

SITE PLAN CONTROL APPROVAL CONDITIONS

Section 41(13) b of *The Planning Act* allows Council to delegate by By-law Council's authority to approve site plans to an appointed officer of the Municipality.

Council By-law 99-312, as amended, has delegated Site Plan Approval authority to the Executive Director of Development Services or their designate. This authority permits the appointed officer(s) to recommend that the City Clerk prepare site plan agreements for execution and registration on title.

The appointed officer hereby grants Preliminary Approval to Site Plan Application File **D11-018-2022** for lands legally described as **Block 113, Plan 51M-453** located at **481 Yonge Street** on lands owned by **481 Yonge Developments Inc.** upon registration of the development agreement for the above noted property to be prepared and completed in accordance with the following requirements:

This approval shall relate to the following plans as amended, if necessary:

	<u>Designer/Architect</u>	<u>Plan No.</u>	<u>Date/Rev.</u>
a) Site Plan/Details	Naylor Architect Inc.	SP1	February 8, 2023 / Rev. 8
b) Basement Construction Plan	Naylor Architect Inc.	A2.0	February 24, 2023 / Rev. 4
c) Rooftop Amenity Area Plan	Naylor Architect Inc.	A2.3	September 12, 2022 /
d) Building Elevations	Naylor Architect Inc.	A3.1, A3.2	February 24, 2023 / Rev. 5
e) Building Sections	Naylor Architect Inc.	A4.1	February 24, 2023 / Rev. 5
f) Landscape Plan/Details	Landmark Environmental Group Ltd.	L-1, LD-1, LD-2, LD-3	March 3, 2023 / Rev. 8
g) Tree Preservation Plan	Landmark Environmental Group Ltd.	EX-1, TP-1, TP-2	March 3, 2023 / Rev. 8
h) Site Servicing	Pinestone Engineering Limited	SERV-1	February 17, 2023 / Rev. 2
i) Erosion Control Plan	Pinestone Engineering Limited	ESC-1	February 17, 2023 / Rev. 2
j) Site Grading	Pinestone Engineering Limited	GP-1	February 17, 2023 / Rev. 2
k) Stormwater Management Plan	Pinestone Engineering Limited	PRE-1, POST-1	February 17, 2023 / Rev. 2
l) Civil Notes and Details	Pinestone Engineering Limited	DET-1, DET-2, DET-3	February 17, 2023 / Rev. 2
m) Pavement Marking and Signage Plan	Pinestone Engineering Limited	PM-1	February 17, 2023 / Rev. 2

n) Electrical Site Plan	Jain Consultants	E1.1	August 29, 2022 / Rev. 5
o) Construction Management Plan	Naylor Architect Inc.	SP3	September 21, 2022

CONDITIONS

Prior to the appointed officer recommending that the City Clerk execute the Site Plan Agreement, the following requirements shall be satisfied and/or addressed:

- A. That the Owner be granted a two (2) year extension that will expire on May 9, 2027 in which to register the site plan agreement against the subject property, following which a subsequent application will be required.
- B. That the conditions of the Site Plan Control Requirements for Processing, as issued and approved on May 9, 2023 as attached in Schedule "A" shall continue to apply unless otherwise amended below.
- C. That Condition "U" (dated May 9, 2023) as attached in Schedule "A", shall be deleted and replaced with the following:

The Owner shall confirm if the proposed development will be proceeding by way of condominium tenure and if so, a subsequent application for Draft Plan of Condominium Approval shall be submitted. Should the development proceed by way of condominium tenure, the conditions of Site Plan Approval shall serve as conditions for the proposed condominium development subject to:

- i) All associated costs for processing the condominium review and registration shall be borne by the Owner/Applicant;
 - ii) That the Director of Legal Services be satisfied with the Condominium Disclosure Package (declaration and description) prior to condominium registration with all legal and associated fees to be borne by the Owner/Applicant;
 - iii) That the Owner/Applicant shall ensure that all agreements of purchase and sale dealing with the sale of the lands or any portion thereof including all individual condominium units, contain a clause to be registered on title advising future owners that the proposed garbage collection system shall be by way of private operation and not by municipal pickup.
- D. These Site Plan Approval Conditions shall remain in effect by extension to **May 9, 2027**, following which a subsequent application may be required.
 - E. That Condition "I" (dated May 9, 2023) as attached in Schedule "A", shall be deleted and replaced with the following:

That if a building permit is not issued by **May 9, 2028**, this conditional approval shall become null and void.



Carlissa McLaren, RPP
Manager of Planning

June 17, 2025

Date