

APPENDIX 'A'

SITE PLAN CONDITIONS

1. That prior to the site plan and elevation drawings being endorsed by the Director of Planning and Urban Design:
 - a) The Owner shall provide a Functional Servicing Study to the satisfaction of the Director of Engineering;
 - b) The Owner shall make arrangements with the York Region District School Board to secure an access easement, in favour of the Town, for municipal service vehicles over the abutting property to the north (the Bill Crothers Secondary School site), to the satisfaction of the Town. In the event that an access easement is not granted, the Owner will be required to design a cul-de-sac at the termination of Street 'A' to Town standards, which may affect the design of Phase 2 or, provide alternative measures to accommodate turning movements of municipal vehicles, to the satisfaction of the Town;
 - c) The Owner shall provide written confirmation from the TRCA that they have no objections to approval of the proposed site plan, to the satisfaction of the Town; and
 - d) The Owner provides a tree planting plan and landscape plan, including how and where the existing coffee trees will be relocated and replanted, and compensation for the removal of any other trees or vegetation, to the satisfaction of the Director of Planning and Urban Design.
2. That the Owner enters into a site plan agreement with the Town of Markham, containing all standard 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 requirements of the Town Departments and external agencies;
 - c) Provision to ensure that the Owner does not reduce the Letters of Credit secured through this agreement, beyond the level required to secure the Owner's portion of Street 'A';
 - d) Provision to ensure that the Owner construct a cul-de-sac at the termination of Street 'A', to Town standards, in the event that an access easement from the York Region District School Board, in favour of the Town, over the abutting property to the north, for municipal vehicles, or alternative measures to accommodate turning movements of municipal vehicles, has not been provided to the satisfaction of the Town;
 - e) Provision for Street 'A' to align with the driveway location on the south perimeter of the abutting property to the north (the Bill Crothers

Secondary School site), and with the future connection to Enterprise Boulevard;

- f) Provision for the Owner to enter into a maintenance agreement with the Town for the maintenance of pedestrian walkways/structures constructed within the flood plain area;
- g) Provision for the Owner to pursue arrangements to connect to District Energy, if possible, to the satisfaction of the Town;
- h) Provision for the potential re-evaluation of movement and access on Main Street South, Unionville, prior to Phase 2 being developed and the Hold on Phase 2 being lifted, as determined by sound engineering practices;
- i) Provision for the Owner to work with the abutting landowner to the south respecting a future potential shared access easement to Street 'A', to the satisfaction of the Town;
- j) Provision for the Owner to participate in the enhanced hoarding program and that staff be authorized to enter into a Hoarding Agreement with the Owner; and
- k) Provision for the Owner to implement sustainable development standards and practices, to the satisfaction of the Town.

