

APPENDIX 'C'

**SITE PLAN CONDITIONS
NASCENT/SHER (9704 McCOWAN) INC.
9704 McCowan Road
SC 18 174837**

Recommended Conditions of Site Plan Approval

Prior to endorsement of the site plan and elevation drawings to commence preparation of the site plan agreement, the Owner shall submit:

1. written confirmation from the Regional Municipality of York that their pre-approval conditions have been satisfied including, but not limited to, a road widening along the entire frontage of the site adjacent to McCowan Road, of sufficient width to provide 20.5 metres from the centerline of construction of McCowan Road, and a 5.0 m by 5.0 m daylight easement at the south corner of the access location. The Director of Planning and Urban Design will not endorse final site plan and elevation drawings to commence preparation of the site plan agreement until this written confirmation has been received.
2. appraisal report of the land value of the subject property for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.

Prior to the execution of the site plan agreement, the Owner shall submit:

1. site plans, elevation drawings (including building materials, colours and details), that comply with all requirements of the City, and authorized public agencies, to the satisfaction of the Director of Planning and Urban Design.
2. the final plans shall incorporate appropriate design features to ensure bird-friendly buildings.
3. landscape plans, including streetscape details, prepared by a Landscape Architect having membership with the Ontario Association of Landscape Architects, to the satisfaction of the Director of Planning and Urban Design.
4. To submit to the Director of Engineering, for review and approval, a detailed photometric analysis prior to the execution of the site plan agreement or the release of any letter of credit secured for this development. The Owner shall implement all the recommendations and requirements as provided in the analysis to the satisfaction of the Director of Engineering or his/her designate.

The Owner shall enter into a Site Plan Agreement with the City and the Region of York, containing all standard and special provisions and requirements of the City, the Region and other public agencies including, but not limited to, the following:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, parkland dedications (including cash-in-lieu), and financial obligations related to a Cost Sharing Agreement with the Berczy Village Developers' Group to ensure the equitable distribution of costs of community and infrastructure facilities such as schools, parks, open space, enhancement and restoration of natural features, road improvements, internal and external services, and stormwater management facilities for the area.

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2. That the location, size and construction of all refuse storage areas and recycling facilities, and arrangements for waste collection be to the satisfaction of the City of Markham Waste Management Department.
3. That the Owner agrees to implement Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design.
4. That the Owner pursue Sustainable Design Features and continues to work with Staff to determine whether any additional sustainability features can be identified and incorporated into the proposed development, to the satisfaction of the Director of Planning & Urban Design; or designate.
5. That provision for snow removal and storage, sidewalk alignment and maintenance be to the satisfaction of the General Manager of Operations and the Director of Engineering.
6. Provisions to ensure implementation of the recommendations of all approved technical reports.
7. Provisions for satisfying all requirements of City departments and public agencies.
8. That the Owner comply with all requirements of the City and authorized public agencies, to the satisfaction of the Commissioner of Development Services.
9. That the Owner agrees to provide a private servicing easement in favour of the abutting property to the north (9718 McCowan Road) for the extension of water service, and appropriate storm and sanitary services.
10. That the owner agree to provide and protect for a future vehicular, pedestrian and cycling interconnection with the land immediately to the north (9718 McCowan Road), if required, should this land redevelop in the future, and that this provision is demonstrated on the site plan.
11. York Region is currently undertaking a Class Environmental Assessment (EA) Study along McCowan Road to accommodate the current and future transportation needs, which may result in a future Transitway to be implemented along this corridor. The Owner therefore acknowledges and agrees not to object to the following:
 - Upon implementation of the Transitway, the proposed full-moves access will be restricted to right-in/right-out movements only access.
12. That prior to receiving final site plan approval, and prior to the issuance of any building permits, the City receives written correspondence from York Region that all requirements and conditions provided in their comments on the Site Plan Application dated February 20, 2019 (received by Development Services on March 7, 2019) have been addressed to their satisfaction.