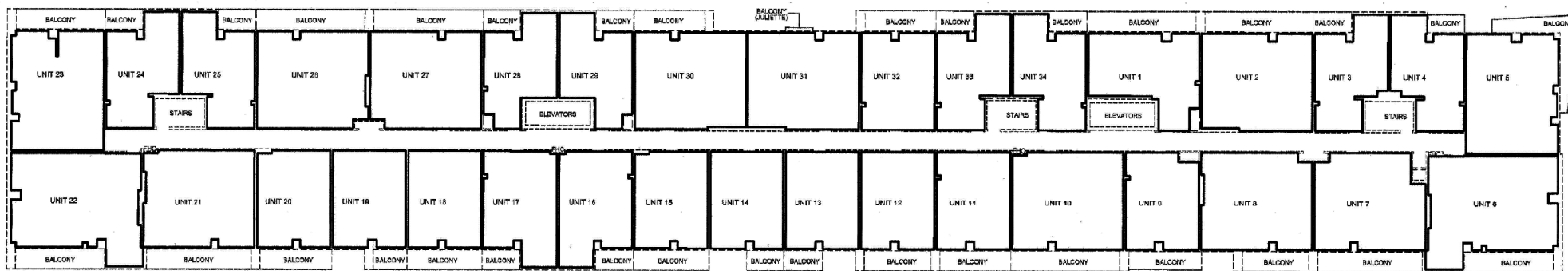
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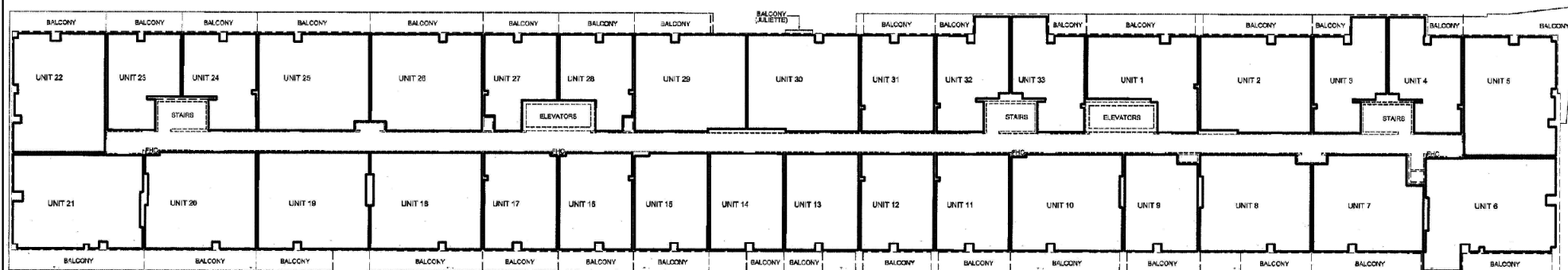
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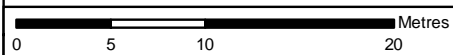
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LEVELS 4 TO 6
NOT TO SCALE



LEVELS 7 AND 8
NOT TO SCALE



Draft Plan of Condominium (Standard) Levels 4-8

LOCATION:

Part Lot 21, Concession 3

APPLICANT:

Chelsea Maple Residences (Phase 1) Inc.

