

ATTACHMENT 1
CONDITIONS OF SITE PLAN APPROVAL

SITE DEVELOPMENT FILE DA.17.046
PETER EDREY (THE “OWNER”)
39 CENTRE STREET, CITY OF VAUGHAN

1. THAT prior to the execution of the Site Plan Agreement:
 - a. the Development Planning Department shall approve the final site plan, landscape plan, landscape details and landscape cost estimate;
 - b. the Development Engineering Department shall approve the final Site Grading & Erosion Sediment Control Plan, Functional Servicing Report and Stormwater Management Brief.

2. THAT the Site Plan Agreement shall include the following clause:
 - a. “The City of Vaughan will require the Owner to implement the Transportation Demand Management (TDM) Plan contained within the Parking Study Update and TDM Plan, dated May 22 and September, 2019 and February 25, 2020, as prepared by LEA Consulting Ltd. This Plan includes the Owner provide a minimum of three (3) pre-loaded PRESTO Cards to employees working on the Subject Lands covering no less than one (1) year of two-way commuting to/from the Subject Lands. This TDM Plan further requires the Owner to encourage staff working on the Subject Lands to engage in carpooling through incentives such as parking assignments and education. The Owner shall assume such TDM Plan and shall perform all of its obligations.”