3. That prior to execution of the site plan agreement:

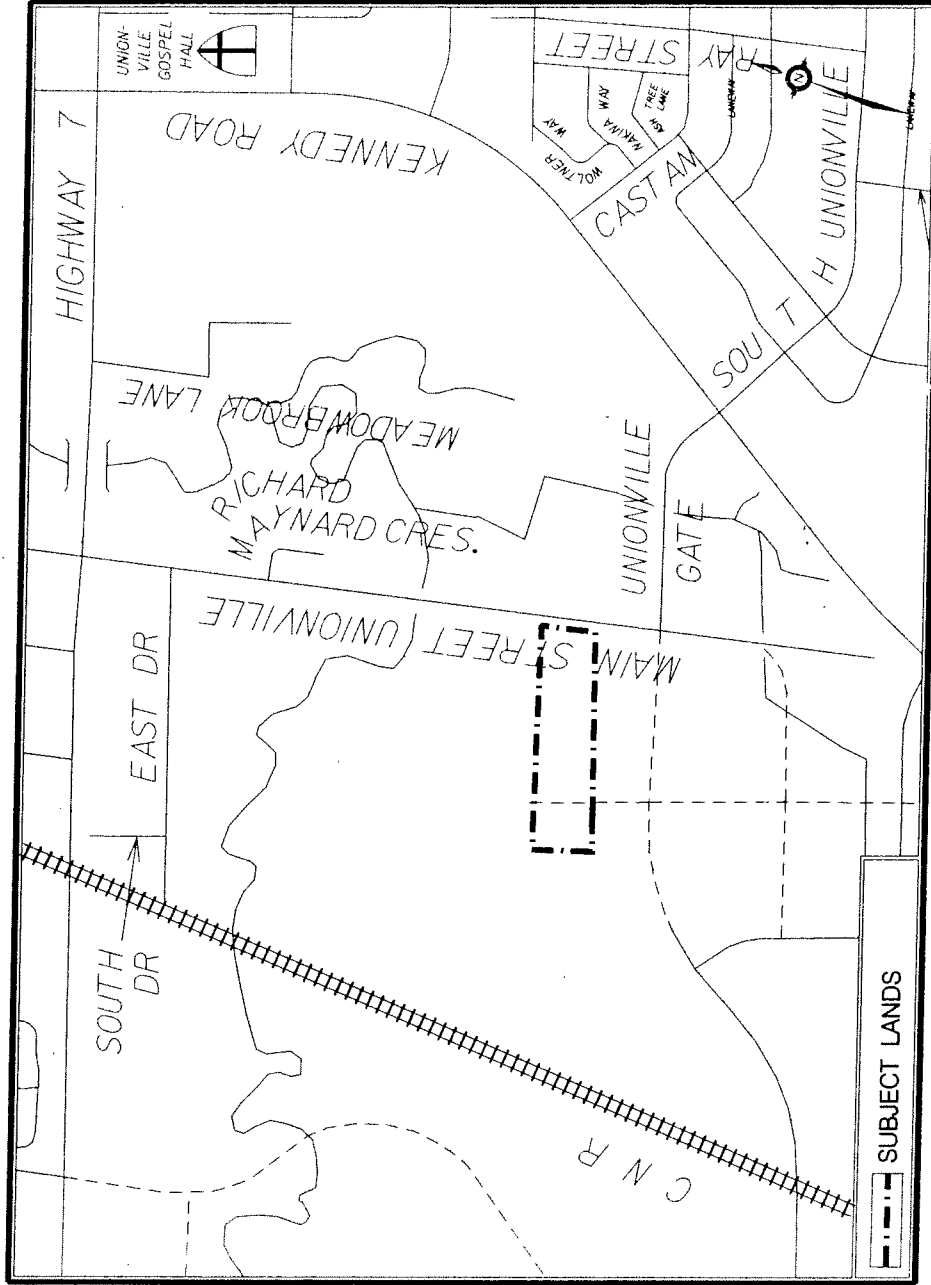
- a) The Owner shall submit final drawings, including but not limited to, site plan and elevation drawings, landscape plans, composite utility plans, pavement marking and signage plans, and drainage area plan, that comply with all requirements of the Town, TRCA, and other public agencies, to the satisfaction of the Town;
- b) That the Owner shall submit final plans which incorporate appropriate Fatal Light Awareness Program (FLAP) components to ensure more bird-friendly buildings, to the satisfaction of the Town;
- c) The Owner shall submit all engineering submissions and requirements including, but not limited to, Plan & Profile of Street 'A' to Town standards, a cost estimate of the construction of Street 'A', Plan & Profile for all municipal services and all service connections within Main Street, Environmental Site Assessment report, Geotechnical report for road pavement structure, updated Environmental Analysis, grading and servicing plans, to the satisfaction of the Director of Engineering;
- d) The Owner enters into a cost sharing agreement with the York Region District School Board and the Town, for the storm sewers including stormwater management facilities, in the Bill Crothers Secondary School site;
- e) The Owner conveys the required Street 'A' right-of-way through the subject property, and cul-de-sac (if required), to the Town;
- f) The Owner conveys the required valleylands to the Town;
- g) The Owner provides a clearance letter from the Trustee of the Markham Centre Landowners Group confirming that the Owner has fulfilled its

