

APPENDIX 'A'

Site Plan Conditions

1. That site plan approval be delegated to the Director of Planning and Urban Design or her designate, to be issued following execution of a Letter of Undertaking. Site Plan approval is issued only when the Director has signed the site plan.
2. That the Owner give a written Letter of Undertaking to the Town that it will construct the project in accordance with the approved plans and will comply with all standard provisions and requirements of the Town and public agencies including:
 - a. Provisions for satisfying all requirements of the Town's Department and external agencies including all requirements of the Engineering Department, the Fire Department and the Waste Management Department;
 - b. Provision to ensure all lights on the property are appropriately shielded and do not impact the residential properties immediately to the south and to the west;
 - c. Provision to ensure that all garbage is stored internally within the main building;
 - d. Provision for payment by the Owner of all applicable fees, recoveries, and submission of any required Letter of Credits to guarantee compliance with Town requirements; and
 - e. Provision to ensure that the Owner implements all of the sustainability initiatives as outlined in a letter dated May 9, 2008.
3. That prior to final site plan approval, the Owner shall submit a pavement marking and signage plan in accordance with the School Safety Zone requirements, to the satisfaction of Director of Engineering. The pavement markings and signage shall be in place prior to the opening of the school.
4. That a Landscape Plan, prepared by a Landscape Architect having O.A.L.A. membership, and a tree inventory and preservation plan be submitted to the satisfaction of the Director of Planning and Urban Design;
5. That prior to final site plan approval, the Owner shall obtain all necessary permits and approvals from the Toronto and Region Conservation Authority; and
6. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing June 10, 2008, in the event a Letter of Undertaking is not executed within that period.



EDUCATION CENTRE - NEWMARKET

Facilities Management Centre

1260 Gorham Street, Newmarket, Ontario L3Y 8W4

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May 9, 2008

Planning and Urban Design Department
 Town of Markham
 101 Town Centre Boulevard
 Markham, ON
 L3R 9W3

Attention: Valerie Shuttleworth, MCIP, RPP
 Director of Planning and Urban Design

RE: Markham District High School Replacement – Sustainability Initiatives

Dear Madame:

In response to your inquiry about sustainable features proposed for this particular school, we have assembled a variety of information of interest to the Town of Markham. By way of background, the Board does not plan to obtain LEED Certification for the project, however, the Project Team retained an environmental consultant to assist in delivering a new school that maintains the right balance between sustainability and feasibility. The merits of a wide variety of sustainable technologies providing efficiencies in both energy and water use and improved the indoor environmental quality were evaluated in this process and the following list of sustainable elements is highlighted for your information:

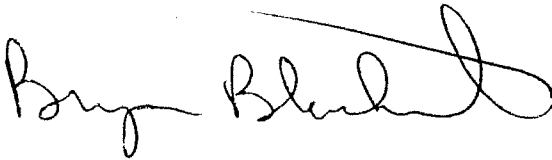
1. Locate within 400metres of 2 public bus lines
2. Provide bicycle storage and shower facilities for 5% of occupants
3. Parking capacity does not exceed local zoning parking
4. The Site Plan design exceeds local zoning open space requirement for the site by more than 25%
5. Storm Water Management post-development 1.5 year, peak discharge rate and quantity will not exceed pre-development 1.5 year peak discharge rate and quantity
6. Exterior lighting shall be full-cutoff
7. Cistern for rainwater collection is proposed.
8. Water usage will be reduced via IR Sensors, Low-flow Fixtures, Low-flow showers.
9. Building design will meet CBIP Requirements
10. Non-CFC refrigerants will be specified in all HVAC equipment
11. HCFC-free refrigerants will be specified in all HVAC equipment
12. Heat Recovery, VFDs, Occupancy Sensors, Condensing Boilers, etc. will be specified
13. Recycling Area is included in the design
14. Recycled content such as steel, flyash concrete, recycled drywall, etc. will be specified
15. Materials manufactured within 800 km of site will be specified.
16. Waste management plan to divert 75% of construction waste from landfills will be specified.
17. Indoor Air Quality Mgmt Plan to protect materials, ductwork etc. from contamination will be specified
18. Specifications will require flush-out building with 100% outdoor air prior to occupancy
19. Low-VOC (water-based) adhesive & sealants will be specified
20. Low-VOC paints will be specified
21. CRI Green label carpets will be specified
22. Specifications will note that composite wood must contain no urea-formaldehyde resins and that adhesives must contain no urea-formaldehyde.
23. Building design includes containment of areas where chemicals are used via deck-to-deck partitions and separate exhaust & plumbing
24. Opening Windows & Lighting Controls will be provided at perimeter rooms
25. Provide humidification & dehumidification of air
26. Provide control of humidity via BMS

With the assistance of the sustainability consultant, we are currently investigating the incorporation of solar wall technology for use at the upper walls of the Gym and Cafetorium spaces. While the wall indicates some promise from the standpoint of supplementing the heat of incoming fresh air for those spaces, the wall system holds no promise from the standpoint of cooling the air and is not a very attractive wall system, potentially leading to some challenges for gaining approval from the Town of Markham / neighbours on the proposed exterior wall design.

