



Report to: Development Services Committee

Report Date: May 7, 2013

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**SUBJECT:** RECOMMENDATION REPORT  
Upper Unionville Inc.  
School Block 593 and Lots 259 to 264, inclusive, Plan 65M-4325  
North of Wilfred Murison Avenue, west of The Bridle Walk  
Application for Draft Plan of Subdivision Approval  
File No.: SU 12 118875

**PREPARED BY:** Gary Sellars, M.C.I.P., R.P.P., ext. 2960  
Senior Planner, West District

**REVIEWED BY:** Ron Blake, M.C.I.P., R.P.P., ext. 2600  
Manager, West District

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**RECOMMENDATION:**

1. That the report dated May 7, 2013 and entitled "RECOMMENDATION REPORT, Upper Unionville Inc., School Block 593 and Lots 259 to 264, inclusive, Plan 65M-4325, North of Wilfred Murison Avenue, west of The Bridle Walk, Application for Draft Plan of Subdivision Approval, File No.: SU 12 118875", be received;
2. That draft plan of subdivision 19TM-12013 submitted by Upper Unionville Inc., be draft approved subject to the conditions outlined in Appendix 'A';
3. That servicing allocation for a population of 185.6 persons (42 single detached units and 10 semi-detached units) be granted to plan of subdivision 19TM-12013 and Block 100, Plan 65M-3886 from the City of Markham 2011/2012 Servicing Allocation distribution;
4. That the City reserves the right to revoke or reallocate the servicing allocation should the development not proceed in a timely manner;
5. That the Region of York be advised of the servicing allocation for this development;
6. That the applicant provide to the City the 30% payment of the required subdivision processing fees in accordance with the City's Fee By-law (By-law 211-83, as amended by By-law 2011-235);
7. And that Staff be authorized and directed to do all things necessary to give effect to this resolution.

**PURPOSE:**

The purpose of this report is to recommend draft approval of a proposed plan of subdivision for the surplus school site in the Upper Unionville community.

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

The subject lands consist of 2.6 ha. (6.3 acres) north of Wilfred Murison Avenue, west of The Bridle Walk, within the Berczy Village Secondary Plan area (Figure 1). The lands are identified as Block 593 and Lots 259 to 264, inclusive, on plan of subdivision 65M-4325 which was registered on June 22, 2012. Block 593 was intended to be reserved for use by the York Region Catholic School Board as a site for an elementary school; however, the Board has advised Markham that the school block is surplus to their needs.

The York Region District School Board has advised that they have no interest in Block 593 as they are proceeding with plans to construct an elementary school on another block that was reserved for them within the plan of subdivision.

The lands are currently vacant. The surrounding context is as follows:

- To the north, south and west are lands that are currently being developed for residential purposes by the applicant
- To the east is a vacant parcel (Block 100, Plan 65M-3886) at the northwest corner of Wilfred Murison Avenue and The Bridle Walk within the adjoining plan of subdivision that was intended to be combined with the subject lands to form the school site

**Official Plan and Zoning**

The Official Plan designates the subject lands Urban Residential. The Berczy Village Secondary Plan designates the lands Urban Residential – Low Density and Elementary School. The Secondary Plan provides that in the event all or part of a school site is not required by a School Board, alternate uses shall be permitted including open space, other institutional uses and uses permitted in the Urban Residential – Low Density designation. The Urban Residential – Low Density designation permits detached, semi-detached, linked, duplex and street townhouse units, and medium density housing types subject to certain conditions. The net site density of all units in this designation is required to be within the range of 17 to 37 units per hectare (6.9 to 14.9 units per acre). The net site density of the entire Upper Unionville (Beckett Farm) development is approximately 35 units per hectare (13.9 units per acre). The net site density of the proposed plan of subdivision for the surplus school block is approximately 24 units per hectare (9.6 units per acre).

The subject lands are currently zoned Residential Two\*456 Hold by By-law 177-96, as amended (Figure 2). This zoning permits a school in addition to residential uses. The Hold provision can be removed once servicing allocation has been granted for the development of the lands. The current residential zoning of the lands would implement the proposed plan.

