

APPENDIX 'D'
SITE PLAN CONDITIONS
HUMBOLD GREENSBOROUGH VALLEY HOLDINGS LIMITED
SC 10 132123

That prior to site plan endorsement:

1. The Region of York shall provide written confirmation that site plan endorsement can be issued for the proposed development.
2. The TRCA shall provide written confirmation that site plan endorsement can be issued for the proposed development.
3. That the Owner shall revise the site plan to reflect a landscape buffer along Donald Cousens Parkway to the satisfaction of the Director of Planning and Urban Design.
4. That the Owner shall demonstrate to the satisfaction of the Director of Planning and Urban Design, that minimum 30m³ soil volume can be provided to accommodate sufficient tree planting. Any revisions to the site plan which may be required to achieve the required tree planting, including reconfiguration of the front entrance pathways to achieve the required tree planting.
5. That the Owner shall revise the site plan to address transportation comments and to include a sidewalk along the boulevard of the cul-de-sac to the south and location of proposed bicycle spaces, to the satisfaction of the Director of Engineering.

That the Owner shall enter into a Site Plan Agreement with the City, containing all standards and requirements of the City and external agencies, including but not limited to:

1. Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, cash-in-lieu of parkland, and any financial obligations.
2. That the Owner implements the final approved Transportation Demand Management (TDM) measures and provide the respective Letter of Credit.
3. That the Owner agrees to implement the proposed sustainable initiatives attached as Appendix 'E'.
4. That the Owner provides an appraisal report to the satisfaction of the Director of Planning and Urban Design to determine the appropriate amount of cash-in-lieu of parkland.
5. That the Owner agrees to offer optional floor plans including a bedroom, bathroom and kitchenette on the main floor of the townhouses with rear yards and 7.3 metre wide back-to-back townhouses.

Prior to execution of a Site Plan Agreement:

1. The respective draft plan of subdivision shall be registered on title, to the satisfaction of the Director of Planning and Urban Design.
2. The Owner shall submit final site plan, elevation drawings, engineering drawings, landscape plans, lighting plan and photometrics, along with other plans and reports which

are required to comply with the requirements of the City and authorized external agencies, to the satisfaction of the Commissioner of Development Services.

3. The Owner shall submit final plans which incorporate the City's bird friendly guidelines, to the satisfaction of the Director of Planning and Urban Design.