Our work with the sustainability consultant has focused a great deal of effort on the use of appropriate day-lighting technologies though-out the building. Our current direction includes provision of generous windows for day-lighting, an efficient floor plan layout to ensure that all regular classroom spaces have windows and the incorporation of sun tracking skylights for Science Classrooms and Cafetorium, and Gymnasium spaces. The use of day-lighting sensors may be incorporated for this school provided we can overcome potential conflicts in control systems for occupancy sensors and day-lighting sensors. Monitoring of power consumption through the Carma system incorporated on all of the Board's schools and wise user behaviour results in cost effective lighting of any new school building.

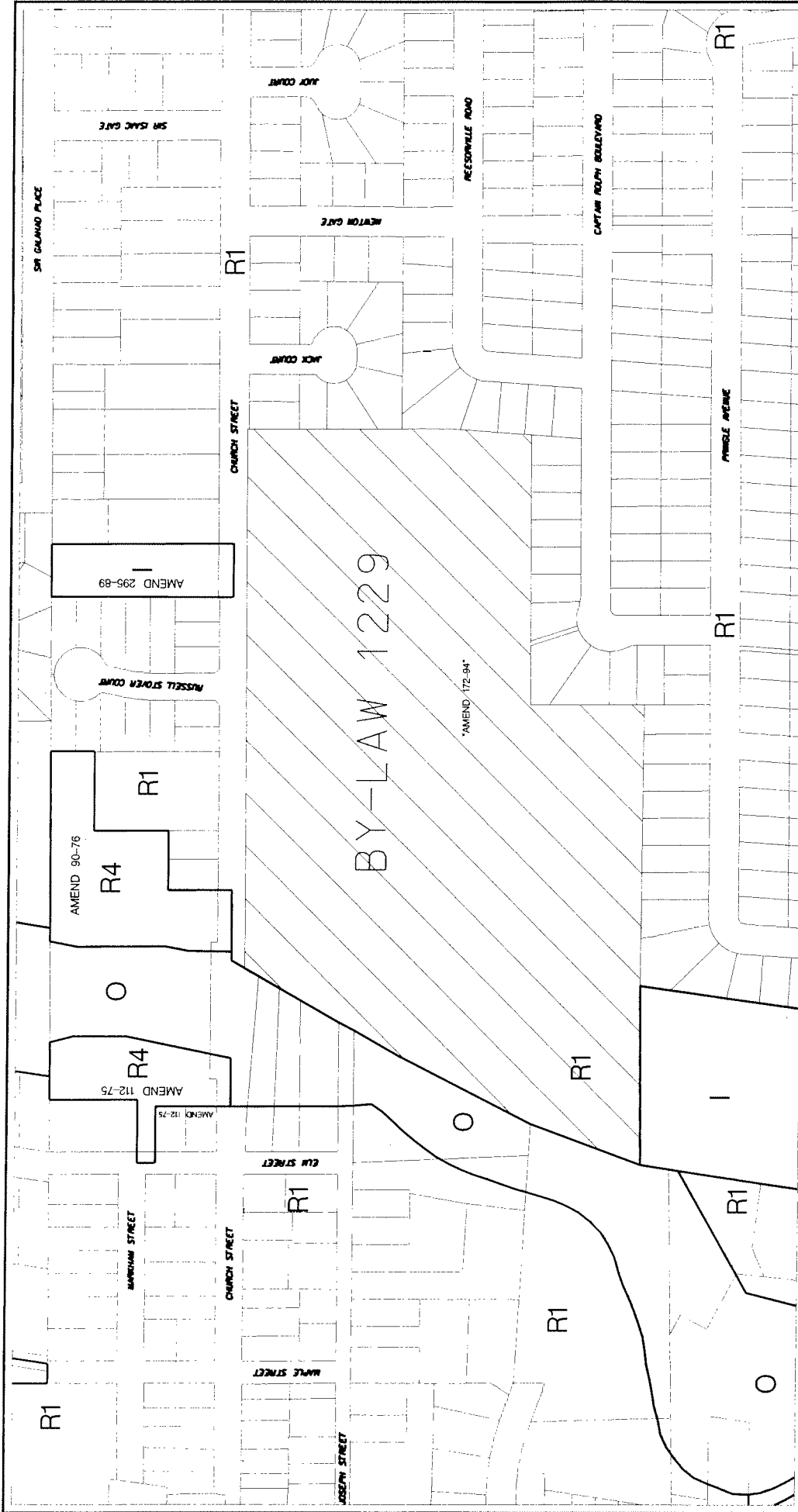
We trust that the above information provides a comprehensive list of the features currently incorporated and / or under review for Markham District High School Replacement. Please advise if you require further information in regards to this matter.