### Proposal

The applicant has applied for draft plan of subdivision approval. The proposed plan of subdivision consists of 35.5 single detached and 9 semi-detached units (total units – 44.5), and a 0.27 ha. parkette (Figure 4). The particulars of the proposed plan are as follows:

Land Use	Units	Hectares	Acres
Single Detached Residential	32.0		
Single Detached Residential – Part Lots	3.5		
Semi-detached Residential	8.0		
Semi-detached Residential – Part Lots	1.0		
Total Residential	44.5	1.88	4.64
Parkette		0.27	0.67
Street		0.41	1.0
Total Area of Subdivision		2.6	6.3
Net Site Density	24 units/ha. (9.6 units/ acre)		

### OPTIONS/DISCUSSION:

#### No objections or concerns were expressed at the Public Meeting

A Public Meeting was held on January 22, 2013 to consider this application. No objections or concerns from area residents were expressed at the Public Meeting. One written submission was received seeking clarification on the proposed lotting pattern.

#### Additional parkland for the community will be provided

Staff, in consultation with Council, have reviewed the City's interest in the surplus school block and have negotiated the provision of an additional 0.27 ha. of parkland from the applicant for the community. The remainder of the block may now be developed for residential purposes. Adjoining Lots 259 to 264, inclusive, Plan 65M-4325 to the west have been reconfigured to facilitate the proposed development of the surplus school block.

#### The proposed development will facilitate the development of the adjoining vacant parcel to the east

The applicant has acquired the adjoining remnant parcel to the east at the northwest corner of Wilfred Murison Avenue and the Bridle Walk (Block 100, Plan 65M-3886) (see Figure 4). The proposed development will facilitate the development of the adjoining remnant parcel. Seven single detached part lots (3.5 units), one semi-detached part lot (1 unit) and 3 single detached lots will be created on Block 100 through part lot control exemption and combined with the subject plan of subdivision. When combined, the subject subdivision together with the remnant parcel (Block 100) will result in 42 single detached units and 10 semi-detached units for a total of 52 units.

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**The proposed plan of subdivision is acceptable**

The proposed plan of subdivision will extend the established urban fabric from the recently registered surrounding plan of subdivision onto the subject lands. The proposed plan is acceptable to staff.

**Servicing Allocation is available for the proposed development**

Servicing allocation from the City of Markham 2011/2012 Servicing Allocation distribution is available for the proposed plan of subdivision and Block 100, Plan 65M-3886. Staff recommend that Council grant servicing allocation for a population of 185.6 persons (42 single detached units and 10 semi-detached units) to accommodate the development of the proposed subdivision and the adjacent remnant parcel.

**FINANCIAL CONSIDERATIONS:**

Not applicable

**HUMAN RESOURCES CONSIDERATIONS:**

Not applicable

**ALIGNMENT WITH STRATEGIC PRIORITIES:**


Growth Management

The Upper Unionville plan of subdivision will be built out in an orderly fashion based on the availability of servicing allocation and in accordance with the Berczy Village Secondary Plan and Community Design Plan, as amended.

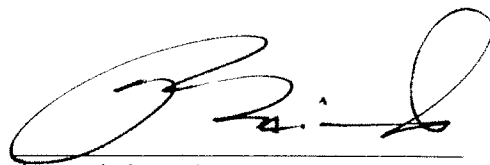
**BUSINESS UNITS CONSULTED AND AFFECTED:**

The application was circulated to various City departments and external agencies for review. Requirements of the City and external agencies have been reflected in the draft plan of subdivision and in the conditions of draft plan approval.

**RECOMMENDED BY:**



Rino Mostacci, M.C.I.P., R.P.P.  
Director of Planning and Urban Design



Jim Baird, M.C.I.P., R.P.P.  
Commissioner, Development Services

**ATTACHMENTS:**

- Figure 1 – Location Map
- Figure 2 – Area Context/Zoning
- Figure 3 – Air Photo
- Figure 4 – Proposed Plan of Subdivision
- Figure 5 – Draft Plan Context

