

## Appendix 'C'

**SITE PLAN CONDITIONS  
7859 Yonge Street  
Ladies Golf Club of Toronto  
SPC 18 258868**

### **Recommended Conditions of Site Plan Approval**

Prior to Staff 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, as noted in Section A of their letter dated September 4, 2019;
2. An appraisal report of the land value of the subject property to determine the required cash-in-lieu of parkland payment, to the satisfaction of the City; and,
3. A Tree Compensation Strategy/Arborist Report, to the satisfaction of the Director of Planning and Urban Design.

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

1. Submit 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. Submit final plans that incorporate appropriate design features to ensure bird-friendly buildings;
3. Submit 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. 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; and,
5. Continue 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 and Urban Design.

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:

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1. 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;
2. 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;
3. 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;
4. Provisions to ensure implementation of the recommendations of all approved technical reports;
5. Provisions for satisfying all requirements of City Departments and Public agencies;
6. That the Owner comply with all requirements of the City and authorized Public agencies, to the satisfaction of the Commissioner of Development Services; and,
7. 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 September 4, 2019 have been addressed to their satisfaction.