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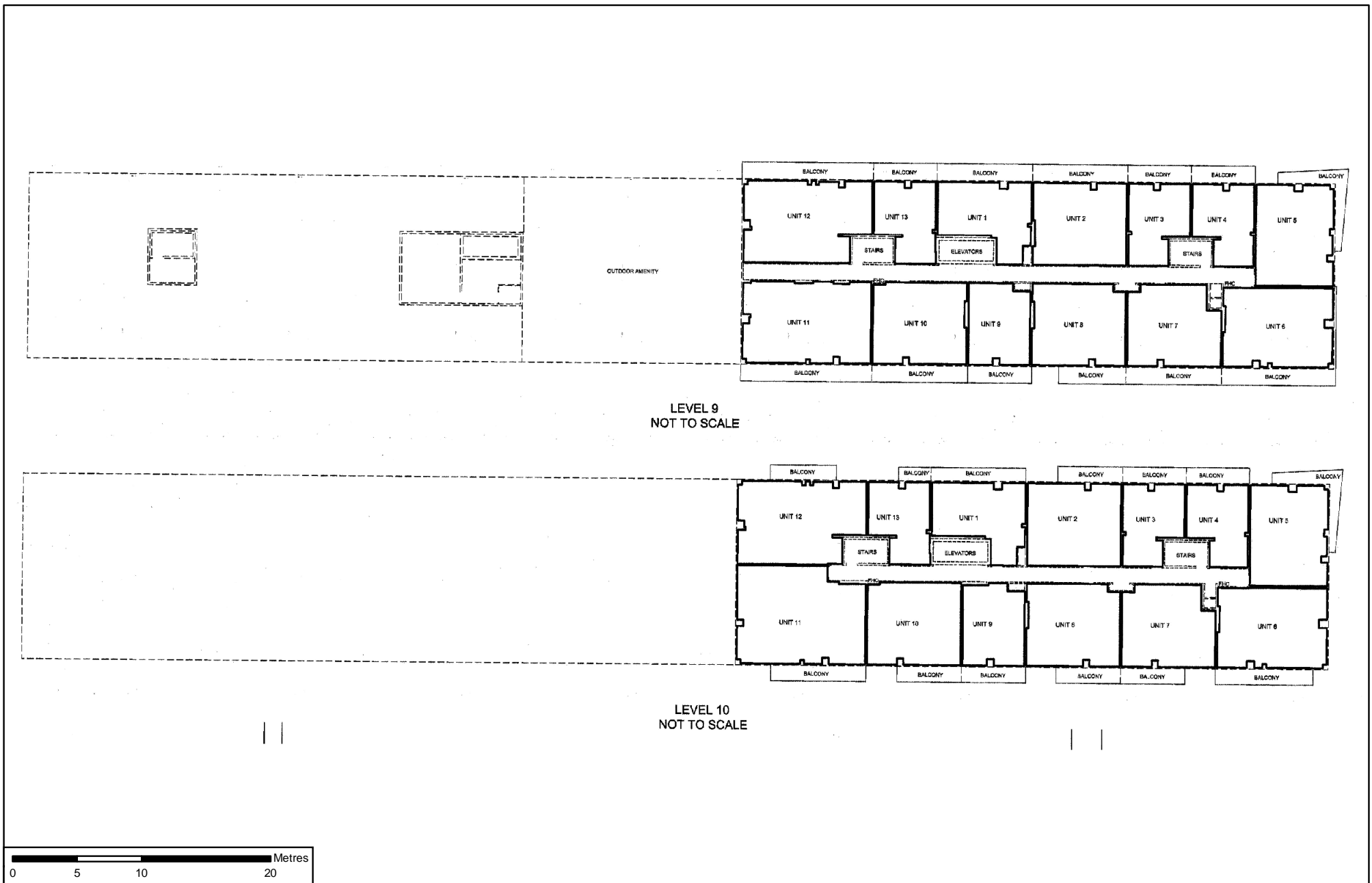
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RELATED FILE: DA.15.060

DATE:

September 17, 2018

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Draft Plan of Condominium (Standard) Levels 9 & 10

LOCATION:

Part Lot 21, Concession 3

APPLICANT:

Chelsea Maple Residences (Phase 1) Inc.

