

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

Site Development File DA.19.008 (Daniel and Raya Gluzberg) 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 cost estimate and planting plan, signage details, Arborist Report and tree inventory plan;
 - b) The Development Engineering Department shall approve the final grading, servicing, and erosion sediment control plans. The Owner satisfy all requirements of the Development Engineering Department and shall pay the Engineering Site Plan fees pursuant to the in-effect Fees and Charges By-law;
 - c) The Owner shall obtain York Region written approval prior to receiving final approval from the Development Engineering Department;
 - d) The Owner shall enter into a Tree Protection Agreement prior to the execution of a Site Plan Letter of Undertaking, including securities for trees to be preserved and protected in accordance with the approved Arborist Report; and,
 - e) The Owner shall satisfy all requirements of the Environmental Services Department, Waste Management Division.

2. The Site Plan Agreement and all Offers to Lease for the Subject Lands shall include the following clauses to ensure the future tenant is aware of the City's requirements for waste collection parking restrictions; Passenger Pick Up and Drop Off restrictions on 3 parking spaces and the Transpiration Demand Management requirements of the site plan:
 - a) "The Owner agrees that all waste collection activities on the Subject Lands shall be in accordance with the City's requirements and will occur outside of the hours in which the day nursery operates. The Owner shall install parking restriction signage in the parking area identifying the garbage collection times when the parking spaces cannot be used so that the parking area will be available for truck turning and maneuvering during the garbage collection hours. The Site Plan shall identify the location of the signage, and the Site Plan Agreement shall identify the waste collection hours, which shall occur

outside the day nursery hours of operation to ensure adequate on-site turning movements for waste collection vehicles”.

- b) “A minimum of three (3) parking spots shall be allocated for Passenger Pick Up and Drop Off (‘PPUDO’) and shall be identified with supporting signage to identify the time restrictions on the use of these spaces.”
- c) “The Owner shall ensure the following measures as outlined in the Transportation Demand Management (TDM) Plan prepared by Kilogram, dated May 1, 2020 are provided:
 - i) A rack for 6 bicycles shall be located as shown on the approved Site Plan drawing, and a room within the Building A will provide an area for employees to change clothes and store equipment associated with a cycling commute;
 - ii) Carpooling information including education on carpooling programs such as Smart Commute and ride matching opportunities for employees to assist staff in sharing rides with colleagues shall be provided to day nursery staff;
 - iii) Five employees of the day nursery shall receive preloaded PRESTO cards to cover one year’s worth of travel (two daily trips on business days) to encourage the use of public transit for work trips with the aim to create long-term behavior change regarding transit use; and
 - iv) To mitigate on site peak arrivals and departures, the day nursery operator shall vary the employee shifts to vary the start and end times.”