

Attachment 4: Draft Plan of Subdivision Conditions

Date:	April 22, 2026
File No.:	24 123437 ESC 22 SB
Owner:	2820432 ONTARIO INC. (KINGSPOUND DEVELOPMENT INC.)
Location:	3000, 3004, 3008, 3012, and 3020 Kennedy Road

The following conditions, in addition to the conditions in the City's standard subdivision agreement, apply to the Draft Plan of Subdivision drawing prepared by Mandarin Surveyors Limited.

In addition to the applicable standard obligations relating to implementation of a Plan of Subdivision, the development will include, but not be limited to, project-specific subdivision requirements which are outlined below.

1. The owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions.
2. The owner shall provide to the Director of Community Planning, Scarborough District, confirmation of payment of outstanding taxes to the satisfaction of Revenue Services Division, Finance Department, City of Toronto (statement of account or Tax Clearance Certificate) and that there are no outstanding City initiated assessment or tax appeals made pursuant to section 40 of the assessment Act or the provisions of the City of Toronto Act, 2006. In the event that there is an outstanding City initiated assessment or tax appeal, the owner shall enter into a financially secured agreement with the City satisfactory to the City Solicitor to secure payment of property taxes in the event the City is successful with the appeal.
3. If the subdivision is not registered within five (5) years of the date of draft plan approval, then this approval shall be null and void and the plans and drawings must be resubmitted to the City of Toronto for approval.
4. The owner shall construct and maintain the development of the site in accordance with Tier 1, Toronto Green Standard, and the owner will be encouraged to achieve Tier 2, Toronto Green Standard, or higher, where appropriate, consistent with the performance standards of Toronto Green Standards applicable at the time of the site plan application for each building on the site.

5. The owner shall not be entitled to and shall not proceed with any construction within the subdivision until entering into a subdivision agreement with the City and obtaining release for construction of services.
6. The owner shall not be entitled to and shall not proceed with any above-grade construction of any building within the subdivision until the roads have been constructed to base course asphalt together with services and the plan of subdivision has been registered.

Legal

7. Notwithstanding any other provision of this Agreement, the City agrees:
 - a. to execute or provide any consent, document, instrument or assurance to affect the registration of the Plan of Subdivision, and the registration of any Restrictive Covenants on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement;
 - b. to transfer any easements over City-owned Lands as may be necessary to satisfy conditions of draft approval on lands owned by the City within the Lands laid out by the Plan of Subdivision or external to the Plan of Subdivision, or as may be required to comply with this Agreement.
8. Where any provision of this Agreement requires the submission of a Risk Assessment or Record of Site Condition to the Ministry of the Environment, Conservation for lands owned by the City authorizes the Owner to submit the Risk Assessment or Record of Site Condition on the City's behalf provided that the City has reviewed and is satisfied with such submission.

Community Planning

9. Prior to the earlier of release for Construction of Services and the registration of the plan of subdivision, the owner shall:
 - a. provide a detailed fencing plan to the satisfaction of the Director, Community Planning, Scarborough District; and
 - b. make satisfactory arrangements with the adjacent property owner to the north to install a wood board-on-board fence on the adjacent lands to the north, parallel to the north side of the property line. The owner shall provide written confirmation to the Director, Community Planning, Scarborough District that the wood board-on-board fence has been installed on the adjacent lands to the north of the subject site.
10. Prior to the registration of the plan of subdivision, the owner shall provide the City with a Letter of Credit as security for the installation of any required landscaping and fencing equal to 120% of the value of the landscaping and fencing, including

all fencing required by the Noise Impact Assessment for the 171 townhouse unit residential development, to the satisfaction of the Director, Community Planning, Scarborough District.

11. Prior to the earlier of release for Construction of Services and the registration of the plan of subdivision, the owner shall covenant and agree in the subdivision agreement to install the fence in accordance with the approved fencing plan within one year of the final grading of the proposed lots, to the satisfaction of the Director, Community Planning, Scarborough District.

