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## **APPENDIX 'A'**

### **SITE PLAN CONDITIONS**

1. That the Owner enters into a site plan agreement with the Town of Markham, containing all standards and special provisions and requirements of the Town and other public agencies including but not limited to:
  - a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, and cash-in-lieu of parkland dedication;
  - b) Provisions for satisfying all Town department and external agencies (Region of York) requirements;
  - c) Provision to ensure that the Owner implements the sustainable initiatives identified in Appendix 'B' to the satisfaction of the Town;
  - d) Provision to ensure that the Owner constructs the underground parking structure in accordance with the future site plan and conveys the required land to the Region of York, in the event that the Region requires a future road widening, to the satisfaction of the Town; and
  - e) Provision to ensure that the Owner submits building elevations and a lighting plan and complies with FLAP guidelines to the satisfaction of the Town.
2. The prior to execution of the site plan agreement:
  - a) The Owner submit final drawings and updated reports and studies including, but not limited to, engineering drawings, traffic study, tree inventory and preservation plan, landscape plan, lighting plan and site plan, incorporating all the Town department and external agencies (Region of York) revisions and requirements, to the satisfaction of the Town; and
  - b) The Owner revises the site plan and landscape plan to ensure the viability of the tree planting along the north property landscape buffer and enhanced landscaping throughout the parking areas, to the satisfaction of the Town;
  - c) The Owner provides a plan demonstrating how the future underground parking structure will be screened and planting along the 16<sup>th</sup> Avenue frontage compensated if removed as a result of the future road widening, to the satisfaction of the Town.
3. That prior to site plan approval:
  - a) The Owner shall provide a clearance from the Region of York that site plan approval and a building permit can be issued;
  - b) The Owner executes the site plan agreement with the Town and any other required agreements with the Region; and
  - c) That the (Hold) provision is removed.