

Attachment 1 – Conditions of Site Plan Approval

Site Development File DA.17.108 - City Park (Woodbridge Gates North) Inc.

- 1) THAT prior to the execution of the Site Plan Agreement:
 - a) The Development Planning Department shall approve the final site plan, landscape plan and cost estimate, building elevations, signage details, Cultural Heritage Resource Impact Study, Sun Shadow Study and lighting plan;
 - b) The Owner shall provide revised elevation drawings accompanied with material specification to show architectural articulation of the podium (first 2 levels) to the satisfaction of the Development Planning Department;
 - c) The Owner shall provide revised plans and elevation to demonstrate a reduction in scale of the mechanical penthouse to the satisfaction of the Development Planning Department;
 - d) The Development Engineering Department shall approve, the final Stormwater Management and Functional Servicing Reports, final Noise /Vibration Study, Transportation Mobility Plan report, grading, site servicing and erosion sediment control plans;
 - e) The Owner shall enter into a Tree Protection Agreement in accordance with the City of Vaughan approved Tree Protection Protocol and Tree By-law 052-2018 and submit a final planting plan to the satisfaction of the Development Planning Department and The Forestry Operations Division of Transportation Services Parks and Forestry Operations;
 - f) The Owner shall satisfy all Toronto and Region Conservation Authority ('TRCA') conditions of approval to the satisfaction of the TRCA;
 - g) The Owner shall pay the applicable fees and post necessary Letter of Credits including the development engineering site plan review fee and building water charge pursuant to the City Fees and Charges By-law as amended;
 - h) The Owner shall make the necessary arrangements with the City's Environmental Services Department for the supply of potable water for construction purposes and shall be responsible for all costs incurred by the City in connection with the water used for testing and flushing the water distribution system;

- i) The Owner shall satisfy all conditions of York Region;
 - j) The Canadian Pacific Railway will review and approve the final construction design of the crash wall to ensure it meets their specifications;
 - k) The Parks Planning Department shall approve the final Community Services and Facilities Impact Study ('CFIS');
 - l) The Owner shall obtain final Clearances from Alectra Utilities Corporation, Bell Canada, and Enbridge Distribution Inc.;
 - m) The Owner shall satisfy all requirements of the Environmental Services Department - Solid Waste Management Division;
 - n) The Owner shall provide the City with a copy of a Ministry of the Environment, Conservation, and Parks ('MECP') Record of Site Condition ('RSC') for the Subject Lands due to the change to a more sensitive land use, in accordance with O. Reg. 153/04 (as amended). Copies of the ESA reports utilized for the filing of the RSC shall be provided to the City including reliance from the consultant;
 - o) That the Owner shall provide an updated site plan drawing to show one (1) site access driveway to Woodbridge Avenue, removing the western access from the plan. The design of the single site access driveway shall be to the satisfaction of the City;
 - p) That the Owner shall update the plans to provide active transportation opportunities and to provide long-term and short-term bicycle parking. The design and location of the active transportation facilities and bicycle parking are to be to the satisfaction of the City; and
 - q) The Owner will be required to provide a revised Transportation Demand Management ('TDM') Plan and Transportation Mobility Plan to the satisfaction of the DE Department.
- 2) THAT the Site Plan Agreement shall include the following conditions, to the satisfaction of the City:
- a) The Owner must pay all applicable development charges in accordance with the development charges by-laws of the City of Vaughan, York Region, York Region District School Board and York Catholic District School Board;

- b) The Owner shall dedicate land/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha. per 300 units and/or pay to Vaughan by way of certified cheque, cash-in-lieu of the dedication of parkland at a rate of 1 ha per 500 units, or at a fixed unit rate, prior to the issuance of a Building Permit, in accordance with the *Planning Act* and the City's cash-in-lieu Policy;
- c) The Owner shall agree to include in all Offers of Purchase and Sale or Lease, and in all the condominium documents the appropriate noise and vibration warning clauses and shall agree to implement all noise and vibration measures and recommendations into the design and construction of the building to the satisfaction of the City and Canadian Pacific Railway;
- d) 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;
- e) The Owner shall agree in the Site Plan Agreement to include the necessary warning clause(s) in agreements of Offer of Purchase and Sale, Lease/Rental Agreements and Condominium Declarations including, but not limited to, the following:

“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 and from the Canadian Pacific Railway 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.”
- f) The Owner agrees that should archaeological resources be found on the property during construction activities, all work must cease, and both the Ontario Ministry of Tourism, Culture and Sport and the City of Vaughan's Planning Department;
- g) The Owner agrees that in the event that human remains are encountered during construction activities the Owner must immediately cease all construction activities and shall contact the York Regional Police Department,

the Regional Coroner and the Registrar of the Cemeteries and of Consumer Services;

- h) The Owner agrees that 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; and
- i) The Owner shall agree to provide the building with its own centralized mail receiving facility and access to the lock boxes to the satisfaction of Canada Post Corporation.