Noise

12. Prior to the earlier of release for Construction of Services and the registration of the plan of subdivision, the owner shall prepare and submit an Environmental Noise Assessment and any required addendum prepared by a qualified noise consultant identifying recommended warning clauses and noise mitigation measures for the development and individual buildings, together with a cost estimate for the completion of mitigation measures for the development all to the satisfaction of the Director, Community Planning, Scarborough District.
13. Prior to release and registration of the plan of subdivision, the owner shall covenant and agree in the subdivision agreement to provide to the Chief Building Official written confirmation from a qualified noise consulting engineer that the noise abatement measures for the development and any such measures associated with the buildings and/or units to be occupied have been implemented and completed in accordance with the Noise Impact Assessment Study accepted by the Director, Community Planning, Scarborough District and any addendum to the study.
14. Prior to release and registration of the plan of subdivision the owner shall covenant and agree in the subdivision agreement to the provision of wording in the subdivision agreement that the recommended warning clause(s) in the Environmental Noise Assessment be included in all offers of purchase and sale and rental agreements to the satisfaction of the Director, Community Planning, Scarborough District.
15. Prior to release and registration of the plan of subdivision, the owner shall submit a financial security to the satisfaction of the Director Community Planning, Scarborough District in the amount to be determined in the form of a Letter of Credit acceptable to the City Treasurer or a certified cheque to guarantee the provision of the noise control measures and details recommended in the Noise Impact Assessment Study to the satisfaction of the Director, Community Planning, Scarborough District. The financial security to guarantee the provision of the noise abatement measures shall be returned upon receipt of certification from the noise control consulting engineer satisfactory to the Director Community Planning, Scarborough District that the noise abatement measures for the development have been completed.

16. Prior to release and registration of the plan of subdivision, the owner shall provide written confirmation to the Director Community Planning, Scarborough District from Canada Post Corporation that the owner has made satisfactory arrangements, financial and otherwise with Canada Post Corporation for provision of mail services to the subdivision.

Engineering Review

17. Prior to the release for Construction of Services, the owner shall enter into the City's standard subdivision agreement and satisfy all pre-registration conditions, to the satisfaction of the Director, Engineering Review.

18. Prior to the release for Construction of Services, dedicate all roads and corner rounding as shown on the approved Draft Plan of Subdivision, free and clear of all encumbrances, to the satisfaction of the Director, Engineering Review.

19. Prior to the release for Construction of Services, the owner shall submit an updated Draft Plan of Subdivision that clearly delineates all conveyance blocks, including the new public street and associated corner roundings, to the satisfaction of the Director, Engineering Review.

20. Prior to the release for Construction of Services, the Owner shall provide all necessary documentation, including reference plans, to convey the required lands to the City in fee simple for nominal consideration, such lands to be free and clear of all encumbrances, including any easements, charges, liens, or physical encroachments, to the satisfaction of the Director, Engineering Review, in consultation with the City Solicitor.

21. Prior to the release for Construction of Services, the owner is to submit a draft Reference Plan of Survey to the Director, Engineering Review, for review and approval, prior to depositing it in the Land Registry Office. The plan should:

- i. be in metric units and integrated to the 1983 North American Datum (Canadian Spatial Reference System) and the 3-degree Modified Transverse Mercator projection.
- ii. delineate by separate PARTS the lands to be conveyed to the City, the remainder of the site and any appurtenant rights-of-way and easements.
- iii. show the co-ordinate values of the main corners of the subject lands in a schedule on the face of the plan.

22. Prior to the release for Construction of Services, the owner is to pay all costs for preparation and registration of reference plan(s), to the satisfaction of the Director, Engineering Review.

23. Prior to the release for Construction of Services, the owner shall submit a payment of \$2,548.00 to the Treasurer, City of Toronto, in a form satisfactory to the Treasurer, for all costs associated with the installation, modification, and

removal of pavement markings and signage within the public right-of-way, including both existing and proposed roads, resulting from the development, to the satisfaction of the General Manager, Transportation Services.

