



Report to: Development Services Committee

Report Date: June 2, 2015

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**SUBJECT:** **RECOMMENDATION REPORT**  
Tribute (Unionville) Limited  
Site plan application to permit a mixed-use, commercial-  
residential building at 20 Fred Varley Drive

File No. SC 13 109695

**PREPARED BY:** Sabrina Bordone, M.C.I.P., R.P.P., ext. 8230  
Planner, Central District

**REVIEWED BY:** Richard Kendall, M.C.I.P., R.P.P., ext. 6588  
Manager, Central District

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**RECOMMENDATION:**

- 1) That the report dated June 2, 2015 titled "RECOMMENDATION REPORT, Tribute (Unionville) Limited, site plan application to permit a mixed-use, commercial-residential building at 20 Fred Varley Drive," be received;
- 2) That the application for site plan approval (SC 13 109695) be endorsed in principle subject to the conditions attached as Appendix 'A' and Appendix 'B';
- 3) That site plan approval be delegated to the Director of Planning and Urban Design, or his designate, to be issued following execution of a site plan agreement. Site plan approval is issued only when the Director or his designate has signed the plans;
- 4) That Council grant servicing allocation for the 113 residential units within this development;
- 5) That the City reserves the right to revoke or reallocate servicing allocation should the development not proceed in a timely manner.
- 6) That the Owner provide the City with the required 60% processing fee in accordance with the City's applicable Fee By-law;
- 7) That this endorsement shall lapse after a period of three (3) years from the date of endorsement in the event that a site plan agreement is not executed within that period;
- 8) That the Mayor and Clerk be authorized to execute a Section 37 Agreement with the Owner;
- 9) That Council authorize the enactment of a by-law to remove the Hold (H) provision on the subject lands once the conditions of hold removal have been met,

including but not limited to, the execution of a site plan agreement and execution of a Section 37 Agreement, to the satisfaction of the Commissioner of Development Services and the City Solicitor.

- 10) And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**EXECUTIVE SUMMARY:**

In February, 2013 the Ontario Municipal Board (OMB) allowed an appeal by the Tribute (Unionville) Limited to rezone the subject lands to permit the development of a 4-storey mixed-use, commercial-residential building comprising 113 residential units on the subject lands. Shortly thereafter, in May 2013, Tribute (Unionville) Limited made an application for site plan approval. The proposed development is in compliance with the Zoning By-law Amendment approved by the OMB, and the site plan is generally consistent with the conceptual plans before the OMB. However, it should be noted that the Applicant has revised the plans by eliminating the second level of underground parking. Forty-six (46) parking spaces are now proposed internal to the building at grade level, with a landscaped courtyard amenity space being provided at the second level above on slab. This maintains the intent of the Zoning By-law Amendment to provide a landscaped amenity courtyard with a minimum GFA of 820 m<sup>2</sup>.

The Applicant has worked with staff on the proposed built form and building facades, which are comprised of alternating treatments of salmon coloured brick and grey/light gray architectural stone for the first three storeys and architectural stone and window treatment for the fourth storey. The proposed landscaping is appropriate and will complement the overall site plan and building design.

The Applicant has committed to a number of City initiatives, including but not limited to:

- 3-stream sorting and collection system for organics, recyclable materials and residual waste;
- Bird-friendly measures, including the use of pattern glass, visual dots and the addition of mullions (where needed) to break-up the glazing and ensure that each panel area is significantly less than 2 m<sup>2</sup>;
- LED exterior lighting for dark sky compliance;
- LEED Silver certification, including sustainable measures such as indoor water use reduction, high efficiency mechanical and electrical systems and white roof;

The Applicant has also committed to enter into a Section 37 Agreement with the City securing the construction of a walkway on City owned lands immediately west of the subject lands and a financial contribution, intended to be directed towards the Stiver Mill Restoration Project (or such other projects as determined by the City).

With due consideration for the OMB decision to allow this development to occur within a Special Policy Area (SPA), Toronto and Region Conservation Authority (TRCA) staff reviewed the application in the context of ensuring no negative impacts to the adjacent

natural system, and to ensure the health and safety of the future residents. TRCA staff are generally satisfied with the specific measures for an advanced evacuation plan and early warning system that are proposed by the Applicant to facilitate evacuation of the subject development (and associated hazard lands) in advance of a Regional Storm event. Furthermore, TRCA are also generally satisfied that their policies have been met with respect to the dewatering that must be undertaken as part of the construction of the proposed development.

Staff recommend that the application for site plan approval be endorsed in principle subject to the conditions attached as Appendix 'A' and Appendix 'B'.

**PURPOSE:**

The purpose of this report is to discuss and recommend endorsement, in principle, of a site plan application submitted by Tribute (Unionville) Limited for a mixed-use, commercial-residential building comprising up to 113 residential units (depending on market conditions) and ground floor retail/commercial uses along Fred Varley Drive.

**BACKGROUND:****Subject Property and Area Context**

The subject property is situated on the south side of Fred Varley Drive, west of Main Street Unionville (Figure 1). The subject property has an area of 0.76 ha (1.87 ac) and contains a 3,000 m<sup>2</sup> (32,300 ft<sup>2</sup>) linear commercial plaza with seventeen (17) residential apartments on the second floor, with at-grade parking located in the front and rear yards. The site is served by two driveways that provide access to Fred Varley Drive, located on the east and west sides of the site. A landscape strip is located in the front yard, with street trees located within the municipal boulevard. There is a 4.57 m wide hydro easement along the south boundary of the property and an approximately 4.5 m wide municipally owned strip of land immediately to the west of the site identified for a future pedestrian connection between Eureka Street and Fred Varley Drive.