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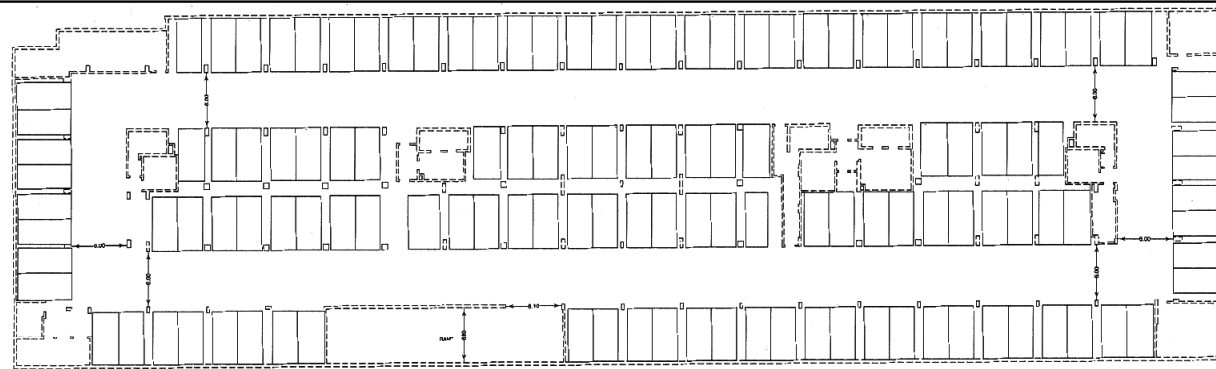
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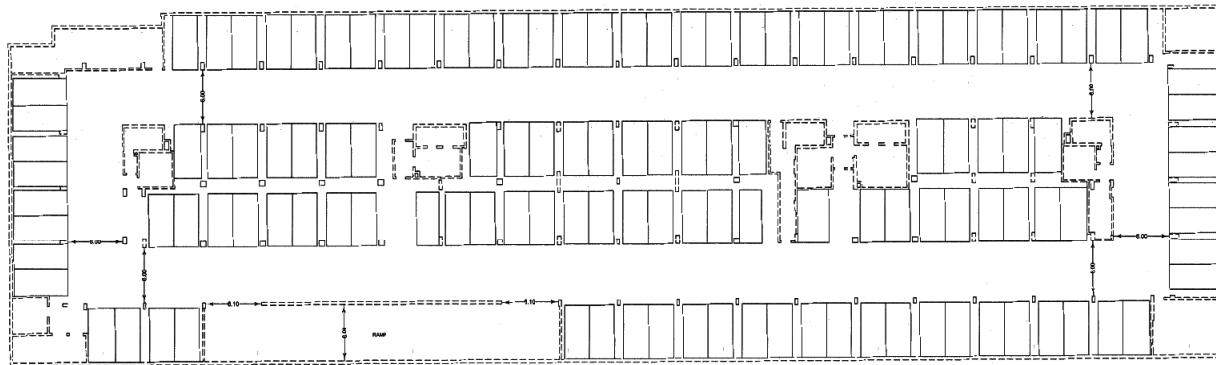
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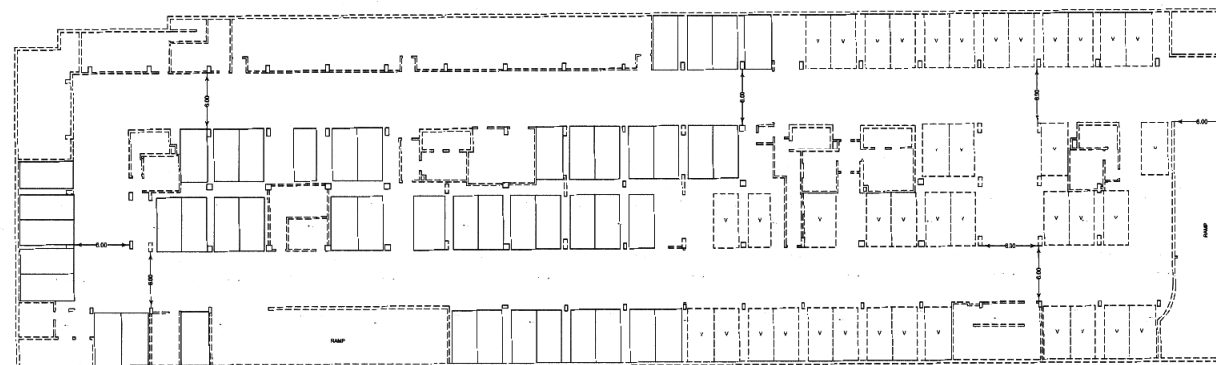
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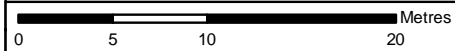
LEVEL P3
NOT TO SCALE



LEVEL P2
NOT TO SCALE



LEVEL P1
NOT TO SCALE



Draft Plan of Condominium (Standard) Levels P1-P3 Underground Parking

LOCATION:
Part Lot 21, Concession 3

APPLICANT:
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