24. Prior to the release for Construction of Services, the owner shall provide a financial guarantee, in a form and amount satisfactory to the Treasurer, City of Toronto, to secure the construction of all municipal infrastructure, including new public roads, sidewalk widenings, boulevard improvements, and reconstruction of existing roads, to the satisfaction of the Director, Engineering Review.
25. Prior to the earlier of the registration of the Plan of Subdivision or the release for Construction of Services, the owner shall submit to Engineering Review for review and acceptance, plans showing:
 - a. Cross-sections of all proposed roads within the Plan of Subdivision, incorporating approved pavement widths and infrastructure elements, including a minimum unobstructed pedestrian clearway of 2.1 metres on all roads and at all intersections;
 - b. Proposed connections to, and any required improvements of, existing streets within and surrounding the site;
 - c. Proposed pavement markings and signage for all new roads and intersections; and
 - d. Required modifications to pavement markings and signage on existing roads,all to the satisfaction of the Director, Engineering Review.
26. Prior to the release for Construction of Services, the owner shall lift, relocate, or release all existing easements and reserves within the proposed public road allowance, at the Owner's sole cost and expense, to the satisfaction of the General Manager, Transportation Services.
27. Prior to the release for Construction of Services, the owner shall submit a Traffic Signal Justification Study and supporting materials to assess the need for and feasibility of a full traffic control signal or a mid-block traffic control signal at Kennedy Road and the proposed new public road (extension of Fort Dearborn Drive), to the satisfaction of the General Manager, Transportation Services. The submission shall include, but not be limited to:
 - a. Updated traffic signal warrant analysis;
 - b. Intersection and/or mid-block operational analysis;
 - c. Pedestrian, cycling, and vehicular demand assessments;
 - d. Geometric design requirements; and
 - e. Any additional studies or technical submissions required by Transportation Services.
28. Prior to the release for Construction of Services, where determined necessary by the General Manager, Transportation Services, the owner shall, at no cost to the City, design, fund, install, and commission a mid-block traffic control signal on Kennedy Road at the proposed new public road intersection, including all associated civil works, electrical works, signal hardware, programming, and

ancillary infrastructure, to the satisfaction of the General Manager, Transportation Services.

29. Prior to the registration of the Plan of Subdivision, the owner shall provide financial security, in a form satisfactory to the Treasurer, City of Toronto, including a letter of credit, in the amount of \$250,000 or such higher amount as determined by the General Manager, Transportation Services based on detailed design cost estimates, to secure the design, installation, and commissioning of any required traffic control signal or mid-block traffic control signal, to the satisfaction of the General Manager, Transportation Services and the Treasurer, City of Toronto.
30. Prior to the release for Construction of Services, the owner shall provide a financial guarantee, in a form and amount satisfactory to the Treasurer, City of Toronto, for the 5-year maintenance of any new traffic control signal or mid-block traffic control signal, in accordance with Municipal Code Appendix C, Schedule 2, plus HST, to the satisfaction of the General Manager, Transportation Services and the Treasurer, City of Toronto.
31. Prior to the issuance of any approval for Construction of Services, where a Pedestrian Crossing Control is determined to be warranted and accepted by the General Manager, Transportation Services, the owner shall, at no cost to the City, design, fund, and install the pedestrian crossing, including all associated works, to the satisfaction of the General Manager, Transportation Services.
32. Prior to final registration of the plan of subdivision, the owner shall provide its Solicitor's confirmation to the City advising that the clauses set out above have been included in applicable offers of purchase and sale and/or lease agreements to ensure that future occupants are aware of the parking restrictions on these lands, to the satisfaction of the General Manager, Transportation Services.
33. Prior to the release for Construction of Services, the owner shall submit to the satisfaction of the Director, Engineering Review, a Functional Servicing Report and Stormwater Management Report, prepared by a qualified professional engineer, which shall include:
 - i. A table summarizing the proposed allowable stormwater release rates for each development block, including the total allowable release rate for the entire development; and
 - ii. A conceptual stormwater management strategy for all private development blocks, including quantity control, quality control, and water balance measures, with supporting calculations and modelling; and
 - iii. A separate stormwater management strategy for the municipal right-of-way, including independent quantity and quality control measures, separate control maintenance holes, and supporting calculations and modelling; and
 - iv. Confirmation that the proposed stormwater management approach for both the private blocks and municipal right-of-way is coordinated and achieves the required overall site discharge criteria; and

