

ATTACHMENT NO. 1

STANDARD CONDITIONS OF BLOCK PLAN APPROVAL

**APPROVAL OF BLOCK PLAN BL.59.2014
BLOCK 59 LANDOWNERS GROUP INC.
PART OF LOTS 11 TO 15, CONCESSION 9, CITY OF VAUGHAN**

THE CONDITIONS OF THE COUNCIL OF THE CITY OF VAUGHAN THAT SHALL BE SATISFIED PRIOR TO THE FINAL APPROVAL OF THE BLOCK 59 PLAN, ARE AS FOLLOWS:

1. The final Block Plan shall relate to the draft Block Plan, prepared by KLM Planning Partners Inc., dated December 10, 2019.
2. Particular land use designations applied to the subject block plan are as follows:

“Prestige Employment”, “General Employment”, “Natural Area”, “Utility”, “Proposed District Park”, “Proposed Primary Street”, “Rail Line”, and “Trans Canada Pipeline”.
3. The Owner shall pay any and all outstanding application fees to the Vaughan Policy Planning and Environmental Sustainability Department, in accordance with the applicable and in-effect Tariff of Fees By-law.
4. The participating landowners within Block 59 shall enter into a Developers’ Group Agreement to the satisfaction of the City. The Agreement shall be regarding but not limited to all cost sharing for the provision of parks, cash-in-lieu of parkland, roads and municipal services, including land dedication and construction of any future roads and streets deemed required to service the Subject Lands. This Agreement shall also include a provision for additional developers to participate with the Developers’ Group Agreement when they wish to develop their lands, all to the satisfaction of the City.
5. The Block 59 Landowners Group Inc. shall enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the municipal services for the Block, including but not limited to, roads, water, wastewater, storm and storm water management pond(s), land conveyances including the construction of streets and roads, or front-end the works and enter into an Agreement with the City to satisfy all conditions, financial or otherwise for the construction of the necessary municipal services, including but not limited to, roads, water, wastewater, storm and storm water management ponds, land conveyances including the construction of streets and roads to service the

Subject Lands. The Agreements shall be registered against the lands to which it applies and to the satisfaction of the City.

6. The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City to convey any lands and/or easements, free of all costs and encumbrances, to the City that are necessary to construct the municipal services for the Plan, which may include any required easements and/or additional lands within and/or external to the Block Plan, to the satisfaction of the City.
7. The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City that prior to conveyance of land, and/or any initiation of grading or construction, the Block 59 Landowners Group Inc. shall implement the following to the satisfaction of the City:
 - a. Submit a Phase One Environmental Site Assessment (ESA) report and, if required and as applicable, a Phase Two ESA, Remedial Action Plan (RAP), Risk Evaluation, Risk Assessment report(s) in accordance with Ontario Regulation (O. Reg.) 153/04 (as amended) or its intent, for the lands within the Plan. Reliance on the report(s) from the Block 59 Landowners Group Inc. environmental consultant shall be provided to the City.
 - b. Should there be a change to a more sensitive land use as defined under O. Reg. 153/04 (as amended) or remediation of any portions of lands within the Plan required to meet the applicable Standards set out in the Ministry of the Environment, Conservation, and Parks (MECP) document "Soil, Ground Water and Sediment Standards for Use under Part XV.1 of the Environmental Protection Act" (as amended), submit a complete copy of the Record(s) of Site Condition (RSCs) filed on the Environmental Site Registry including the acknowledgement letter from the MECP, covering all the lands within the Plan.
 - c. Submit a sworn statutory declaration by the Block 59 Landowners Group Inc. confirming the environmental condition of the lands to be conveyed to the City.
 - d. Reimburse the City for the cost of the peer review of the ESA reports and associated documentation, as may be applicable.
8. The Block 59 Landowners Group Inc. shall agree in a subsequent agreement with the City that prior to conveyance of land, and/or any initiation of grading or

construction, the Block 59 Landowners Group Inc. shall submit an environmental noise and/or vibration report to the City for review and approval. The preparation of the noise/vibration report shall include the ultimate traffic volumes associated with the surrounding road network and railway according to the Ministry of Environment Guidelines. The Block 59 Landowners Group Inc. shall agree in the agreement to carry out, or cause to carry out, the recommendations set out in the approved noise/vibration report to the satisfaction of the City.

9. Prior to final approval of the Block Plan and MESP, the water servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that adequate water supply is available for the Subject Lands and conform to the City's comments on the design. The Block 59 Landowners Group Inc. shall agree within a subsequent development agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security towards operation, maintenance and decommissioning considerations to facilitate any interim water servicing strategy, as necessary, to be held by the City until the ultimate water servicing works are able to service the Subject Lands.
10. Prior to final approval of the Block Plan and MESP, the sanitary servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the sewer design. The sanitary sewer analysis shall conform to the City's final Interim Servicing Strategy (ISS) Study, to the satisfaction of the City, as the Subject Lands are tributary to the ISS. The Block 59 Landowners Group Inc. shall agree within in a subsequent development agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security for operation, maintenance and decommissioning considerations to facilitate the interim sanitary servicing strategy, as necessary, to be held by the City until the ultimate sanitary servicing works are implemented by the Region to service the Subject Lands.
11. Prior to final approval of the Block Plan and MESP, the stormwater servicing strategy shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the sewer and pond design. The Owner shall agree in the subdivision agreement to design and construct, at no cost to the City, all applicable works that are necessary to service the proposed lands to the

satisfaction of the City. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to provide a financial security or direct financial contribution for operation and maintenance considerations to the City.

