

**Appendix 'B'**  
**Conditions of Approval**  
**Mon Sheong Foundation**  
**File SPC 23 119012**

1. That the Owner shall **Enter into a Development Agreement** with the City containing all standards and special provisions and requirements of the City and external agencies including, but not limited to, the following:
  - a) Provisions for the payment by the Owner of all applicable fees, recoveries, development charges, any other financial obligations and securities;
  - b) Provisions for satisfying all requirements of City Departments and authorized public agencies including, but not limited to, York Region and TRCA;
  - c) Reciprocal easement with 36 Apple Creek Boulevard to share the driveway and accesses on Woodbine Avenue and Apple Creek Boulevard;
  - d) That the Owner agrees to implement bird-friendly measures and dark sky lighting, to the satisfaction of the Director of Planning and Urban Design;
  - e) That the Owner agrees to implement the TDM Plan and provide the respective Letter of Credit, to the satisfaction of the Director of Engineering; and
  - f) That the Owner agrees to implement the sustainable design features, to the satisfaction of the Director of Planning and Urban Design.
  
2. That prior to the **Execution of the Development Agreement**, the Owner shall:
  - a) Submit final site plans (including the removal of the lay-by parking space near the Woodbine Avenue entrance), building elevations, engineering drawings, lighting plans, landscape plans, along with any other drawings, plans, studies, and reports, which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Director of Planning and Urban Design;
  - b) Obtain eMZO amendment approval from the Ministry of Municipal Affairs and Housing to rectify the non-compliance issues related to the setback requirement on Woodbine Avenue, loading space dimension, landscape buffer, and maximum floor area for each storey of the proposed building;
  - c) Make arrangements with the City to change the address of the Subject Lands from Woodbine Avenue to Apple Creek Boulevard, to the satisfaction of the Director of Planning and Urban Design; and
  - d) Address any outstanding comments from City Staff and applicable external agencies, such as York Region and TRCA, related to the technical review of File SPC 23 119012, to the satisfaction of the Director of Planning and Urban Design or designate.