

Attachment 1 – Conditions of Site Plan Approval (City of Vaughan)

Site Development File DA.13.042 (Edward Letichever) Conditions of Approval:

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, tree inventory and removal plan, building elevations, signage details and lighting plan;
 - b) The Development Engineering Department shall approve the final grading and servicing plan, erosion and sedimentation control plan, servicing and stormwater management report, hydrogeological assessment, environmental site assessment report, traffic impact study, transportation demand management plans and construction management plans;
 - c) A final Servicing and Stormwater Management Report and accompanying engineering drawings shall be submitted to the satisfaction of the City. The Report shall include a comprehensive stormwater, sanitary and water network analysis of the proposed development's systems, proposed connections to existing services and the adequacy of the existing infrastructure to support the demands of the proposed building. The revised Report shall demonstrate that adequate stormwater management measures, sanitary discharge and water supply for the fire flow demands are available for the Subject Lands;
 - d) Sanitary and water service connections (i.e. decommissioning existing/installation of proposed) must be completed by a City contractor and paid by the Owner. The Owner is required to contact the Development Inspection and Lot Grading Division directly, upon receipt of Site Plan Approval, to coordinate the proposed works. If servicing connections are located within York Region's right-of way, the York Region's Road Occupancy Permit ('ROP') must be issued prior to the commencement of any works;
 - e) Prior to Site plan Approval, the Owner shall supply the shoring drawings required for the construction of the underground garage. The proposed shoring design shall be subject to the City of Vaughan Development Engineering encroachment review and agreement process. Further payments to the City of Vaughan may be required subject to the review of the shoring design and further to the City's Fees and Charges By-law, as amended;

- f) The Owner shall pay the Development Engineering Complex Site Plan Review Fee per the Fees and Charges By-law, as amended. The fee amount is \$8,550.00 (HST exempt) and shall be made with the subsequent submission drawings and documents;
 - g) The Owner shall enter into a Tree Protection Agreement, which includes securities for trees to be preserved and protected in accordance with the approved Arborist Report and approval for the removal of any neighbouring trees that are located less than 6 m outside of the Subject Lands;
 - h) Access location, access geometry and the Traffic Impact Study shall be reviewed and approved by York Region;
 - i) The Owner shall satisfy all requirements from Alectra Utilities Corporation, Enbridge Distribution Inc., Rogers, Bell Canada and Canada Post; and
 - j) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division.
- 2) THAT the Site Plan Agreement shall include the following conditions and warning clauses, to the satisfaction of the City:

Conditions

- a) "The Owner shall submit a complete copy of the Record(s) of Site Condition ('RSCs') filed on the Environmental Site Registry including the acknowledgement letter from the Ministry of the Environment, Conservation, and Parks ('MECP') should remediation of any portions of the Subject Lands be required to meet the applicable Standards set out in the MECP document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended). All Environmental Site Assessment reports prepared in support of the RSC shall be submitted to the City with the reliance from the Owner's environmental consultant."
- b) "The Owner shall agree in the Site Plan Agreement to obtain all necessary permits from the TRCA pursuant to the Development, Interference and Wetlands and Alterations to Shorelines and Water Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), as may be amended, to the satisfaction of the Toronto and Region Conservation Authority."
- c) "The Owner must supply, install and maintain a centralized mail box facility to Canada Post's specifications in accordance with the Canada Post Delivery

Standards Manual. The Owner shall contact Canada Post in advance of the construction start date, to discuss a suitable mail box/mailroom location.”

- d) “The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board.”
- e) “The Owner must pay by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent to 2% of the Subject Lands, prior to issuance of a Building Permit.”

Warning Clauses

- “Should archaeological resources be found on the Subject Lands during construction activities, the Owner must immediately cease all construction activities and immediately notify the Ontario Ministry of Tourism, Culture and Sport and the Development Planning Department, Urban Design and Cultural Heritage Division.”
- “In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner, the Registrar of the Cemeteries and Crematoriums Regulation Unit of the Ministry of Government and Consumer Services, and the City of Vaughan Development Planning Department, Urban Design and Cultural Heritage Division.”