Surrounding uses include:

- To the north and west are single-detached dwellings;
- To the east, Millennium Square and associated park, containing the Unionville Millennium Bandstand, and the retail core along Main Street Unionville; and,
- To the south, single-detached dwellings and the Station Lane townhome project.

The Unionville Heritage Conservation District, a protected heritage property and cultural heritage landscape, is adjacent to the development site on the south and east boundaries and along a portion of the north boundary (Figure 2).

**Proposed 4 storey mixed-use, commercial-residential building**

The applicant is proposing a mixed-use, commercial-residential building consisting of up to 113 residential units in a 4 storey building with ground floor commercial uses oriented towards Fred Varley Drive (Figure 4). The courtyard style building is continuous along the perimeter of the site, with the 4<sup>th</sup> floor being stepped back. The proposed

development has a GFA of approximately 14,200 m<sup>2</sup> (152,835 ft<sup>2</sup>), which translates into an FSI of approximately 1.86.

Vehicular access to the site is proposed via a new westerly driveway, which provides access to the underground parking garage, forty-six (46) retail and visitor parking spaces internal to the building at the ground level, twelve (12) exterior surface visitor parking spaces, residential pick-up/drop-off and service access. The remainder of the parking (181 spaces) is accommodated within one level of underground parking. The total number of parking spaces provided (239) exceeds the Parking By-law requirement (204 spaces) (Figure 4).

### **Ontario Municipal Board Approved Zoning By-law Amendment Application**

In February 2013 the Ontario Municipal Board (OMB) allowed an appeal by the applicant to rezone the lands in order to permit the development of a 4-storey mixed-use, commercial-residential building comprising 113 residential units on the subject lands. Shortly thereafter, in May 2013, Tribute (Unionville) Limited made an application for site plan approval. The proposed development is in compliance with the Zoning By-law Amendment approved by the OMB, and the site plan is generally consistent with the conceptual plans before the OMB. However, it should be noted that the Applicant has revised the plans by eliminating the second level of underground parking. Forty-six (46) parking spaces are now proposed internal to the building at grade level, with a landscaped courtyard amenity space being provided at the second level above on slab. This maintains the intent of the Zoning By-law Amendment to provide a landscaped amenity courtyard with a minimum GFA of 820 m<sup>2</sup>.

### **Official Plan and Zoning**

#### *Official Plan (1987 Revised)*

The subject property is designated “Special Policy Area” in the in-force Official Plan (1987 Revised) by way of OPA No. 153. A “Special Policy Area” is an area of land, located within the floodplain, on which there is an existing development that forms an integral part of an existing flood prone community. The subject property is located within the Regional Storm Floodplain of the Fonthill Creek and within the limits of the Unionville Special Policy Area (SPA). Within SPAs, development and redevelopment, rehabilitation of and extension of existing structures may be permitted conditionally upon flood proofing measures satisfactory to the Toronto and Region Conservation Authority (TRCA). The TRCA’s comments are discussed further in this report.

The subject property is also designated “Neighbourhood Commercial” in the Unionville Core Secondary Plan (PD 1-12) for part of the Markham and Unionville Planning District (OPA No. 107). The planned function of the Neighbourhood Commercial designation is to provide locations for convenience commercial uses that primarily serve the surrounding residential area. Residential uses are also permitted in the “Neighbourhood Commercial” designation, subject to a location above the ground floor, or as otherwise specified in the Secondary Plan.

The Secondary Plan also contains a site specific policy (5.7.2. “Fred Varley Drive Shopping Plaza”) for the subject property, which directs Council to encourage initiatives for improvements to or redevelopment of the existing shopping plaza in a manner that is more compatible with the historic image of Old Unionville and which would provide for appropriate linkages with Station Lane to the south.

2014 Official Plan (not yet in force)

The 2014 Official Plan (not yet in force) designates the subject lands “Mixed Use Low Rise”. Lands designated “Mixed Use Low Rise” are intended to accommodate street-related retail and services in mixed-use buildings of 2 to 3-storeys. Dwelling units may only be located above the ground floor, or to the rear, of street related retail and services uses. The lands are also located with the Special Policy Area as shown on Map 8 – Special Policy Areas. In approving the new Official Plan, York Region withheld a decision on the SPA policies contained in Section 3.4.1 pending Provincial approval of the SPA policies. The Region’s non-decision on the SPA policies has been appealed by the Applicant to the Ontario Municipal Board.

A site specific policy is included in Section 9.19.8 of the new Official Plan to provide for a maximum number of dwelling units, a maximum floor space index and a maximum height in accordance with the zoning by-law that was approved for the 20 Fred Varley Drive lands by the Ontario Municipal Board subject to holding provisions. Holding provisions are to be applied to the lands and lifted upon confirmation of satisfactory Section 37 arrangements, adequate servicing capacity and the execution of a site plan control agreement between the City and the owner and the TRCA.