12. Prior to final approval of the Block Plan and MESP, the transportation report shall be updated to the satisfaction of the City which shall demonstrate that the Subject Lands can be adequately serviced as proposed and conform to the City's comments on the transportation study and design. The report/plan submitted to the City and Region for review and approval, shall demonstrate that adequate road capacity is available for the proposed development, and shall explain all transportation issues and recommend mitigative measures for these issues. The Block 59 Landowners Group Inc. shall agree in an agreement with the City to implement the recommendations of the updated transportation report, to the satisfaction of the City.
13. Prior to final approval of the Block Plan and MESP, the Block 59 Landowners Group Inc. shall address and satisfy all comments and all outstanding issues with respect to the proposed servicing and phasing of the Block 59 Plan, including water supply, sanitary sewers, stormwater management facilities, grading, geotechnical and maintenance access roads, through revisions for the finalization of the Master Environmental Servicing Plan, to the satisfaction of the City.
14. Prior to final approval of the Block Plan, the Owner shall submit Transportation Demand Management Plan Guidelines to the satisfaction of the City and York Region.

If required, the Transportation Demand Management and Sidewalk Plan shall be modified to the satisfaction of the City, to reflect the revised and approved Block Plan.
15. The Transportation Demand Management Plan Guidelines shall provide a draft framework for the full Transportation Demand Management Plan, listing potential transportation demand management measures for the development and an outline budget to the satisfaction of the City.
16. Prior to final approval of the Block Plan and MESP and before any further draft plans of subdivision for the Block 59 area are approved, all outstanding comments included in the correspondence dated May 1, 2020 from the Ministry of Transportation shall be addressed to the satisfaction of the Ministry of Transportation.

17. Prior to final approval of the Block Plan and MESP and before any further draft plans of subdivision for the Block 59 area are approved, all outstanding comments included in the memo from York Region dated April 17, 2020 (YorkTrax No. BLK.18.V.0004) shall be addressed to the satisfaction of York Region.
18. Prior to the approval of the MESP, a concluding section shall be added to the MESP to outline site specific requirements by the landowners to ensure they are carried forward into the development process to the satisfaction of the Toronto and Region Conservation Authority.
19. Prior to final of approval of the Block Plan and MESP, all outstanding comments included in the Toronto and Region Conservation Authority's letter dated February 27, 2020 shall be addressed to the satisfaction of the Toronto and Region Conservation Authority.
22. Prior to final approval of the Block Plan, a Letter of Undertaking identifying that Ministry of Tourism, Culture and Sport letter of review and acceptance and the final (should there be revisions required) Archaeological Assessment reports shall be provided as part of the Site Plan or Draft Plan application(s). Additionally, the required Letter of Undertaking acknowledge and agree to the following:
 - a. Any Fill Permit approval for any specific area (i.e. creating berms or infill etc.) within the area delineated by Block 59 will also require the Ministry letter as a condition of approval;
 - b. If a partial Archaeological Assessment Report (outstanding stages for individual sites) is prepared, the City will also require and/or apply the recommendation in the latest previously-completed stage of the specific site's Archaeological Assessment report for the protection of the remainder of the site. These recommendations must be fulfilled completely prior to final approval.
23. Prior to final approval of the Block Plan, the Owner shall submit for review and have approved Urban Design Guidelines for Block 59 to the satisfaction of the Urban Design division of the Development Planning Department and the Parks Planning Department.
24. Prior to final approval of the Block Plan and MESP and before any further draft plan of subdivision for the Block 59 area is approved all outstanding comments in the memos dated, October 17, 2018, October 17, 2019, and March 6, 2020 from the Parks Planning Department, shall be addressed to the satisfaction of the

Parks Planning Department.”

25. Prior to final approval of the Block Plan, the Owner shall prepare a final land use distribution and landowner participation table, to the satisfaction of the Vaughan Parks Planning Department and the Policy Planning and Environmental Sustainability Department. The chart shall include updated land area values for park blocks that satisfy the policies of the Vaughan Official Plan 2010 as amended by the WVEA Plan.
26. Prior to final approval of the Block Plan, the Owner shall prepare a plan that identifies the proposed network of pedestrian and bicycle paths located within the open space system incorporated into the Block Plan, with linkages to ultimately create a continuous pedestrian system throughout the block, to the satisfaction of the Vaughan Parks Planning Department.