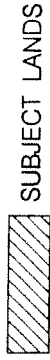
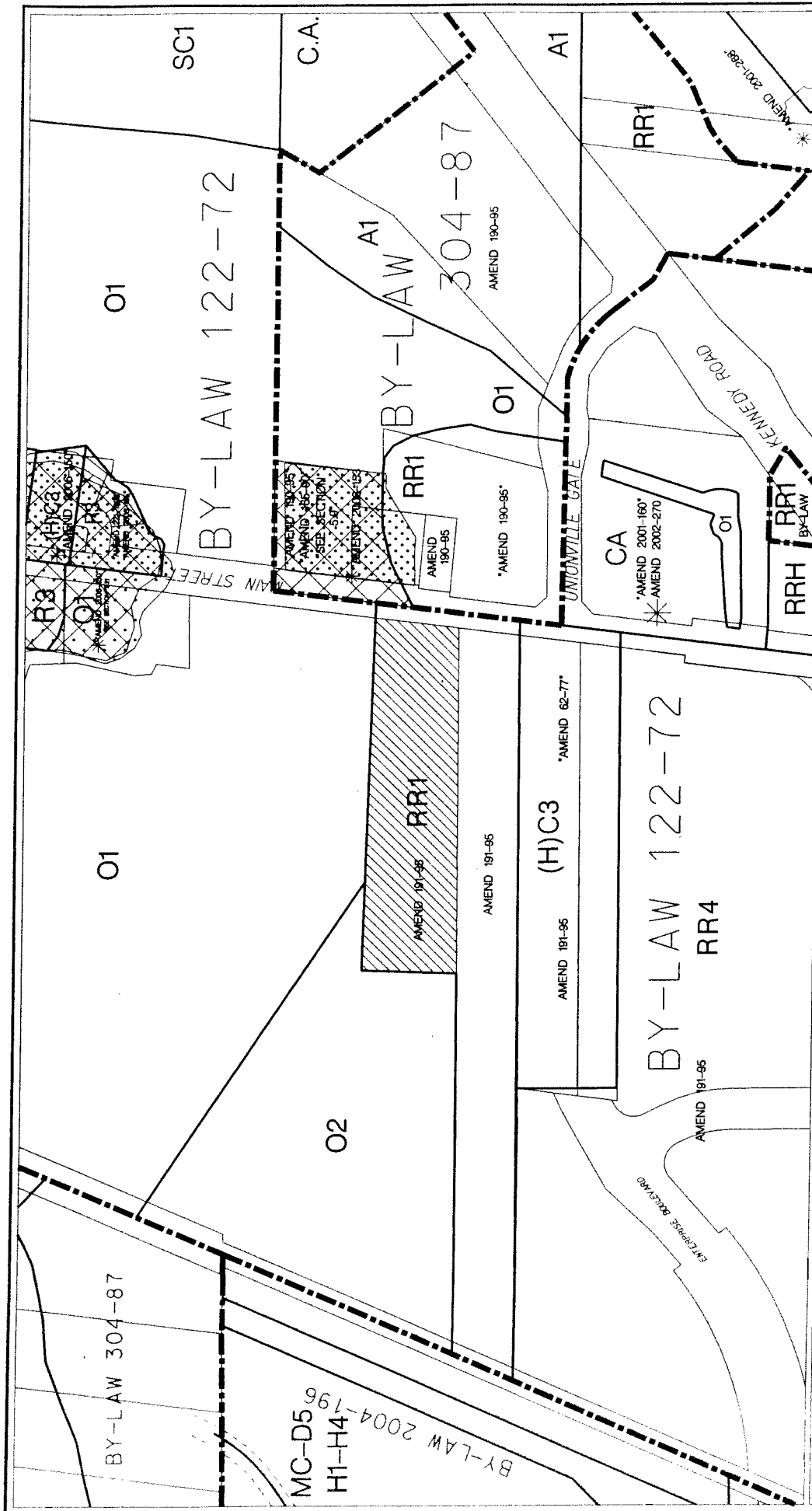
obligations of the Landowners Group Agreement, and is in good standing, to the satisfaction of the Town; and

- h) Amendments to Zoning By-laws 122-72 and 2004-196, as amended, to implement the proposed site plan shall have come into effect in accordance with the provisions of the Planning Act.

4. That prior to site plan approval:

- a) The Owner shall obtain the appropriate TRCA permits for the proposed development.



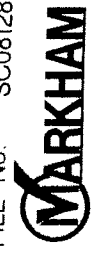


SUBJECT LANDS

AREA CONTEXT/ZONING

APPLICANT: THE ROCKPORT GROUP
34 MAIN STREET UNIONVILLE SOUTH

FILE No: SC08128054(SM)



DEVELOPMENT SERVICES COMMISSION

DATE: 02/02/09

FIGURE No.2

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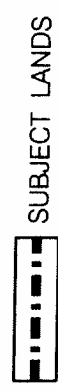
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DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

