

**Attachment 1**  
**Conditions of Site Plan Approval Site Development File DA.20.010**  
**(Carlo and Mary Ammendolia)**

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1. THAT prior to the execution of the Site Plan Agreement:
  - a) the Development Planning Department shall approve the final Site Plan, Building Elevations, Building Materials, Landscape Plan, Landscape Details, and Landscape Cost Estimate.
  - b) the Development Engineering Department shall approve the final site servicing plan, site grading plan, erosion and sediment control plan, functional servicing and stormwater management report, noise report, and construction management plan;
  - c) 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 Bylaw as amended;
  - d) the Environmental Services Department, Waste Management Division shall approve the final waste collection plan;
  - e) the Owner shall satisfy all requirements of Canada Post;
  - f) the Owner shall satisfy all requirements of Alectra Utilities Corporation, Enbridge Gas Distribution Inc., Hydro One, Bell Canada and Rogers Communication Inc.
  - g) 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 \$18,862.40 for the long-term maintenance of the enhanced landscape features within the Major Mackenzie Drive West 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 Vaughan by way of certificate cheque, cash-in-lieu of the dedication of parkland equivalent to 5% 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 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 Infrastructure Development 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 property during construction activities, all work must cease and both the Ontario Ministry of Heritage, Sport, Tourism and Cultural Industries, as well as 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 proponent must immediately cease all construction activities. The Owner shall contact the York Regional Police Department, the Regional Coroner and the Bereavement Authority of Ontario.
- d) The following noise warning clauses shall be included in the Site Plan Agreement and all purchase Offers of Purchase and Sale, lease/rental agreements including but not limited to the following:

Heritage Dwelling (live/work unit):

- "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 sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- "This dwelling unit has been supplied with a central air conditioning system which will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- "Purchasers/tenants are advised that due to the proximity of the existing commercial/retail uses, noise from these facilities may at times be audible."

Street Townhouse units:

- "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 sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."
- "This dwelling unit has been designed with the provision for adding central air conditioning at the occupant's discretion. Installation of central air conditioning by the occupant in low and medium density developments will allow windows and exterior doors to remain closed, thereby ensuring that the indoor sound levels are within the sound level limits of the Municipality and the Ministry of the Environment, Conservation and Parks."

- “Purchasers/tenants are advised that due to the proximity of the existing commercial/retail uses, noise from these facilities may at times be audible.”
- e) The Owner agrees 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 Nextrans Consulting dated February 2020.