**APPENDICIES;**

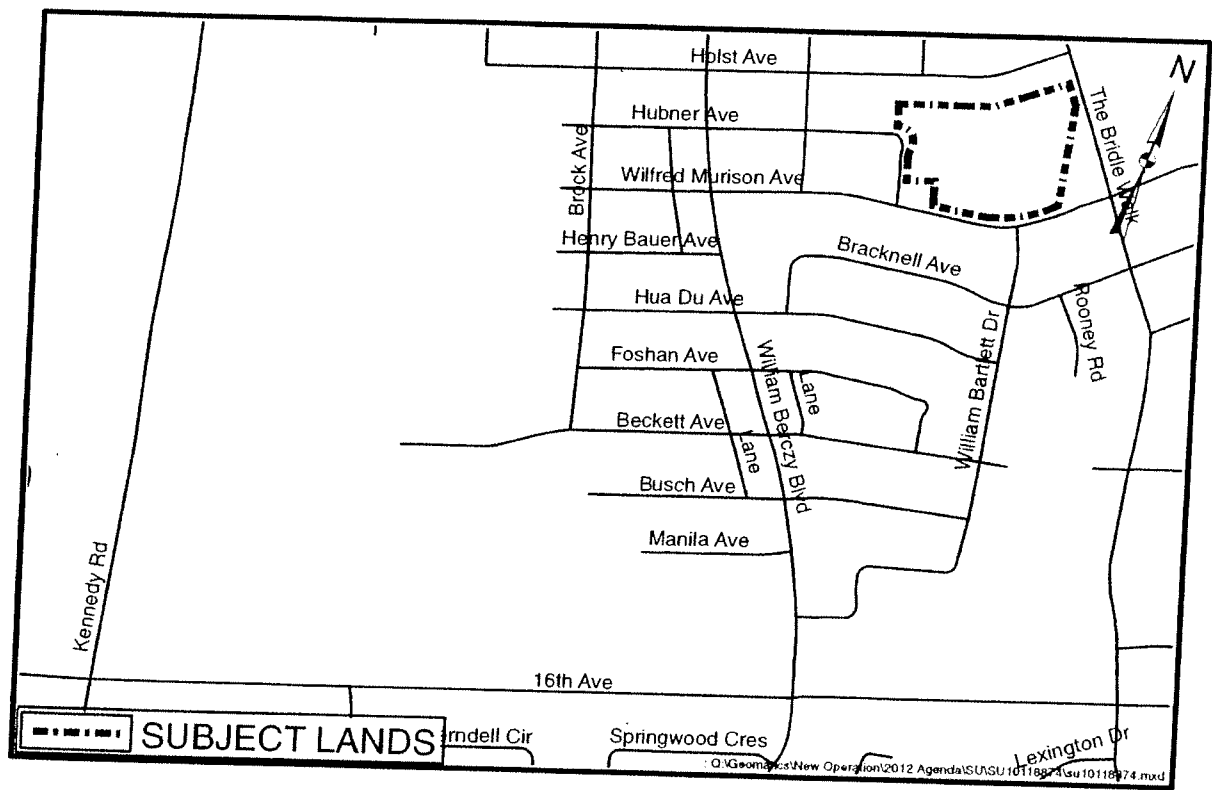
- Appendix “A” – Conditions of Draft Plan Approval

**APPLICANT / AGENT:**

TACC Developments  
Attention: Dave Stewart  
600 Applewood Crescent  
Vaughan, ON  
L4K 4B4  
Phone: (905) 760-7300  
Fax: (905) 669-9600  
[dstewart@tacc.com](mailto:dstewart@tacc.com)

KLM Planning Partners Inc.  
Attention: Roy Mason  
64 Jardin Drive, Unit 1B  
Concord, ON  
L4K 3P3  
Phone: (905) 669-4055  
Fax: (905) 669-0097

File path: Amanda\File 10 118874\Documents\Recommendation Report








# AIR PHOTO 2012

APPLICANT: UPPER UNIONVILLE INC  
 NORTH OF WILFRED MURISON AVENUE  
 WEST OF THE BRIDLE WALK

FILE No. SU10118874(GS)