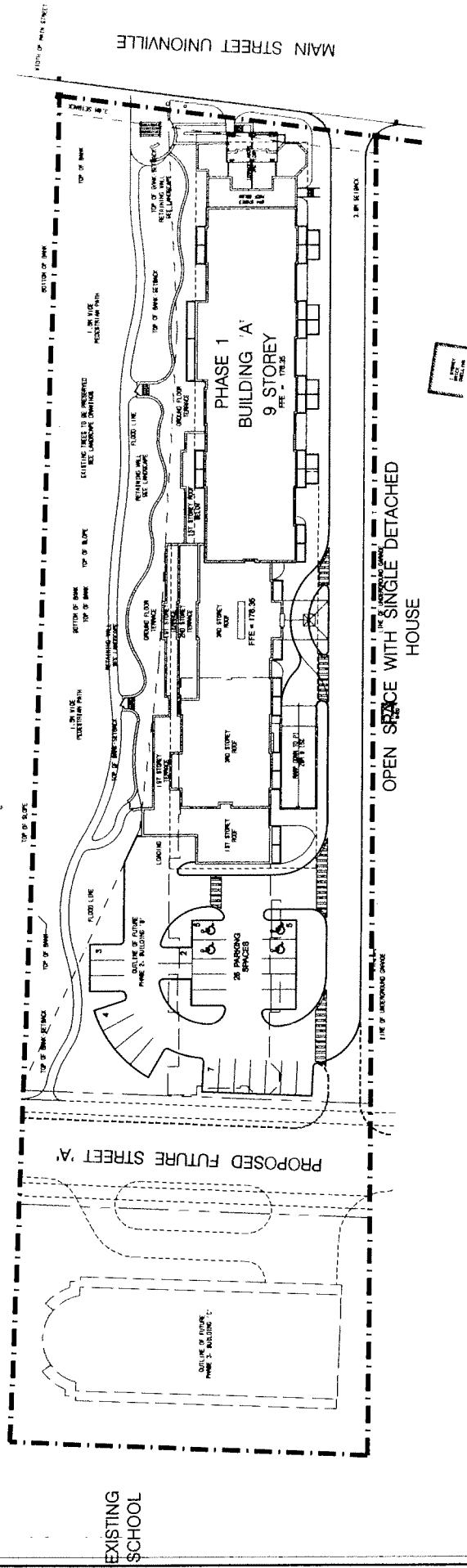


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FIGURE No.3

EXISTING SCHOOL ATHLETIC FIELDS



SITE PLAN PHASE ONE

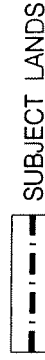
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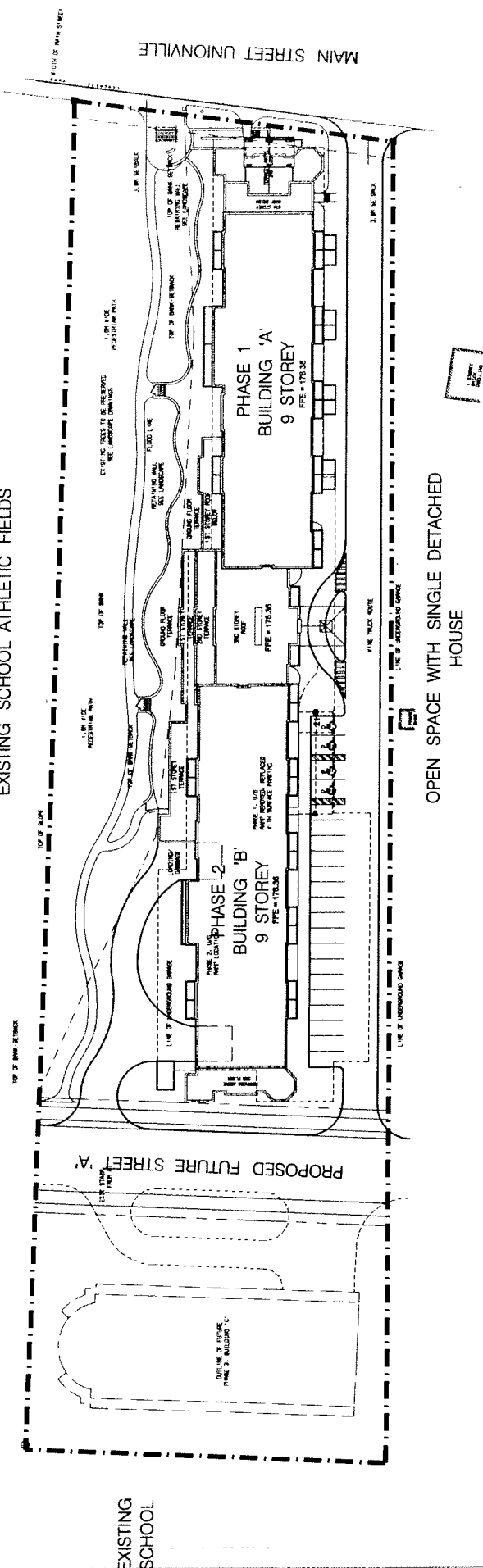