The Applicant has appealed the new Official Plan and is requesting revisions to the site specific policies in Section 9.19.8 including a site specific exemption which would allow for any development approvals required to implement the zoning by-law amendment for the lands to be determined in accordance with the SPA policies of the Official Plan (1987 Revised), notwithstanding the SPA policies in Section 3.4.1 of the 2014 Official Plan (not yet in force).

Zoning

The subject lands are zoned “Community Amenity (Hold)” by way of an OMB decision issued in February 2013 (as previously discussed). This zone category permits a maximum of 113 apartment dwellings units, as well as a range of commercial/retail uses. A holding provision has been placed on the subject lands. Conditions of hold removal include, but are not limited to, the Owner entering into a Section 37 agreement with the City, sufficient servicing allocation being available, and the execution of a site plan agreement.

**OPTIONS/ DISCUSSION:**

**Site Plan and building elevations are appropriate**

The Zoning By-law approved by the OMB contains prescriptive development standards and setbacks, which result in a very specific built form. The proposed built form is comprised of a courtyard style building which is continuous along the perimeter of the

site. The 920 m<sup>2</sup> (9,171 ft<sup>2</sup>) interior courtyard (located at the second floor) functions as a landscaped amenity space for residents.

The applicant, in working with staff, is proposing alternating treatments of salmon coloured brick and grey/light gray architectural stone for the first three storeys, which has the effect of adding both visual interest and vertical elements to the façade (Figures 5 – 7). The fourth storey, which is setback 5 metres along the north, south and east building walls and 3.5 metres along the west building wall, is comprised primarily of architectural stone and window treatment. The mechanical penthouse, set back from the fourth storey of the westerly building wall, is approximately 3.75 metres high and comprised of window spandrel and light grey architectural stone. Ground floor retail will line the Fred Varley elevation. Projecting canopies and gooseneck lighting will animate the storefronts.

As the subject lands are adjacent to the Unionville Heritage Conservation District, Heritage Markham Committee also was provided the opportunity to comment. The Committee delegated its review to Heritage staff recommending that the proposed exterior colours and materials be reflective of the 19<sup>th</sup> century heritage building stock of the adjacent heritage district. Heritage staff are generally satisfied that this has been accomplished.

**Landscaping is appropriate and will complement the overall site plan and building design**

The Applicant is proposing to retain all but one of the existing street trees located along the Fred Varley Drive frontage. The one tree on the west side of the row will be removed due to its proximity to the proposed driveway entrance. In its place, a new tree will be planted at the western end of the existing tree row.

The Applicant is proposing to plant significant vegetation on the south side of the property providing a visual screen between the proposed development and the adjacent residential properties (Figure 8). The Applicant has also committed to replacing the existing wooden fence along this property line and will work with Urban Design staff and abutting residents on the detailed design. To the east, the Applicant is proposing to enhance the adjacent park with naturalized planting on the west side of Fonthill Creek. To the west, the Applicant has agreed to provide a landscaped public walkway that will connect Eureka Street to Fred Varley Drive, as a component of the Section 37 agreement (discussed below). Honeylocust and Ornamental Pear trees will line the proposed walkway.

**Applicant to provide 3-Stream sorting & collection system**

The Applicant has committed to providing a 3-Stream sorting and collection system for organics, recyclable materials and residual waste for the proposed development (single-chute system with tri-sorting equipment), along with an internal garbage room that is located on the underground parking level. There will be no external storage of waste, recyclable or organic materials. On collection day, a tractor will move bins from the underground parking level to the external holding area, which is fully enclosed, for pick-up by the City. The City's Waste Management Department has requested that the

Applicant submit a truck simulation drawing (to ensure acceptable truck maneuvering ability) and have advised that the retail-commercial and residential internal garbage rooms need to be separated and of an acceptable size. The Applicant has agreed to continue working with the City's Waste Management Department to ensure their requirements are satisfied.

**Bird Friendly Measures and Dark Sky Compliance**

The Applicant has worked with staff to incorporate several bird friendly measures into the proposed building facades in order to comply with the City's bird friendly guidelines. Some of the proposed ground floor measures include the use of patterned glass with visual dots (for the retail units along Fred Varley Drive) and builder installed blinds to mute visual reflections (for the grade-related residential units). The second and third floors of the proposed development are composed of dense non-reflective materials such as brick and stone. Balconies are recessed in order to shadow access doors, while glass railings have been reduced by incorporating solid masonry upturns. The glazing style on the façade is a traditional punch window style complete with accentuated mullions, which results in smaller sections of glazing. All of these measures help to mitigate bird collisions.

The internal courtyard features additional measures to prevent bird collisions, including balconies that project beyond the façade and shade vision glass located beneath. Railings will also feature a frosted non-reflective glass. The Applicant has worked with staff to add mullions to the windows in order to break-up the glazing and ensure that each panel area is significantly less than 2 m<sup>2</sup>.

The Applicant is also committing to LED exterior lighting for "dark sky" compliance.

**Applicant has submitted Transportation Demand Management Plan**

The Applicant has submitted a Transportation Demand Management Plan (TDM), which has been reviewed by Transportation Planning staff, who are generally satisfied with the proposed TDM measures. These measures include, but are not limited to, bicycle parking spaces, electric car charging stations and presto transit subsidy.

