

APPENDIX ‘A’
SITE PLAN CONDITIONS
9781 MARKHAM ROAD LIMITED PARTNERSHIP
SPC 20 110692

That prior to site plan endorsement:

1. The TRCA provides written confirmation that the applicant has satisfied their requirements to the satisfaction of the Director of Engineering;
2. The Owner demonstrates that the existing floodplain easement can be removed through the floodplain remediation work and floodplain modelling will be updated to the satisfaction of the Director of Engineering;
3. That any required minor variances are approved by the Committee of Adjustment.

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. Clauses relating to the payment of appropriate public art and Section 37 contributions;
4. The Owner agrees to achieve LEED Silver for the proposed development;
5. The Owner agrees to offer and display optional floor plans to include purpose built secondary suites for the proposed townhouses to the satisfaction of the Director of Planning and Urban Design.

Prior to execution of a Site Plan Agreement:

1. The Owner shall submit site plan, elevation drawings, engineering drawings, landscape plans, lighting plan and photometrics, along with any 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; and
2. 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.