- v. Demonstrate that the proposed servicing and stormwater management design conforms to current City of Toronto and applicable provincial standards and guidelines.
34. Prior to the release for Construction of Services, the owner shall recommend Green Infrastructure that are suitable for the subject development, provide a proposed conceptual roadway cross-section with illustration of Green Infrastructure on the proposed public roads and determine an adequate right-of-way width for the proposed new roads that meets the City's Green Street Guidelines. Refer to the [City's Green Streets Technical Guidelines, dated November 2017](#), which outline steps to be undertaken to select and design Green Infrastructure for the new public roads. The proponent shall demonstrate that the proposed 20 metre right-of-way width is sufficient to comply with the Green Streets requirements, to the satisfaction of the Director, Engineering Review.
35. Prior to the release for Construction of Services, the owner shall Implement green infrastructure within municipal right-of-way in compliance with the following City of Toronto Green Infrastructure Guidelines:
- Green Streets: www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/?accordion=green-infrastructure-standards
- Construction standards: <https://www.toronto.ca/services-payments/building-construction/infrastructure-city-construction/construction-standards-permits/standards-for-designing-and-constructing-city-infrastructure/construction-specifications-drawings-for-green-infrastructure/>
- Toronto's Green Streets project selection process: <https://www.toronto.ca/wp-content/uploads/2021/09/9680-ecs-specs-gi-appendix-a-green-streets-selection-process-Sep2021.pdf>
- The lifecycle activities guide: <https://www.toronto.ca/wp-content/uploads/2021/08/961c-ecs-specs-gi-life-cycle-activities-green-infrastructure-Sep2021.pdf>
- to the satisfaction of the Director, Engineering Review.
36. Prior to release of the construction of municipal services, stormwater management for public services must be designed in such a way that Low Impact Development (LID) measures, including but not limited to Silva Cells will not be considered toward addressing quality, quantity, and Water Balance for the proposed public road, to the satisfaction of the Director, Engineering Review.
37. Prior to issuance of Notice of Approval Condition (NOAC) for each block, stormwater management for private blocks must be designed in such a way that LID measures including but not limited to Silva Cells, green roof, infiltration

facilities will not be considered toward addressing quantity control, to the satisfaction of the Director, Engineering Review.

38. The development of the public road and private blocks will be constructed in phases. Prior to release for construction of first phase, apply phasing stormwater management techniques in the development of this subdivision for phases, to the satisfaction of the Director, Engineering Review.
39. The public streets should meet the water quantity and quality control requirements, which is to control 100-year storm and release at allowable 2-year flow rate and must comply with Green Street standards. There should be no ponding in public streets, to the satisfaction of the Director, Engineering Review.
40. The owner agrees and acknowledges that the use of box culvert within proposed municipal roads is not allowed unless supportive explanations are provided, to satisfaction of Director, Engineering Review.
41. The overland flows in emergency situations to the public streets should be the same or reduced in each phase at pre and post development conditions.
42. Separate storm service connection and stormwater management facilities for each building within the subdivision shall be provided. Shared stormwater management facility and storm service connections shall not be permitted.
43. The owner shall pay all engineering and inspection fees in accordance with the terms and conditions of the standard subdivision agreement.
44. Submit financial security in accordance with the terms of standard subdivision agreement.
45. Prior to release for construction design, the owner shall obtain approval from internal and external agencies, and provide financial security for upgrading existing sanitary sewer, to the satisfaction of the Director, Engineering Review.
46. The owner agrees and acknowledges that discharge of private water to sewer system for the future Site Plan Control Applications are subject to the Policy that prevent discharge of private water to City Sewers.
47. The owner agrees and acknowledges that prior to earlier the release for Construction of Services or registration of subdivision provide cross sections of all public roads, to satisfaction of the Director, Engineering Review. The owner further agrees and acknowledges to revise the Draft Plan of subdivision, if it is required by Engineering Review, that the cross sections cannot provide adequate clearances for the proposed underground and above ground utilities and features according to the City standards and specifications.
48. Prior to release for Construction of Services each building must be designed in such away to have its own sanitary, storm, storm tank, storm quality control, and