**Applicant will be achieving LEED Silver Certification**

Servicing allocation has been identified for the proposed development (the equivalent of 113 residential units). The Owner will achieve a minimum LEED Canada NC 2009 Silver certification as per the City's policy for high density and residential development. Some of the sustainability measures to be incorporated into the proposed building design, include but are not limited to; 35% indoor water use reduction, zero potable water use for irrigation, high efficiency mechanical and electrical systems, white roof, a waste diversion rate of 75%, light pollution reduction strategies, and low emitting products and materials.

**Toronto and Region Conservation Authority**

The subject site plan application has been circulated to the Toronto and Region Conservation Authority (TRCA) for their review and comments. With due consideration

for the OMB decision to allow this development to occur within an SPA, TRCA staff reviewed the application in the context of ensuring no negative impacts to the adjacent natural system, and to ensure the health and safety of the future residents. TRCA staff are generally satisfied with the specific measures for an advanced evacuation plan and early warning system that are proposed by the Applicant to facilitate residents to evacuate the subject development (and associated hazard lands) in advance of a Regional Storm event. Furthermore, TRCA are also generally satisfied that their policies have been met with respect to the dewatering that must be undertaken as part of the construction of the proposed development. TRCA staff have provided a number of site plan approval conditions (see Appendix 'B') that must be met by the Applicant. Some of these conditions include, but are not limited to, the submission and approval of an Adaptive Environmental Management Plan (to monitor and manage environmental impacts), appropriate letters of credit in the site plan agreement, and that the Applicant obtain a TRCA permit pursuant to Ontario Regulation 166/06, as amended.

**Applicant has committed to enter into Section 37 Agreement**

Section 37 of the Planning Act is a planning tool that allows municipalities to grant an increase in height and/or density in return for additional services, facilities or other community benefits. As a condition of the holding provision imposed on the Zoning By-law allowed by the OMB, the Owner is required to execute a Section 37 Agreement with the City. The Owner has committed to entering into such agreement with the City, which will provide for the construction of a walkway (estimated cost of \$50,000) on the City-owned lands immediately adjacent to the subject site connecting Eureka Street to Fred Varley Drive and a financial contribution (\$190,000), intended to be directed towards the Stiver Mill Restoration Project (or such other projects as determined by the City). Staff will continue to work with the Applicant on the details of the Section 37 Agreement.

**FINANCIAL CONSIDERATIONS AND TEMPLATE:**

Not applicable.

**HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

**ALIGNMENT WITH STRATEGIC PRIORITIES:**

The proposal has been reviewed in the context of Growth Management, Transportation and Municipal Services.

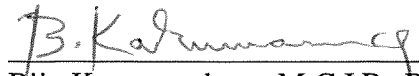
**BUSINESS UNITS CONSULTED AND AFFECTED:**

All City departments and external agencies have been circulated with this application and all comments have been addressed and incorporated into the project plans, or identified as a condition of site plan approval.

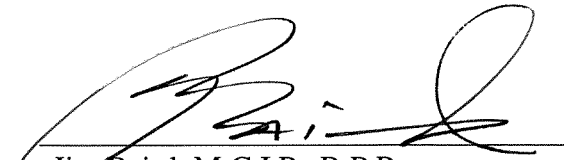


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**RECOMMENDED BY:**

  
Biju Karumanchery, M.C.I.P., R.P.P.

Director of Planning & Urban Design (Acting)

  
Jim Baird, M.C.I.P., R.P.P.

Commissioner of Development Services

**ATTACHMENTS:**

Figure 1: Location Map

Figure 2: Area Context/Zoning

Figure 3: Aerial Photo

Figure 4: Site Plan

Figure 5: Elevations (North and South)

Figure 6: Elevations (East and West)

Figure 7: Perspective (Looking Southwest from Fred Varley Drive)

Figure 8: Proposed Landscape Concept

Appendix 'A': City of Markham – Conditions of Site Plan Approval

Appendix 'B': Toronto & Region Conservation Authority – Conditions of Site Plan Approval

**AGENT:**

Murray White

Tribute (Unionville) Limited

1815 Ironstone Manor, Unit 1

Pickering, ON

L1W 3W9

Tel: (905) 839-3500 ext. 329

Email: [mwhite@tributecommunities.com](mailto:mwhite@tributecommunities.com)

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**APPENDIX A**

**City of Markham  
Conditions of Site Plan Approval  
Tribute (Unionville) Limited, 20 Fred Varley Drive**

1. That prior to final Site Plan Approval, the Owner shall submit final site plans (including, but not limited to, provision for snow storage and location of bicycle parking spaces), elevation drawings, underground parking garage layout plans (including, but not limited to, the location and size of internal garbage rooms for the retail/commercial and residential uses), grading, servicing and engineering drawings, landscape plans, and garbage truck simulation drawings, along with any other plans, studies and reports which are required to comply with the requirements of the City and external agencies, to the satisfaction of the Commissioner of Development Services;
2. That prior to final Site Plan Approval, the Owner enter into a Section 37 Agreement with the City, which includes the following conditions:
  - a) That the Owner constructs a walkway on the City-owned lands immediately adjacent to the subject lands connecting Eureka Street to Fred Varley Drive, representing an estimated cost of \$50,000;
  - b) That the walkway be constructed in conjunction with the redevelopment of the subject lands;
  - c) That the details of the walkway be determined through the site plan approval process for the subject lands;
  - d) That prior to the issuance of an above-grade building permit for the subject lands, the Owner will provide a Letter of Credit to the City in the amount of \$50,000 to be released upon completion of the walkway;
  - e) Prior to the issuance of an above-grade building permit for the subject lands, the Owner will provide a financial contribution to the City in the amount of \$190,000 to be used towards the Stiver Mill Restoration Project, or other such projects as determined by the City;
3. That prior to final Site Plan Approval, the Owner's Landscape Architect work with City staff and the applicable abutting property owners to the south, on the detailed design of the new fence to be installed along the south property line;
4. That the Owner enter into a site plan agreement with the City containing all standard and special provisions and requirements of the City and external agencies, including the applicable TRCA requirements listed in Appendix 'B' and consisting of but not limited to the following:

