

APPENDIX 'A'

Conditions of Site Plan Approval for Phase 1

OnePiece (MS) Developments Inc.

28 Main Street

File No. SC 15 119946

That prior to site plan endorsement:

1. The Owner shall provide a clearance letter from the Trustee of the Markham Centre Landowners Group confirming that the Owner has met their cost sharing obligations.
2. The Owner shall satisfy the technical requirements of all City departments and applicable external agencies, including but not limited to submission of a Photometric Lighting Plan, to the satisfaction of the Director of Planning and Urban Design.
3. The Owner shall resolve the grading, servicing and stormwater management of the woodlot and proposed west public park, to the satisfaction of the Director of Engineering and Director of Planning and Urban Design.
4. The Owner shall address all City comments and make necessary revisions respecting the site plan and elevation drawings, to the satisfaction of the Director of Planning and Urban Design.

That the Owner enter into a site plan agreement with the City, containing all standard and special provisions and requirements of the City and applicable 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 other financial obligations and securities.
2. Provisions for the conveyance of the woodlot and implementation of the Environmental Impact Study and woodland management plan.
3. Provisions for the conveyance of the west public park dedication.
4. Provisions for any easements and right-of-way dedications, if applicable.
5. Provisions for satisfying all requirements of City Departments and applicable external agencies, including but not limited to, Metrolinx and York Region.
6. The Owner provide written confirmation from a qualified LEED consultant certifying that minimum LEED Silver for the proposed development has been achieved, to the satisfaction of the Commissioner of Development Services.
7. Provisions that the Owner shall agree to implement the Bird-Friendly Measures, as identified on the Bird-Friendly checklist provided on the building elevations, to the satisfaction Director of Planning and Urban Design.
8. Provisions to secure implementation of the approved Transportation Demand Management (TDM) Plan and provide the respective Letter of Credit to the satisfaction of the Director of Engineering.
9. Provisions to secure implementation of the proposed signal work and other modifications at the intersection of Enterprise Boulevard and Bill Crothers Drive and

- provide the respective Letter of Credit to the satisfaction of the Director of Engineering.
10. The Owner agrees to implement the proposed sustainable measures attached as Appendix 'G'.
 11. The Owner agrees to submit updated Streetscape Plans for approval, including details for street tree planting in grates/trenches.
 12. Provisions that the Owner shall agree to be responsible for financing the design and construction of the required retaining wall in the west public park, including lifecycle costs of replacement, and provide payment in accordance with the City's Alternative Infrastructure Policy, to the satisfaction of the Director of Planning and Urban Design.

That prior to the execution of Site Plan Agreement and issuance of Site Plan Approval:

1. The implementing Official Plan Amendment and Zoning By-law Amendment shall come into effect.
2. The Owner shall submit the final elevation drawings, above and underground parking garage layout plans, grading, servicing and engineering drawings, and landscape plans, along with any other plans, studies and reports, which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services.