Yours truly,

A handwritten signature in black ink, appearing to read 'Bryan Blackert', with a long horizontal stroke extending from the end of the name.

Bryan Blackert
Manager, New Construction

BB/smp



AREA CONTEXT/ZONING

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD
89 CHURCH STREET

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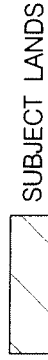


DEVELOPMENT SERVICES COMMISSION

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FIGURE No.2





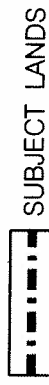
AIR PHOTO 2007

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD
89 CHURCH STREET

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DEVELOPMENT SERVICES COMMISSION



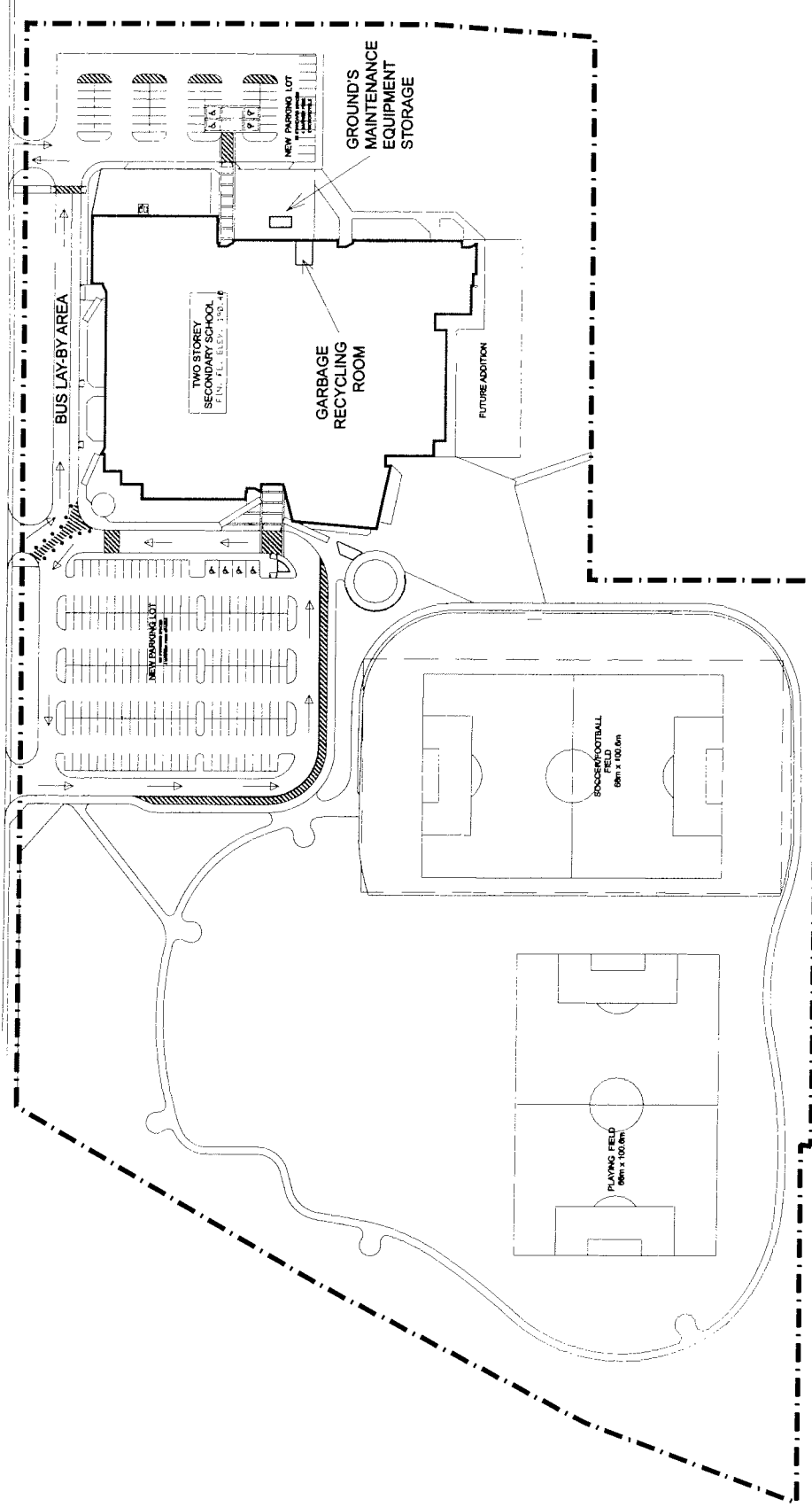
SUBJECT LANDS