**MARKHAM** DEVELOPMENT SERVICES COMMISSION  
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 SUBJECT LANDS

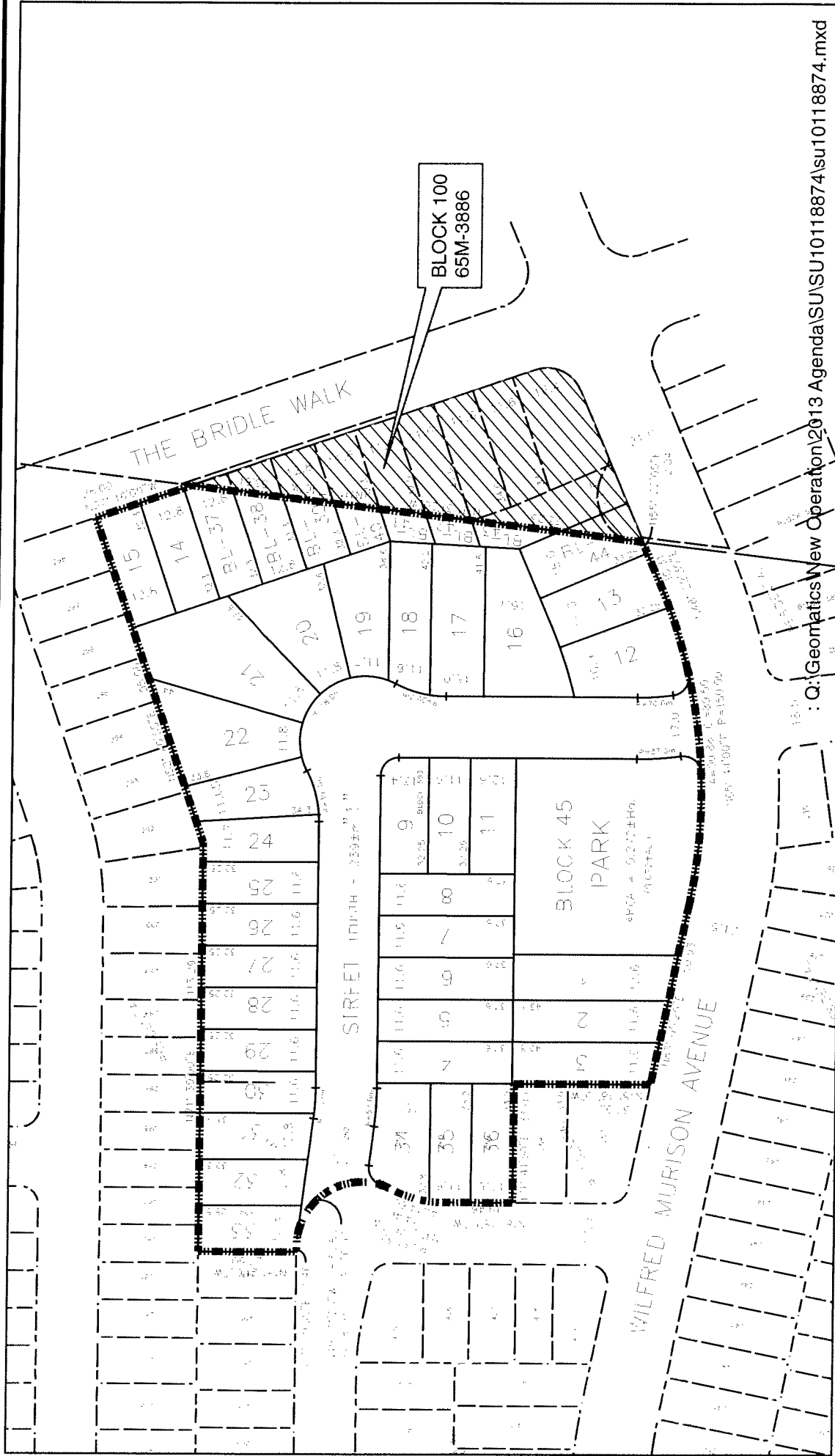
DATE: 09/25/12

Checked By: GS

Drawn By: DD

FIGURE No. 3






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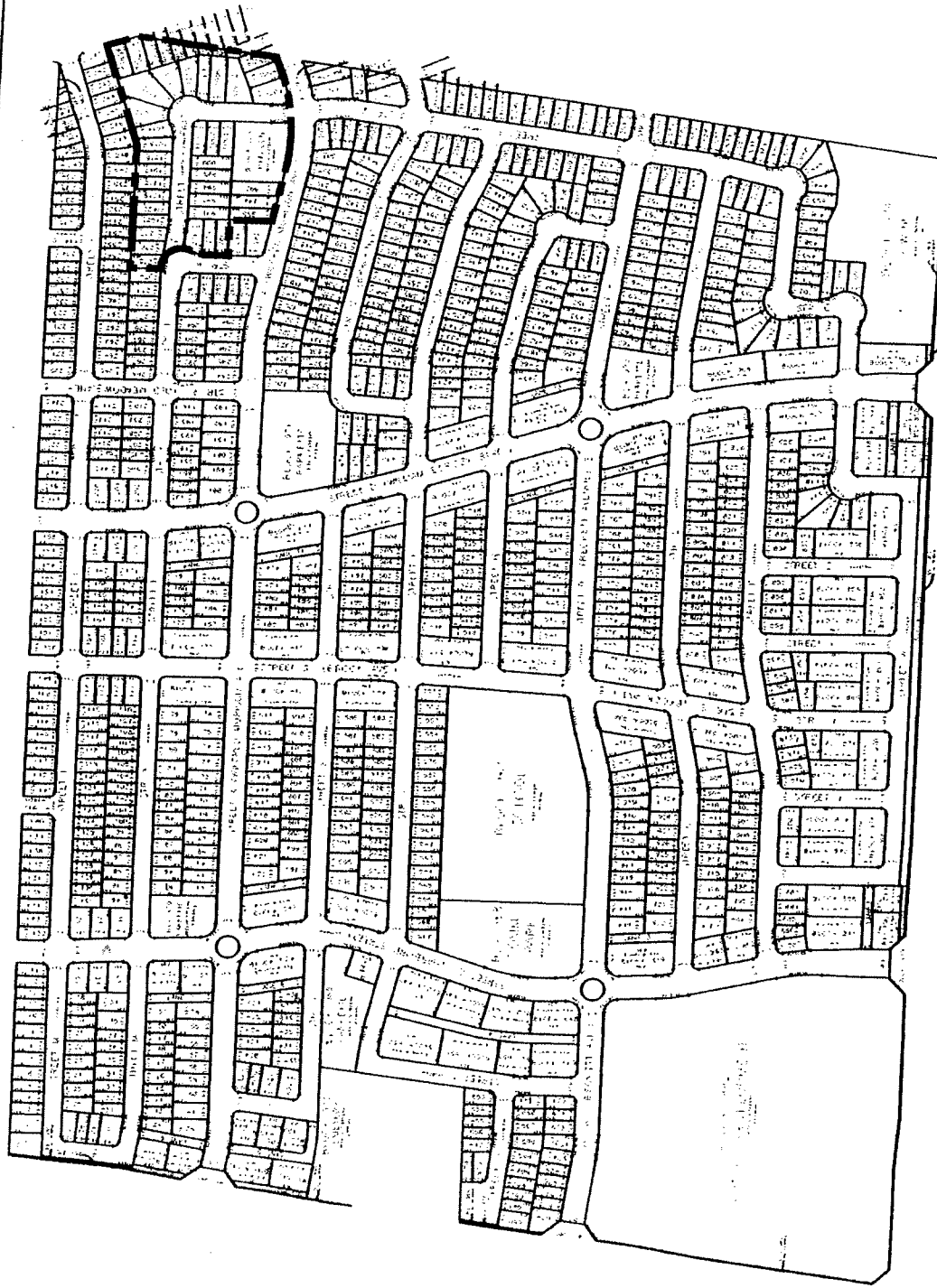
# PROPOSED PLAN OF SUBDIVISION

APPLICANT: UPPER UNIONVILLE INC  
 NORTH OF WILFRED MURISON AVENUE  
 WEST OF THE BRIDLE WALK

 SUBJECT LANDS

FILE No. SU10118874(GS)


DATE: 04/15/13



# DRAFT PLAN CONTEXT

APPLICANT: UPPER UNIONVILLE INC  
 NORTH OF WILFRED MURISON AVENUE  
 WEST OF THE BRIDLE WALK

FILE No. SU10118874(GS)

