

**ATTACHMENT 2**  
**CONDITIONS OF SITE PLAN APPROVAL**  
**SITE DEVELOPMENT FILE DA.18.073**  
**9773 KEELE DEVELOPMENTS INC. ('THE OWNER')**

Conditions of Site Plan Approval:

1. THAT prior to the execution of the Site Plan Agreement:
  - a) the Development Planning Department shall approve the final site plan, building elevations, landscape plan, landscape details, landscape cost estimate, lighting plan, Tree Protection Plan and Arborist Report;
  - b) the Owner shall provide a Conservation Plan for the renovation and relocation of the George Keffer House Heritage Dwelling, to the satisfaction of the Development Planning Department;
  - c) the Owner shall enter into a Tree Protection Agreement with the City in accordance with Council enacted Tree By-law 052-2018 and the City's Tree Protection Protocol;
  - d) the Owner shall pay to the City of Vaughan a separate Letter of Credit, in the amount to be determined by the Conservation Plan to the satisfaction of the Development Planning Department, Urban Design and Cultural Heritage Division, for the renovation and the relocation of the George Keffer House Heritage Dwelling;
  - e) the Owner shall pay to the City of Vaughan a financial contribution in the amount of \$16,100.00, representing the Owner's proportionate share of the Keele Street Sanitary Sewer Improvements (currently based on the cost of improvements to the Keele Street sanitary sewers identified in the Core Servicing Strategy);
  - f) the Development Engineering Department shall approve the final site servicing and grading plan, erosion control plan, functional servicing and storm water management reports, site plan drawings, final noise report, and Traffic Impact Study (TIS);
  - g) the Owner shall pay the applicable fees and post necessary letter of credits including the Development Engineering Site Plan Complex review

fee and building water charge pursuant to the City Fees and Charges By-law as amended;

- h) the Owner shall pay the applicable fees pursuant to the current Fees and Charges By-law including water consumption during building construction;
  - i) the Owner shall satisfy all conditions of approval imposed by the Committee of Adjustment relating to Consent Application File B001/20;
  - j) the Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purpose. The Owner shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system;
  - h) the Owner shall satisfy all requirements of the Environmental Services Department, Solid Waste Management Division. The Owner shall also agree in the Site Plan Agreement that the development will have private waste collection services; and
  - i) the Owner shall satisfy all requirements of York Region.
2. THAT the Site Plan Agreement shall include the following provisions and/or warning clauses, to the satisfaction of the City:
- a) "The Owner shall pay to the City of Vaughan a one-time payment of \$1,200.00 for the maintenance of the enhanced landscape features within the Keele Street right-of-way to the satisfaction of the Development Planning Department prior to the execution of the Site Plan Agreement."
  - b) "The Owner shall pay to the City of Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland equivalent of 5% or 1 ha per 300 units of the value of the Subject Lands, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's Cash-in-lieu of Parkland Policy. The Owner shall submit an appraisal of the subject lands, in accordance with Section 42 of the *Planning Act*, prepared by an accredited appraiser for approval by the Office of the City Solicitor, Real Estate Department, and the approved appraisal shall form the basis of the cash-in-lieu payment"

- c) i) Should archaeological resources be found on the Subject Lands during construction activities, all work must cease, and both the Ontario Ministry of Heritage, Sport, Tourism and Culture Industries and the City of Vaughan's Development Planning Department, Urban Design and Cultural Heritage Division shall be notified immediately.
- ii) In the event that human remains are encountered during construction activities, the Owner must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Registrar of the Cemeteries Regulation Unit of the Ministry of Consumer and Business Services.
- iii) In the event of a future development application that involves further soil disturbance an archaeological assessment by a professional licensed archaeologist may be required and conditions of approval may apply."
- d) The following preliminary noise warning clauses shall be included in the Site Plan Agreement and all purchase Offers of Purchase and Sale, lease/rental agreements and condominium declarations including but not limited to the following:
- "The Owner shall agree to implement the recommendations of the final detailed Noise Impact Assessment report into the design and construction of the buildings on the Subject Lands and include all necessary warning statements on all agreements of purchase and sale or lease of individual units, all to the satisfaction of the City."
  - "Prior to occupancy of each unit, a noise consultant shall certify that the building plans are in accordance with the noise control features recommended by the final detailed noise impact assessment report. Where mitigation measures such as wall, window and/or oversized forced air mechanical systems are required, these features shall be certified by a Professional Engineer at the City's request. The Engineer's certificate must refer to the final detailed noise impact assessment report and be submitted to the City's Chief Building Official and the Director of Development Engineering."

- “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the individual dwelling units, sound levels from increasing road traffic may on occasion interfere with some activities of the dwelling occupants as the sound level may exceed the Ministry of Environment and Climate Change’s environmental noise guidelines NPC-300.”
  - “Purchasers/tenants are advised that despite the inclusion of noise control features in the development and within the building units, sound levels due to increasing road traffic may on occasions interfere with some activities of the dwelling occupants as the sound level exceed the Municipality’s and the Ministry of the Environment’s noise criteria.”
  - “Prior to occupancy of each dwelling unit, the Owner shall submit to the City satisfactory evidence that the appropriate warning clauses have been included in the Offer of Purchase and Sale, lease/rental agreements and condominium declarations.”
- e) The Owner agrees in the Site Plan Agreement to carry out, or caused to be carried out, the water balance mitigation strategy as described in the Functional Servicing and Stormwater Management Report, prepared by Crozier and Associates, dated December 2019, and Hydrogeological Investigation, prepared by DS Consultants Ltd, dated June 18, 2018.