domestic water connections to satisfy the requirements of Chapter 681 and 851 of Municipal Code, to the satisfaction of the Director, Engineering Review.

49. Prior to earlier of the release for Construction of Services or the registration of the Plan of Subdivision, the owner shall make satisfactory arrangement with THESL and THESI for the provision of the electrical distribution system and street lighting, respectively, to service the Plan of Subdivision, to the satisfaction of Director, Engineering Review.
50. Prior to the earlier registration of the Plan of Subdivision or Release for Construction of Services, the owner shall provide the City with financial security in the amount of 130% of the cost estimate of the street lighting required to be installed to service the subdivision, to the satisfaction of the Director, Engineering Review.
51. The proposed 20.0 metre municipal road must be designed and constructed in accordance with the City of Toronto Development Infrastructure Policy and Standards (DIPS), to satisfaction of General Manager Transportation Services, and Director, Engineering Review.
52. Proposed municipal roads must be designed and constructed in accordance with the City of Toronto Development Infrastructure Policy and Standards (DIPS) to satisfaction of General Manager Transportation Services, and Director, Engineering Review. No deviation from pavement width and boulevards width are acceptable despite the conceptual cross section in engineering reports.
53. The owner shall perform the following work, external to the Subdivision:
 - the closure of the existing turning circle located within the existing Fort Dearborn Drive including curb/gutter removal/installation, pavement removal/restoration, adjustments to the existing grades, existing driveway restoration/extension as per City standards, topsoil and sod only after the extension of Fort Dearborn Drive, to the satisfaction of Director, Engineering Review.
54. Prior to issuance of Notice of Approval Condition (NOAC) for each block, within the Plan of Subdivision, an updated complete Hydrogeological Report, prepared according to the City's terms of reference for short term discharge of private water, downstream analysis, and a servicing report and drawings shall be submitted to the City to demonstrate how each block can address the City requirements in terms of private water. This Hydrogeology Report shall contain information regarding subsurface hydrologic and geologic conditions in an area or location and determine the quality and quantity of groundwater from the property and follow the City of Toronto Terms of Reference. Groundwater quality shall be assessed for each proposed building on the block. The groundwater quantity, including construction dewatering for each building, shall be provided. In the updated Hydrogeology Report that is specific to the block under review at Site Plan stage. If the pump's discharge rate for each block is more than the volume identified in the final accepted Stormwater Management and Functional

Servicing Report during Planning review, then an updated downstream analysis must be submitted to the City to the satisfaction of the General Manager, Toronto Water, and Director, Engineering Review.