 SUBJECT LANDS

**THE CONDITIONS OF THE CITY OF MARKHAM TO BE SATISFIED PRIOR TO RELEASE FOR REGISTRATION OF PLAN OF SUBDIVISION 19TM-12013 (Upper Unionville Inc.) ARE AS FOLLOWS:**

1. General

- 1.1 Approval shall relate to a draft plan of subdivision prepared by KLM Planning Partners Inc., identified as Project Number P-2282, Drawing No. 13:1, dated December 17, 2012.
- 1.2 This draft approval shall apply for a maximum period of three (3) years from date of issuance by the City, and shall accordingly lapse on ----- unless extended by the City upon application by the Owner.
- 1.3 The Owner shall enter into a subdivision agreement with the City agreeing to satisfy all conditions of the City and Agencies, financial and otherwise, prior to final approval.
- 1.4 The Owner acknowledges and understands that prior to final approval, the Region of York shall confirm that adequate water supply and sewage servicing capacity are available and that the City has allocated such capacity for the development proposed within this plan of subdivision or any phase thereof. A Holding ('H') provision in the Zoning By-law will be utilized to prohibit development of the lands until adequate water supply and sewage servicing capacity are available and have been allocated.

2. Roads

- 2.1 The road allowance within the draft plan shall be named to the satisfaction of the City and the Region of York.
- 2.2 The road allowance within the draft plan shall be dedicated as public highway, free of all costs and encumbrances to the satisfaction of the City.
- 2.3 The Owner shall covenant and agree in the subdivision agreement that the public highway shall be designed, secured and constructed in accordance with established municipal standards or to meet municipal operations requirements to the satisfaction of the City (Commissioner of Development Services).
- 2.4 The Owner shall covenant and agree in the subdivision agreement to remove the existing temporary turnaround at the end of the existing Wilfred Murison Avenue and restore the boulevard and street to its normal condition at their cost when required by the City, to the satisfaction of the City (Commissioner of Development Services).

- 2.5 Rounding radius for all roadway intersections shall be provided to the satisfaction of the City.

3. Community Design

- 3.1 The Owner shall implement and incorporate all requirements of the approved Upper Unionville Community Design Plan and Upper Unionville Architectural Design Guidelines into all landscape plans, architectural control guidelines, engineering plans and any other required design documents to the satisfaction of the City.
- 3.2 The Owner shall retain a design consultant to implement the Architectural Control Guidelines.
- 3.3 Plans submitted for model home permits for any building within the plan of subdivision shall bear an approval stamp identifying the architectural company retained for architectural control and the signature of the control architect. The approval stamp shall certify that the floor plans, building elevations and site plans are designed in accordance with the approved architectural control guidelines.
- 3.4 The Owner shall ensure that the design architect for any buildings within the plan of subdivision shall not also assume the role of control architect for the plan of subdivision
- 3.5 The Owner shall covenant and agree in the subdivision agreement, to implement sustainability measures including, but not limited to, water and energy conservation, indoor air quality, renewable energy, resource management and homeowner education, as identified in the Owner's letter to the City dated February 10, 2011. Such measures shall apply to all lots within this development.

4. Parks and Open Space

- 4.1 The Owner shall provide full servicing, utilities, and maintenance for park block 45, inclusive to the satisfaction of the Director of Planning and Urban Design.
- 4.2 The Owner shall provide the following in each park block to the satisfaction of the Director of Planning and Urban Design:

Accommodation of minimum 300mm topsoil depths in parks

Access to sufficient topsoil to cover parks at the depths specified in the subdivision agreement

Water service and meter chamber inclusive of chamber drain to storm or sanitary drain and apparatus

Storm servicing (CB/manhole) in the low end of each watershed within the park

Sanitary servicing (dependent on park size)

Electrical servicing

Minimum compaction levels

Fencing of park block to OPSD standards  
Hydro-seed sub grade of parks  
Undeveloped park maintenance