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FIGURE No.3

CHURCH STREET



SITE PLAN

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD
89 CHURCH STREET

FILE No: SC07134469(NS)

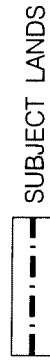


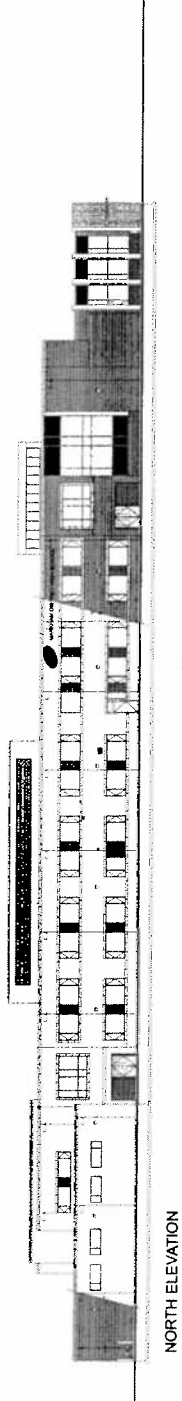
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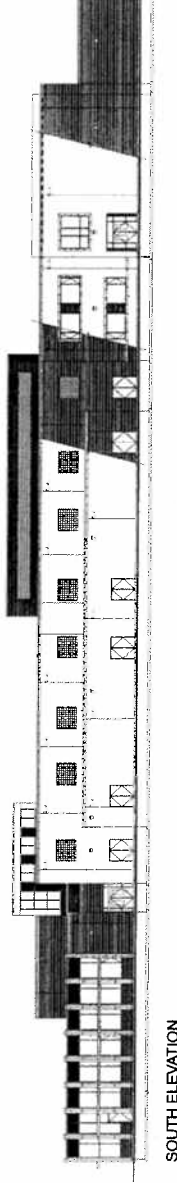
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FIGURE No.4

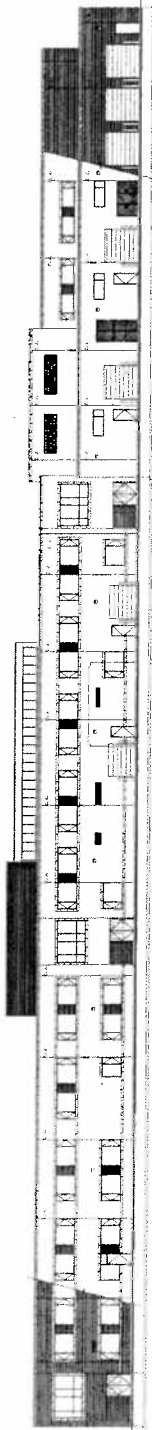




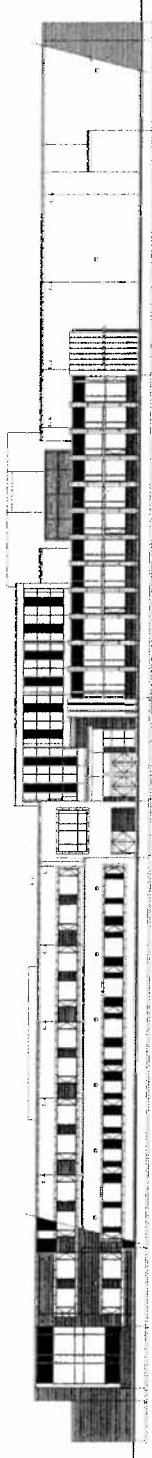
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATIONS

APPLICANT: YORK REGION DISTRICT SCHOOL BOARD
89 CHURCH STREET

FILE No: SC07134469(NS)



DEVELOPMENT SERVICES COMMISSION

DATE: 050808

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FIGURE No.5