SUBJECT LANDS

DATE: 02/02/09

FIGURE No.4

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SUBJECT LANDS

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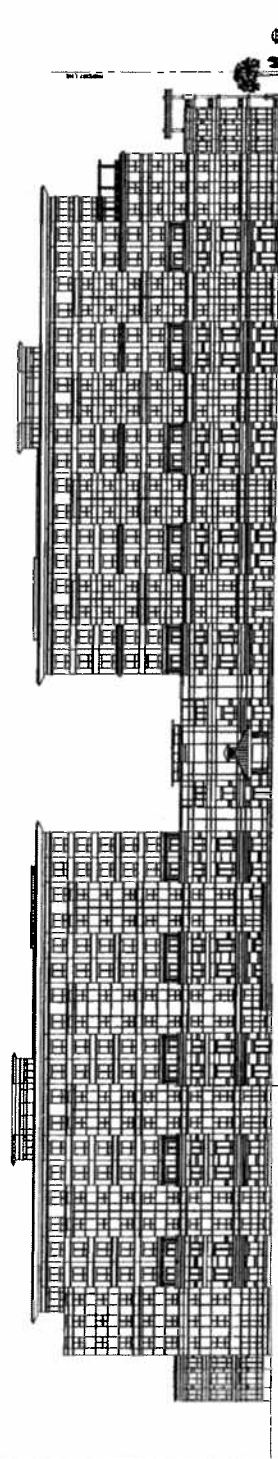
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FIGURE No.5

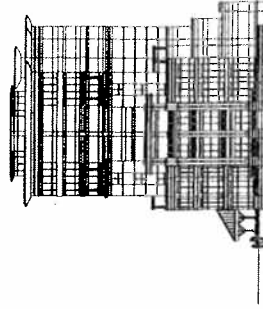
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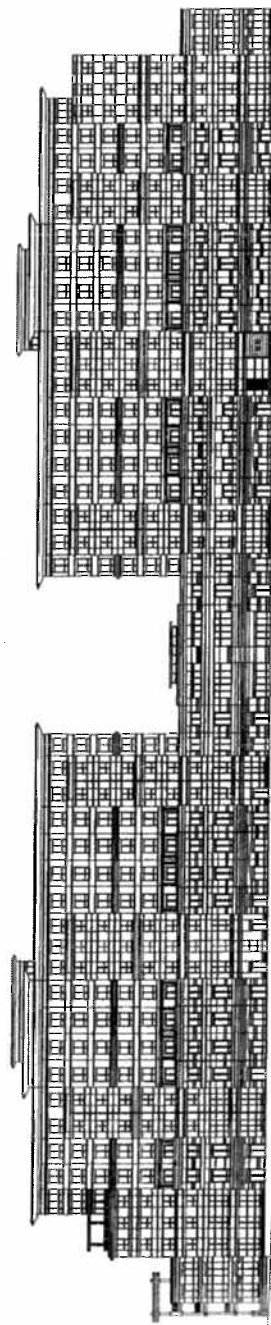


SOUTH SECTION ELEVATION

← PHASE 2 BUILDING B * PHASE 1 BUILDING A →

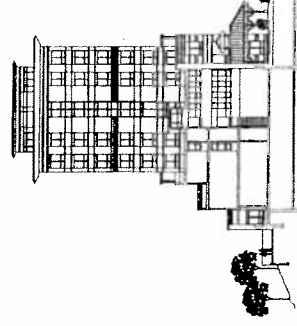


EAST SECTION ELEVATION



NORTH SECTION ELEVATION

← PHASE 2 BUILDING B * PHASE 1 BUILDING A →



WEST SECTION ELEVATION

ELEVATIONS

APPLICANT: THE ROCKPORT GROUP
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FILE No: SC08128054(SM)



DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 6

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