

**Attachment 1 – Conditions of Site Plan Approval**  
**Site Development File DA.19.059 (Chabad Lubavitch)**

---

1. THAT prior to the execution of the Site Plan Letter of Undertaking:
  - a) The Development Planning Department shall approve the final site plan, building elevations, signage plans, lighting plan, landscape plan and details, landscape cost estimate, arborist report tree inventory and removal plan and sustainability performance metrics;
  - b) The Development Engineering Department shall approve the final site servicing plan, site grading plan, functional servicing and stormwater management report;
  - c) The Environmental Services Department shall approve the final waste-collection design standard;
  - d) The Owner shall pay the amount of \$1,100, as compensation for the removal of a municipally owned tree due to the construction of the Development. The Forestry and Horticulture Operations Division of the Parks, Forestry and Horticulture Operations Department may require additional fees if additional boulevard tree planting locations are compromised due to the Development. Any fees that are owed to the Forestry and Horticulture Operations Division for compensation shall be directed to the *Forestry Tree Reserve Fund*;
  - e) The Owner shall pay Development Engineering's Site Plan review fee pursuant to the Fees and Charges By-law, as amended;
  - f) The Owner shall provide flow testing results, in a form satisfactory to the City. The results shall be accompanied with data and analysis of the water flow testing and a recommendation from the Engineer that the proposed development can be adequately serviced by the existing watermain on Lonny Court; and,
  - g) The Owner shall successfully obtain approval of a Minor Variance Application from the Committee of Adjustment for variances to Zoning By-law 1-88 identified in Table 1 of this report, to permit the Development. The Committee of Adjustment's decision shall be final and binding, and the Owner shall satisfy any conditions of approval imposed by the Committee.