

SIXTEENTH LAND HOLDINGS INC.  
PROPOSED \*PRELIMINARY\*  
DRAFT PLAN OF SUBDIVISION 'SPECIAL' APPROVAL CONDITIONS  
DPSub West: 19T-16M11, DPSub East: 19T-16M10  
Prepared by applicant: April 11, 2018

**Special Draft Plan of Subdivision Conditions for East Plan 19T-16M10:**

**1. EXTERNAL MODIFICATIONS TO EXISTING ROADS:**

"The Owner acknowledges and agrees to undertake the following detailed engineering and associated landscape design, to the satisfaction of the City, for works external to the area of this plan. The Owner agrees to construct these works at no cost to the City, in accordance with the approved Functional Servicing Report for the particular phase containing the subject roads, and in conjunction with that particular phase:

- a) Introduction of a public laneway to serve the existing dwellings on the north side of Angus Glen Boulevard, a landscaped boulevard south of the new public laneway, and a realignment to the south of the paved travel portion of Angus Glen Boulevard immediately north of its intersection with Street D in this draft plan of subdivision."

**2. ARCHAEOLOGICAL:**

"The Owner acknowledges and agrees to provide at its cost a Markham Remembered interpretive plaque to be placed in a public open space as close as possible to the original site of the Pingle Tenant Farmhouse."

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**Special Draft Plan of Subdivision Conditions for West Plan 19T-16M11:**

**1. MIXED USE BLOCK PLACE OF WORSHIP RESERVATION:**

"The Owner acknowledges and agrees to the following regarding Mixed Use Block 19 located on the north side of 16<sup>th</sup>. Avenue, or alternative arrangements to the satisfaction of the Director of Planning:

- a) A Place of Worship is included as a permitted use within a mixed use building on Block 19 in the applicable Zoning By-Law Amendment, to a maximum gross floor area of 500 square metres;
- b) The Owner shall identify that a Place of Worship is a permitted use within Block 19 in its sales office display drawings for this plan of subdivision;
- c) An 'H' holding zone is included in the applicable Zoning By-Law Amendment for Block 19, and removal of the 'H' holding zone is contingent upon the following:
  - i. Execution of a site plan agreement for Block 19 containing a Place of Worship as a use on the site; or,
  - ii. The passage of 5 years from the date of approval of the Official Plan Amendment applicable to this Plan of Subdivision; or, the passage of 3 years from the date of registration of the subdivision agreement for the phase of this Plan of Subdivision containing Block 19, whichever is greater.
- d) The subdivision agreement for the phase of this Plan of Subdivision containing Block 19 shall contain clauses to address all of the above requirements."

**2. CLASS EA FOR BRUCE CREEK BRIDGE COLLECTOR ROAD CROSSING:**

"The Owner acknowledges and agrees to complete the Class Environmental Assessment for the proposed collector road crossing of the Bruce Creek. Prior to registration of the plan of subdivision for the phase containing this collector road crossing of the Bruce Creek, final detailed design of the Preferred Option is to be incorporated into an Environmental Study Report and filed with the Ministry of the Environment."

**3. TRAIL CONNECTION TO WARDEN AVENUE LOCATION:**

"The Owner acknowledges and agrees to undertake a detailed investigation of the location of the trail connection to Warden Avenue through Open Space Block 4, including opportunities to directly connect to Warden Avenue or to connect to Warden Avenue through the city-owned open space lands located immediately north of Block 4. The subdivision agreement for the phase of development containing Block 4 shall contain detailed design and landscape plans for the construction of a trail connection to Warden Avenue which implements the approved location of a trail connection to Warden Avenue, subject to the City of Markham, Region of York and TRCA approval."

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**Special Draft Plan of Subdivision Conditions for both E & W Plans:**

**1. EXISTING SERVICING & EASEMENTS:**

"The Owner acknowledges and agrees to design, obtain approval for and construct servicing infrastructure to replace the function of the current sanitary sewer infrastructure and stormwater management infrastructure located in easements on the subject property which service external properties, and, to ensure no interruption to the services which this existing infrastructure provides to external properties. The parties agree that these existing easements will be released upon registration of the applicable phase of the plan of subdivision and will not impact the design of the replacement servicing infrastructure or the calculation of parkland dedication credits."

**2. COST SHARING FOR SERVICES FOR EXTERNAL LANDS:**

"The City agrees that the Owner will not be required to construct additional infrastructure through the subject lands to service external properties unless satisfactory arrangements are in place with the owners of benefitting lands ("Benefitting Owners"). The City agrees to use its reasonable best efforts to impose upon the Benefitting Owners, as a condition of development of their lands, a condition requiring them to enter into a Cost Sharing Agreement with the Owners providing for the Benefitting Owner to pay to the Owners their proportional share of the costs of the infrastructure."

**3. PLANS MAY BE REGISTERED IN PHASES:**

"The Owner acknowledges and agrees that registration of this Draft Plan of Subdivision may occur in phases, and will provide a detailed Phasing and Staging Plan to the City of Markham and the Region of York prior to initiating the preparation of detailed design of the first phase, and any phase thereafter if the phasing plan is modified."

**4. DRAFT PLAN MAY CHANGE DUE TO REPORTS PRIOR TO REGISTRATION:**

"The Owner acknowledges and agrees that the draft plan of subdivision and associated conditions of draft approval may require revisions, to the satisfaction of the City, to implement or integrate any recommendations from studies required as a condition of draft approval, including, but not limited to, Municipal Class Environmental Assessment, Traffic Impact Study, Internal Functional Traffic Design Study, Stormwater Management Study, Functional Servicing Report, Noise Impact Study, confirmation of alignment of roads with the locations shown in surrounding draft approved plans, as well as any comments and conditions received from municipal departments and external agencies after draft approval is granted."

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**5. PHASING RELATIONSHIP TO EXTERNAL TRANSPORTATION IMPROVEMENTS:**

"The Owner acknowledges and agrees that release of a phase of development in this Draft Plan of Subdivision shall be contingent upon the satisfaction of the recommendations and study requirements as found in the Development Phasing Report, prepared by Poulos & Chung Limited dated April 2018 relating to internal and external transportation connections and/or improvements, to the satisfaction of the Director of Engineering. "

**6. TREE REMOVAL COMPENSATION STUDY:**

"The Owner acknowledges and agrees that it will implement the recommendations of the Tree Removal Compensation Study, prepared by Schollen & Company Inc. dated March 2018, as approved by the City of Markham, on a phase by phase basis, including the submission of tree preservation plans and landscape / planting plans for each phase, and a summary of how these plans satisfy the requirements and strategy of the Tree Removal Compensation Study."

**7. LANE TOWNHOUSES FRONT YARD LANDSCAPE PACKAGES:**

"The Owner acknowledges and agrees to offer a front yard landscape package to prospective purchasers of lane-based townhouses which does not include sod and which is low maintenance in order to reduce the need for front yard lawn mowing."

**8. WILDLIFE MANAGEMENT PLAN:**

"The Owner acknowledges and agrees to implement the recommendations of the Wildlife Management Plan, prepared by Beacon Environmental dated March 2018 on a phased by phased basis, including the submission of plans that detail the wildlife exclusion fencing, the sediment and erosion control plan and the monitoring and education program, and a summary on how these plans satisfy the requirements and strategy of the Wildlife Management Plan."