- a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, provision of parkland dedication (cash-in-lieu), and any other financial obligations and securities;
  - b) That the Owner agrees to provide a 3-Stream sorting and collection system for organics, recyclable materials and residual waste as required by the City (proposed single-chute system with tri-sorting equipment) and that the location, size and construction of all refuse storage areas and recycling facilities and arrangements for waste collection be to the satisfaction of the City's Waste Management Department.
  - c) That the Owner agrees to implement the Bird Friendly Measures and provide a detailed lighting plan which includes the installation of LED exterior lighting, to the satisfaction of the Director of Planning & Urban Design;
  - d) That the Owner agrees to finalize and implement the Transportation Demand Management Plan, to the satisfaction of the Director of Engineering;
  - e) That the Owner agrees to achieve LEED Silver and provide written confirmation from a certified LEED consultant upon completion of construction of the proposed development that LEED Silver has been achieved, to the satisfaction of the Commissioner of Development Services;
  - f) That the Owner complies with the requirements of Hydro One Networks Inc. as it relates to the hydro easement located along the south property boundary of the subject lands; and,
  - g) That the Owner obtains the necessary permits and/or approvals required by the Ministry of Environment and Climate Change (MOECC) for a Permit to Take Water (PTTW).
5. That the Owner submit a Construction Management Plan, Traffic Management Plan, Dewatering Management Plan, and Shoring/Excavation and Hoarding Plan, to the satisfaction of the Director of Engineering, prior to the issuance of a conditional building permit, execution of pre-servicing agreement, or execution of a site plan agreement, whichever is earlier.
6. That the Owner confirm that there are no shoring tie-back and piles system and hoarding encroachments into the City's right-of-way, easement and/or parkland or alternatively, the Owner agrees to enter into an appropriate shoring and hoarding encroachment agreement, prior to the issuance of a conditional building permit, execution of pre-servicing agreement, or execution of a site plan agreement, whichever is earlier, to the satisfaction of the Director of Engineering.

7. That the Owner obtain written clearance from the Toronto and Region Conservation Authority, advising that their conditions have been fulfilled, prior to the issuance of site plan approval.
8. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing on June 2, 2015, in the event that the site plan is not executed within that period.

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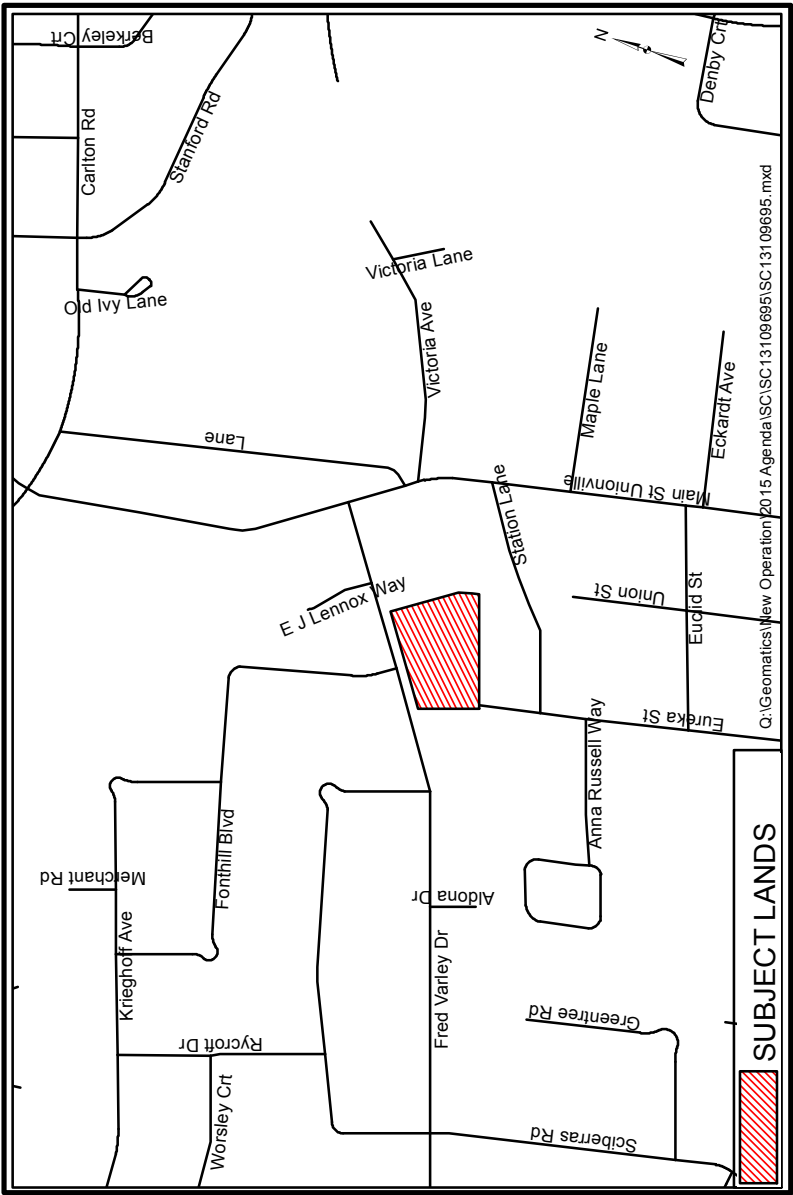
**APPENDIX B**

