

Attachment 1 – Conditions of Approval
Site Development File DA.18.085 (Roybridge Holdings Limited)

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, landscape plan, landscape details, landscape cost estimate and lighting plan.
 - b) The Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan and Stormwater Management Report.
 - c) The Owner shall submit a Geotechnical Report prepared by a Professional Engineer with recommendations for excavation works and disposal, backfill, compaction, materials, and construction of the proposed parking lot and stormwater infrastructure, to the satisfaction of the Development Engineering Department.
 - d) The Owner shall submit a TDM Plan to outline and summarize TDM measures, to the satisfaction of the Development Engineering Department. The Owner is encouraged to refer to the York Region Mobility Plan Guidelines for non-residential TDM measures.
 - e) The final Trip Generation Memo shall be approved by the Development Engineering Department. Any mitigation measures identified through the updated Trip Generation Memo will be the responsibility of the Owner.
 - f) The Owner shall provide confirmation of permanent servicing easements for the Sanitary, Storm and Water service connection between 101 Milani Boulevard and 8100 Highway 27, and confirm both Owners have proper access to the easement for operation and maintenance, to the satisfaction of the Development Engineering Department.
 - g) The Owner shall submit the following to the Satisfaction of the Development Engineering Department, Environmental Engineering Division:
 - i. Submission of a Certification Letter from a qualified engineer confirming that all structures, foundations, and footings will not interfere or compromise the waste landfill; will not promote infiltration; and will not permit the release or migration of landfill contaminants (i.e., gas and leachate migration) or that landfill contaminants be managed appropriately; and
 - ii. Submission of a certification letter to the satisfaction of the City from a qualified professional engineer confirming recommended methane venting systems, mitigation and monitoring measures

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have been incorporated into the proposed design in accordance with the future Methane Assessment reports.

- h) The Owner shall consolidate and register Part of Block 41 and Blocks 2, 3, and 4 on Registered Plan 65M-3627 as one lot.
 - i) The Owner shall submit a Consent Application(s) to the Committee of Adjustment to permit access and stormwater servicing easements on the Subject Lands and 8100 Highway 27. The Consent Application(s) shall be approved by the Committee of Adjustment and the Owner shall satisfy all conditions of approval.
 - j) The Owner shall submit an Exemption from Part Lot Control Application to the Development Planning Department to facilitate the proposed lot line adjustments on the Subject Lands. The Exemption from Part Lot Control Application shall be approved by Council and the Owner shall confirm the lot line adjustments through the submission of a reference plan to the satisfaction of the Development Planning Department.
 - k) The Owner shall provide the following to the satisfaction of the Policy Planning and Environmental Sustainability Department:
 - i) submit a detailed planting and restoration plan consisting of native, non-invasive species for the proposed Vegetation Protection Zone; and
 - ii) relocate the location of the proposed 938 m² restoration area west to enhance the gap located between the existing forest and wetland areas.
 - l) The Owner shall pay the Development Engineering Site Plan fee pursuant to the Fees and Charges By-law, as amended.
 - m) The Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division.
 - n) The Owner shall satisfy all requirements from Canada Post, Alectra Utilities Corporation, Enbridge Gas Inc., Bell Canada and Hydro One.
 - o) The Owner shall satisfy all requirements of the Toronto and Region Conservation Authority, including the conveyance of lands proposed to be zoned “OS1 Open Space Conservation Zone”, if required.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:

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- a) “Prior to applying for an Occupancy Permit, the Owner shall be required to build and construct the required soil and groundwater mitigation measures in accordance with accepted Risk Evaluation and Risk Management Plan and submit a Certification Letter from a qualified professional engineer confirming that they were incorporated and built to design.”
- b) “Prior to applying for an Occupancy Permit, the Owner shall be required to build and construct the required methane venting systems, mitigation and monitoring measures in accordance with accepted Methane Gas Mitigation, Control and Monitoring System Plan reports and MECPECA, if applicable, and submit a Certification Letter from a qualified professional engineer confirming that they were incorporated and built to design.”
- c) “The Owner shall submit a \$40,000 Letter of Credit in a form satisfactory to the City to ensure the completion of a Trail Feasibility Study prepared by the Owner. The Trail Feasibility Study shall provide the following to the satisfaction of the Parks Infrastructure Planning and Development Department:
 - i examine and determine the route, alignment and overall feasibility of a proposed multi-use recreational trail within the buffer block and associated open space valleylands
 - ii analysis on how the potential future trail will integrate into the larger Vaughan Super Trail network as endorsed by Council in 2017
 - iii identification of various potential alignments of said trail along with cost estimates for each option
 - iv an Arborist/tree and vegetation assessment
 - v determining the impacts to any vegetation due to the development of the trail system
 - vi determine any geotechnical/slope stability impacts associated with the development of the trail system
 - vii determine base trail requirements, including but not limited to an inventory and analysis of existing vegetation, restoration and compensation plans, existing conditions plan, trail plan, and maintaining the trail blocks until such time as the trail construction commences or assumption by the City is granted
 - viii determine any other infrastructure requirements associated with the trail including structural crossings of the watercourse

The \$40,000 Letter of Credit shall be released by the City upon submission of the Trail Feasibility Study to the satisfaction of the Parks Infrastructure Planning and Development Department”
- d) “Should the findings of the Trail Feasibility Study determine a trail be constructed on the Subject Lands, the Owner shall agree to convey a blanket easement (the “Blanket Easement”) of the whole of the buffer

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block and associated open space valleylands (“the “Blanket Easement Lands”), in favour of the City of Vaughan for the purposes of public access and the construction and maintenance of a future public trail/walkway (the “Public Trail/Walkway”) over the portion of the Blanket Easement Lands. The Owner agrees that the Blanket Easement shall remain on the Subject Lands until the following are completed to the satisfaction of the City:

- i. a reference plan showing the location of the Public Trail/Walkway and associated structures on a portion of the Blanket Easement Lands, is prepared by the City and deposited on title;
- ii. the Owner has completed construction of the Base Trail Requirements; and
- iii. an easement for the Public Trail/walkway has been registered on title.

Upon occurrence of items (i), (ii), and (iii), the City shall register a Transfer, Release and Abandonment of the Blanket Easement.”

- e) “The Owner shall agree to notify both the Ministry of Tourism, Culture and Sport and the City of Vaughan Development Planning Department immediately in the event that:
 - i. archaeological resources are found on the property during grading or construction activities, to which the Owner must cease all grading or construction activities; and
 - ii. where human remains are encountered during grading or construction activities, the Owner must cease all grading or construction activities. The Owner shall contact York Region Police, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.”
- f) “The Owner shall abide by the requirements of the *Endangered Species Act* (2007) and the *Migratory Birds Convention Act* (1994) prior to the removal of any tree. The Owner shall complete an information request form and submit it to the Ministry of Natural Resources and Forestry for confirmation of any potential Species at Risk on the Subject Lands.”