

Appendix 'A'

SITE PLAN CONDITIONS 10057428 CANADA CORP. (IRISTEL) 220 CACHET WOODS COURT SPC 20 112635

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 identified in their letter to the City of Markham dated May 26, 2020 have been satisfied. 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 properties for determining the required cash-in-lieu parkland contribution to the satisfaction of the City.
3. After acceptance of the Engineering Plans from the Director of Engineering or his designate, the Owner shall submit for review and acceptance a detailed Engineering Cost Estimate, showing separate sections for both internal and external works proposed.

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.
5. Prior to execution of this agreement, a Certificate of Approval (Environmental Compliance Approval) from the Ministry of Environment and Climate Change (MOECC) for the

existing sanitary service lateral to be considered as City of Markham sanitary main, shall be submitted to the satisfaction of Director of Engineering.

The Owner shall enter into a Site Plan Agreement with the City, containing all standard and special provisions and requirements of the City, 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 applicable Developers Group Agreements.
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, in consultation with City staff, and that the site plan agreement contains provisions to secure the implementation of such measures. That the owner continues to work with Staff to determine whether any additional sustainability features can be identified and incorporated into the proposed development.
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.