**Toronto and Region Conservation Authority  
Conditions of Site Plan Approval  
Tribute (Unionville) Limited, 20 Fred Varley Drive**

1. That prior to any site alteration or grading, the applicant provide for review and approval, an Adaptive Environmental Management Plan (EMP) to monitor and manage impacts to the receiving environmental receptors. The EMP should include:
  - a) confirmation that all data loggers for which the applicant is responsible, have been installed and are compiling base flow and temperature information, including;
  - b) confirmation that two temperature loggers have been installed in Fonthill Creek upstream and downstream of the discharge site;
  - c) provide to the TRCA, information on the duration of time to reach draw down in order to reach equilibrium for temporary dewatering;
  - d) compile and maintain daily flow records of dewatering discharge;
  - e) undertake an initial inspection of Fonthill Creek by a qualified fluvial geomorphologist to establish baseline conditions, inspect for erosion, conduct regular inspections and provide reports during construction of the building, and include a Visual Monitoring Plan (VMP) of Fonthill Creek (to the satisfaction of the TRCA);
  - f) undertake a Visual Monitoring Plan (VMP) which shall include the location from the dewatering outfall point to the crossing at Main Street Unionville. The VMP shall include a photographic record, compiled on a weekly basis by a fluvial geomorphologist, and shall focus on identifying erosion within the watercourse that may negatively impact private or public lands, structures, or infrastructure. Should erosive conditions arise or worsen due to the increase in baseflow, the adaptive EMP should be implemented by the owner/developer to mitigate the issue;
  - g) retrieval, compilation, and analysis of dewatering data weekly and submitted to TRCA on a monthly basis for review;

And that the items contained in item 1 (a) to (g) be provided to the TRCA on a monthly basis until such time as the construction of the structure below grade (basement and underground parking) has been completed, or 1 year (whichever is the greater).

2. That the site plan agreement secures appropriate letters of credit for the creation and implementation of the Adaptive Environmental Management Plan;
3. That the site plan agreement secures appropriate letters of credit for the implementation and warranty of plant materials contained within the comprehensive restoration and enhancement plan for the Fonthill Creek stream corridor.
4. That upon execution of the site plan agreement, the applicant satisfy all requirements of the Minutes of Settlement with respect to OMB Case file PL 111256;
5. The landowner submits the site plan clearance fee in accordance with TRCA current fee schedule.
6. That the landowner obtains a TRCA permit pursuant to Ontario Regulation 166/06, as amended.



## AREA CONTEXT / ZONING

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

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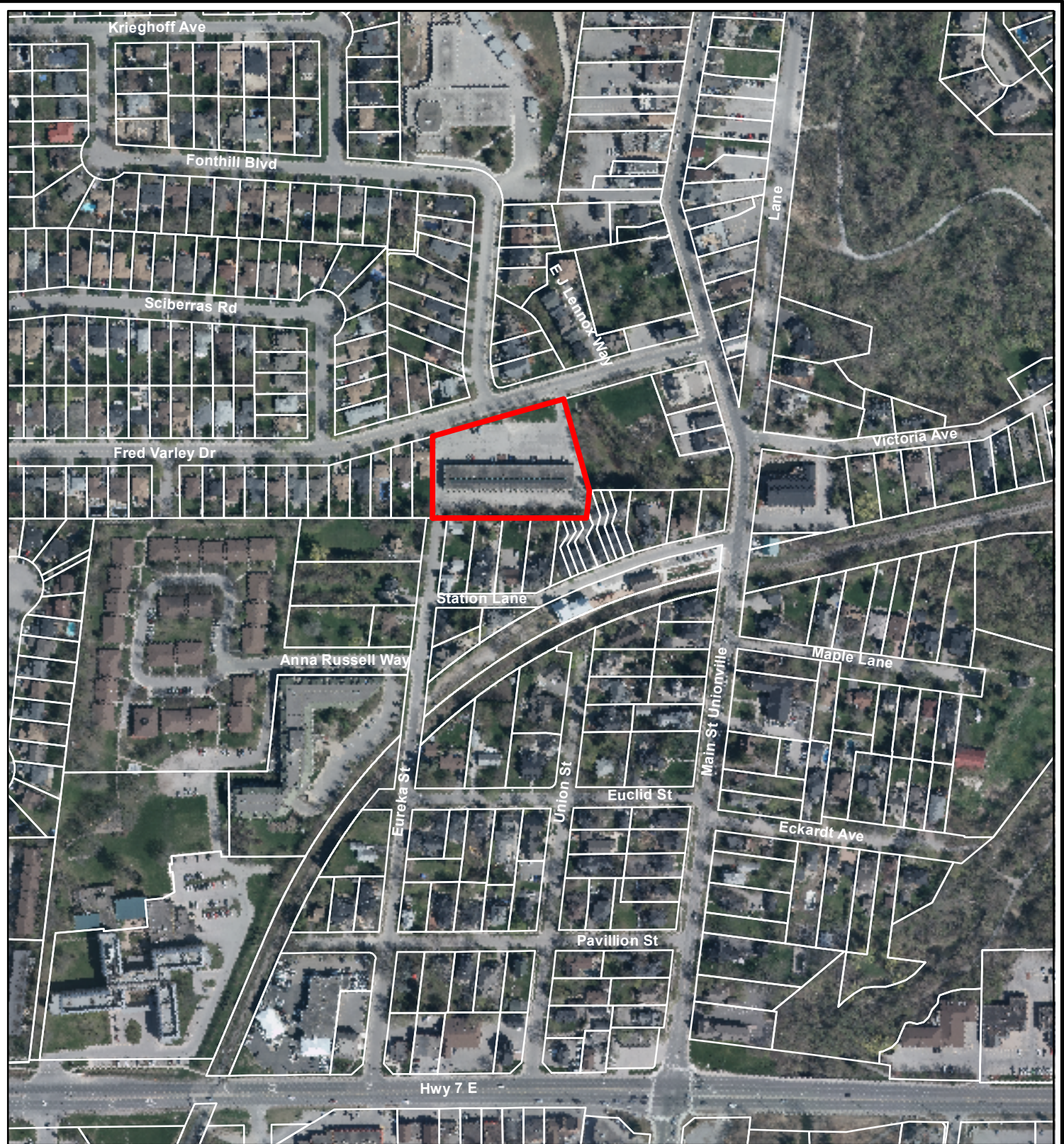
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FIGURE No. 2