55. Prior to issuance of Notice of Approval Condition (NOAC) for each block or Building, within the Plan of Subdivision, the owner of the block must apply for a short-term discharge agreement, if applicable, to the City sewer system, to the satisfaction of the Director, Engineering Review.
56. Prior to release for construction of the proposed public road and services, water balance and quantity control requirements of stormwater management in all blocks must be overcompensated to address the requirements for the public road, to the satisfaction of Director, Engineering Review.
57. The owner agrees and acknowledges that the external improvements to both the sanitary sewer and water distribution systems, if required, must be completed during the first phase of the development, to the satisfaction of Director, Engineering Review.
58. The owner agrees and acknowledges that, prior to release for construction of municipal services to design Silva Cells in such a way that are not located at the proposed or existing municipal watermain and comply with spacing requirement as per MCR, to the satisfaction of Director, Engineering Review.
59. The owner agrees and acknowledges that, prior to earlier release for construction of municipal services or any other stage of this development to conduct updated water distribution analysis if the fire demand will increase during the detailed design of each block compared the demand during planning stage, to the satisfaction of the Director, Engineering Review.
60. Prior to the issuance of Notice of Approval Conditions (NOAC) for each Block, City Fire Services will review their requirements for the specific Block/Building.
61. Prior to earlier of the release for construction or the registration of the Plan of Subdivision, the owner shall conduct an environmental site assessment for lands to be conveyed to the City in accordance with the terms and conditions of the standard subdivision agreement including providing payment for a peer reviewer and the submission of a Record of Site Condition (RSC).

Urban Forestry

Private & City Trees

62. Prior to the registration of the plan of subdivision, the owner/applicant shall revise the site plan and servicing layout to address watermain clearance and tree planting requirements, in consultation with Urban Design, to address the following:

- a) The owner shall demonstrate compliance with minimum watermain clearances, including a minimum vertical clearance of 300 mm and a minimum horizontal clearance of 750 mm from all proposed infrastructure and plantings. Where the required horizontal clearance is not currently achieved, the Owner shall revise the location of the watermain and/or adjacent elements accordingly.
- b) The owner shall incorporate the proposed watermain alignment within the "Private Road" right-of-way, ensuring all dimensions are clearly identified. This shall include appropriate tree pit sizing, with consideration for enlarged tree pits to support optimal tree growth while maintaining required horizontal clearances from the watermain.
- c) The revised design shall apply to both the Private Road and Royal Albert Road frontages and shall be reflected in all engineering and landscape drawings.
- d) The owner shall provide a landscape plan demonstrating that large-growing shade trees are distributed such that no parking space is located more than 30 metres from a tree.
- e) On small or narrow sites, the owner may count shade trees located within non-street-facing perimeter planting areas toward the internal tree requirement, provided the maximum distance of 30 metres from any parking space is maintained.
- f) All tree planting and landscape design shall conform to the City's Design Guidelines for Greening Surface Parking Lots, to the satisfaction of the City.

to the satisfaction of the Executive Director of Environment, Climate and Forestry.

- 63. Prior to the registration of the plan of subdivision, the owner shall submit an application and pay the required application fees and provide satisfactory replacement trees for the removal of trees that are subject to the City's Private Tree By-law and associated regulations in effect on the date of the approval of the draft plan of subdivision, to the satisfaction of the Executive Director of Environment, Climate and Forestry.
- 64. Prior to the registration of the plan of subdivision, the owner shall provide a signed and stamped Landscape Plan, Public Utilities Plan and Soil Volume Plan, showing the locations of all tree species, size, and location of all proposed street trees, as these relate to the location of any roads, soil volume, sidewalks, driveways, street lines and utilities to ensure and verify feasibility of newly proposed tree planting locations, to the satisfaction of the Executive Director of Environment, Climate and Forestry.
- 65. Prior to the registration of the plan of subdivision, the owner acknowledges and agrees that once all site works are complete, including sodding, planting will be

implemented in accordance with the approved Tree Replacement Plan, to the satisfaction of the Executive Director of Environment, Climate and Forestry.

66. The owner shall contact Environment, Climate, and Forestry 48 hours prior to the planting of trees on private property or within common areas and further agrees to plant the trees in accordance with the approved planting plan, to the satisfaction of the Executive Director of Environment, Climate and Forestry.
67. Prior to the registration of the plan of subdivision, the owner shall submit an application and pay the required application fees and provide satisfactory Landscape Plan for the removal of tree(s) that are subject to the City's Street Tree By-law and associated regulations in effect on the date of the approval of the draft plan of subdivision, to the satisfaction of the Executive Director of Environment, Climate and Forestry.
68. Prior to the registration of the plan of subdivision, the owner shall provide a street tree planting plan, in conjunction with a composite utility plan that indicates the acceptable tree species, size, and location of all proposed street trees, as these relate to the location of any roads, sidewalks, driveways, street lines and utilities, to the satisfaction of the Executive Director of Environment, Climate and Forestry.
69. Prior to the registration of the plan of subdivision, the owner shall post a Letter of Credit in the form and from an institution, acceptable to the City Treasurer, equivalent to \$583 per tree, as a Financial Security, to guarantee the planting including the maintenance of the street trees for a minimum period of two (2) years to the satisfaction of Environment, Climate and Forestry.
70. Prior to the registration of the plan of subdivision, the owner shall provide a signed and stamped Landscape Plan and Soil Volume Plan, showing the locations of all tree species, size, and location of all proposed street trees, as these relate to the location of any roads, soil volume, sidewalks, driveways, street lines and utilities to ensure and verify feasibility of newly proposed tree planting locations, to the satisfaction of Environment, Climate and Forestry.
71. Prior to the registration of the plan of subdivision, the owner shall provide a Composite Public Utilities Plan, showing the location of all underground and above ground utilities plan supporting QL-A horizontal and vertical clearance documentation to ensure and verify feasibility of newly proposed tree planting locations, to the satisfaction of Environment, Climate and Forestry.
72. Prior to the registration of the plan of subdivision, the owner shall contact Environment, Climate and Forestry, Tree Protection and Plan Review or his/her designate prior to commencement of street tree planting. The owner further agrees to plant the street trees in accordance with the approved street tree planting and composite utility plans, to the satisfaction of Environment, Climate and Forestry.

73. Following the planting of the street trees, the owner shall provide a Certificate of Completion of Work and an as-installed plant list in the form of a spreadsheet identifying the street trees, as shown on the approved planting plan, by street address. The as-installed plant list will also include tree species, caliper, condition and specific location of the trees by identifying two points of references (i.e. distances in metres from the curb, sidewalk, driveway, utility pole or pedestal) to the satisfaction of Environment, Climate and Forestry.

Canada Post

74. The owner/developer will consult with Canada Post to determine suitable permanent locations for the placement of Community Mailboxes and to indicate these locations on appropriate servicing plans.

75. The owner will confirm to Canada Post that the final secured permanent locations for the Community Mailboxes will not be in conflict with any other utility; including hydro transformers, bell pedestals, cable pedestals, flush to grade communication vaults, landscaping enhancements (tree planting) and bus pads.

76. The owner will install concrete pads at each of the Community Mailbox locations as well as any required walkways across the boulevard and any required curb depressions for wheelchair access as per Canada Post's concrete pad specification drawings.

77. The owner shall prepare and maintain an area of compacted gravel to Canada Post's specifications to serve as a temporary Community Mailbox location. This location will be in a safe area away from construction activity in order that Community Mailboxes may be installed to service addresses that have occupied prior to the pouring of the permanent mailbox pads. This area will be required to be prepared a minimum of 30 days prior to the date of first occupancy.

78. The owner/developer will communicate to Canada Post the excavation date for the first foundation (or first phase) as well as the expected date of first occupancy.

79. The owner/developer agrees, prior to offering any of the residential units for sale, to place a "Display Map" on the wall of the sales office in a place readily available to the public which indicates the location of all Canada Post Community Mailbox site locations, as approved by Canada Post and the City.

80. The owner agrees to include in all offers of purchase and sale a statement, which advises the prospective new home purchaser that mail delivery will be from a designated Community Mailbox, and to include the exact locations (list of block and lot #s) of each of these Community Mailbox locations; and further, advise any affected homeowners of any established easements granted to Canada Post.

81. The owner/developer will be responsible for officially notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sales with specific clauses in the Purchase offer, on which the homeowners do a sign off.