 SUBJECT LANDS





# AIR PHOTO

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

 SUBJECT LANDS

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DATE: 14/05/2015



DEVELOPMENT SERVICES COMMISSION

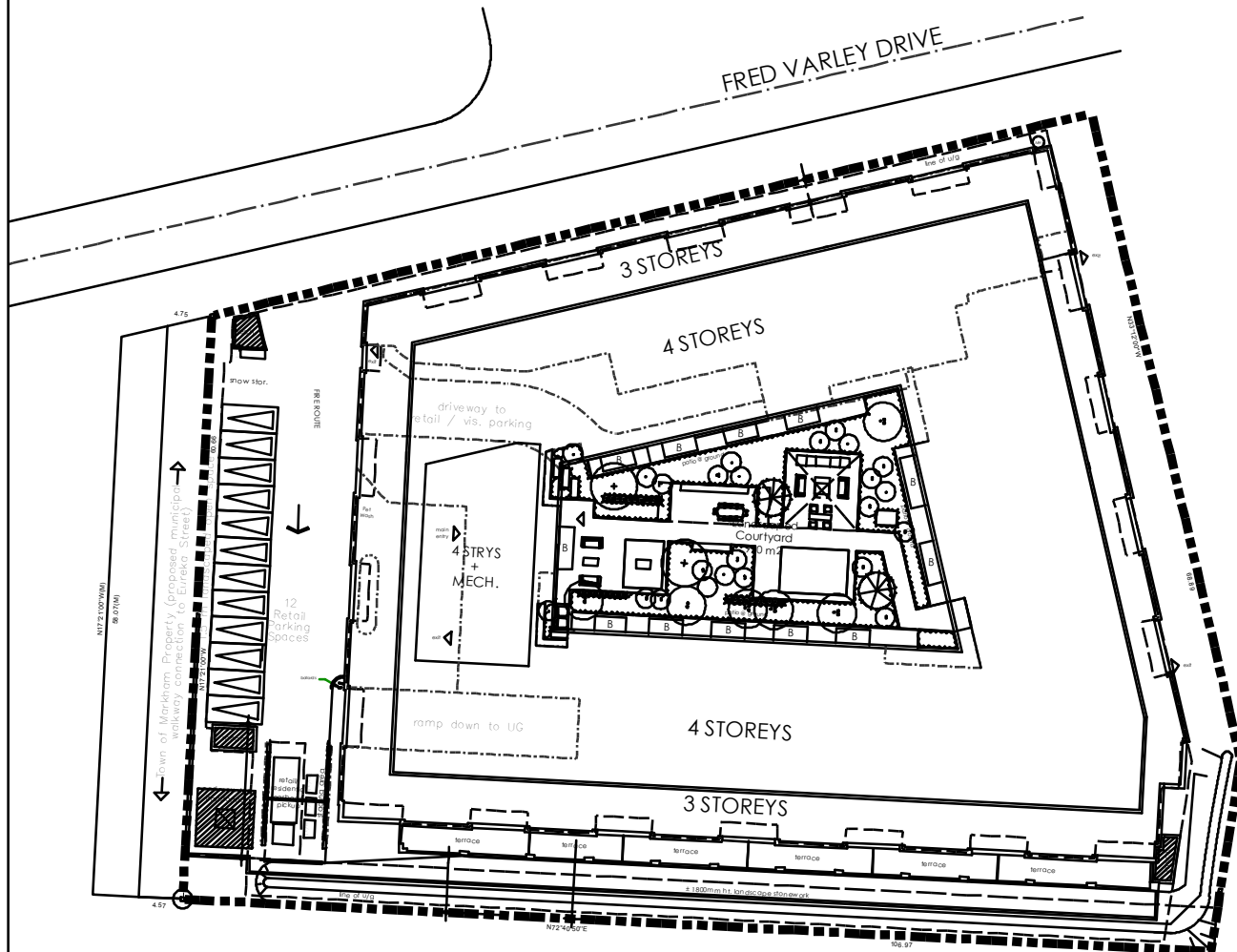
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FIGURE No. 3







# SITE PLAN

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

 SUBJECT LANDS

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DATE: 14/05/2015



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FIGURE No. 4



NORTH ELEVATION



SOUTH ELEVATION

# ELEVATIONS (North & South)

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

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DATE: 14/05/2015

**FIGURE No. 5**



WEST ELEVATION



EAST ELEVATION

# ELEVATIONS (East & West)

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

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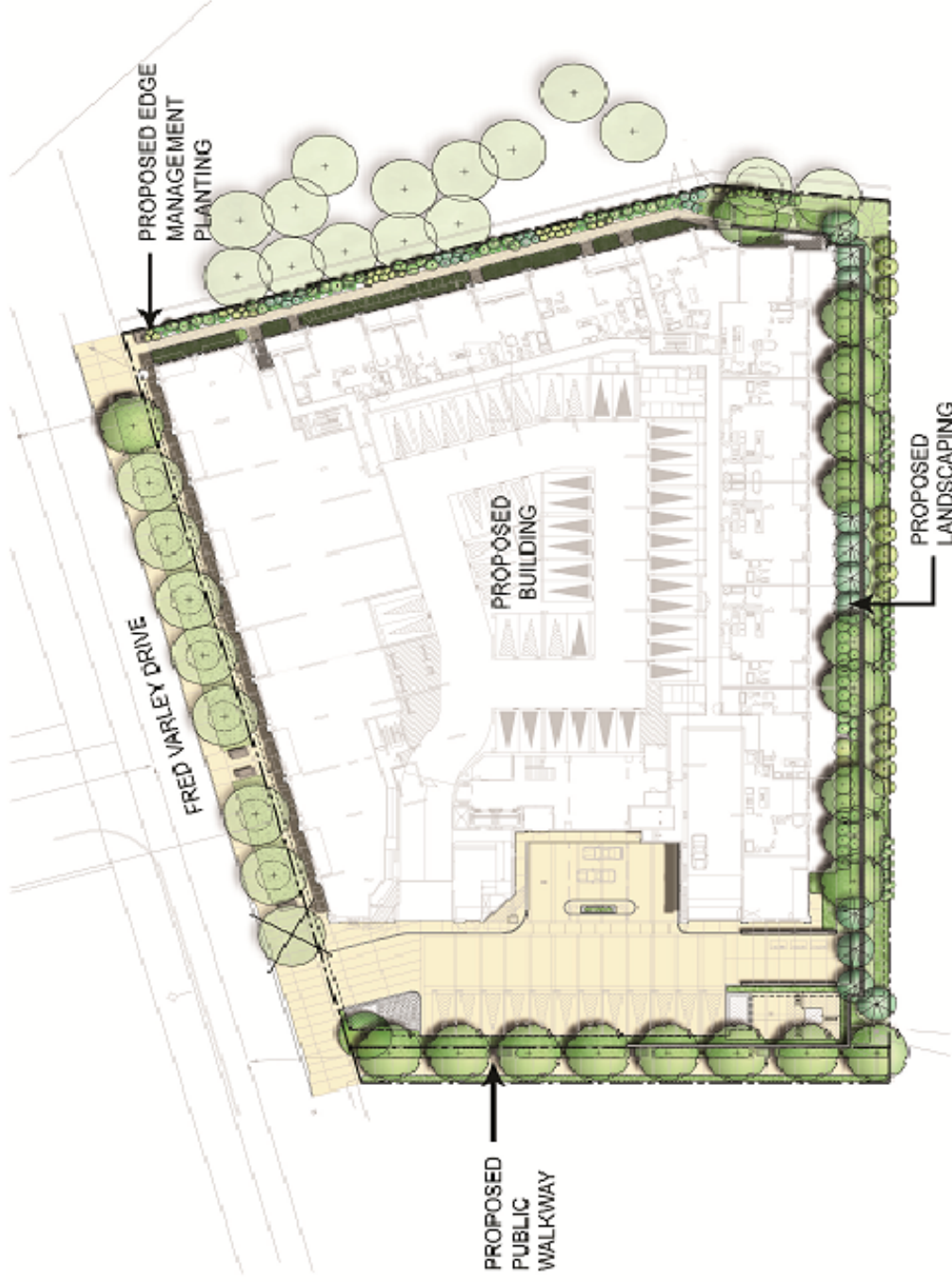


# PERSPECTIVE (LOOKING SOUTHWEST FROM FRED VARLEY DRIVE)

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
 20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

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# PROPOSED LANDSCAPE CONCEPT

APPLICANT: TRIBUTE (UNIONVILLE) LIMITED  
20 FRED VARLEY DRIVE

FILE No. SC. 13109695 (SB)

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