- 4.3 The Owner shall provide a minimum 200mm depth of topsoil in the entire municipal boulevard to appropriately plant boulevard trees to the satisfaction of the Director of Planning and Urban Design.
- 4.4 The Owner shall convey Block 45 to the City for park purposes, free of all costs and physical and title encumbrances, upon registration of the plan of subdivision. This block shall be conveyed in a physical condition which is satisfactory to the Director of Engineering and Director of Planning and Urban Design which includes the provisions of utility, sewer and sanitary connections for the block at the street line.
- 4.5 The Owner shall covenant and agree to rough grade, topsoil, seed and maintain (free of stock piles and debris) the park block within the subdivision to the satisfaction of the Director of Planning and Urban Design. The park block shall be maintained until such time as the park has been constructed and formally assumed by the City for maintenance purposes.
- 4.6 Prior to execution of the subdivision agreement, the Owner shall prepare and submit for approval a Facility Fit Plan for the park block to the satisfaction of the Director of Planning and Urban Design.
- 4.7 The Owner shall post approved copies of any Open Space Plans and Conceptual Park Development Master Plans in all sales offices for dwelling units within the draft plan of subdivision.
- 4.8 The Owner shall submit grading, servicing and survey plans by a qualified person for Block 45 to the satisfaction of the Director of Planning and Urban Design.
- 4.9 The Owner shall provide a current geotechnical report by a qualified person for Block 45 to the satisfaction of the Director of Planning and Urban Design.
- 4.10 At the written request of the Director of Planning and Urban Design, the Owner will re-monument the park Block 45.

5. Landscape Works

- 5.1 Prior to execution of the subdivision agreement, the Owner shall submit landscape plans based on the approved Upper Unionville Community Design Plan into all landscape works, to the satisfaction of the Director of Planning and Urban Design
  - a) street tree planting in accordance with the City of Markham Streetscape Manual dated June 2009 and the approved Upper Unionville Community

## Design Plan

- b) 1.8m high wood screen corner lot fencing
  - c) 1.5m high black vinyl chain link fence on the property line where residential lots abut parks and open space
  - d) any other landscaping as determined by the approved Upper Unionville Community Design Plan.
- 5.2 The Owner shall construct all landscaping in accordance with the approved plans at no cost to the City.
- 5.3 The Owner shall covenant and agree in the subdivision agreement to prohibit all builders from imposing an extra charge to home purchasers for the items listed in Condition 5.1.
- 5.4 The Owner shall include in all agreements of purchase and sale the following clause:

“PURCHASERS ARE ADVISED THAT AS A CONDITION OF APPROVAL OF THE SUBDIVISION WITHIN WHICH THIS LOT IS LOCATED, THE CITY OF MARKHAM HAS REQUIRED THE DEVELOPER TO UNDERTAKE AND BEAR THE COST OF THE FOLLOWING ITEMS:

- STREET TREES (TREES PLANTED IN THE CITY BOULEVARD OR IN ADJACENT PUBLIC LANDS OR PRIVATE LOTS)
- CORNER LOT FENCING
- REAR LOT LINE FENCING AT LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- TREE PLANTING IN REAR YARDS ADJOINING THE LANES (IF SPECIFICALLY REQUIRED BY THE CITY)
- NOISE ATTENUATION FENCING AS IDENTIFIED IN THE NOISE IMPACT STUDY
- FENCING OF SCHOOL, PARK, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS
- BUFFER PLANTING FOR OPEN SPACE, WALKWAY AND STORMWATER MANAGEMENT POND BLOCKS AND SINGLE LOADED STREET ALLOWANCES
- SUBDIVISION ENTRY FEATURES AND DECORATIVE FENCING AS IDENTIFIED ON LANDSCAPE PLANS APPROVED BY THE CITY.

THE DEVELOPER HAS BORNE THE COST OF THESE ITEMS AND THE HOME PURCHASER IS NOT REQUIRED TO REIMBURSE THIS EXPENSE.”

- 5.5 Prior to execution of the subdivision agreement the Owner shall provide a letter of credit, in an amount to be determined by the Director of Planning and Urban Design, to ensure compliance with applicable tree preservation, fencing, streetscape, buffer and other landscaping requirements.

6. Tree Inventory and Tree Preservation Plan

- 6.1 The Owner shall obtain written approval from the Director of Planning and Urban Design prior to the removal of any trees or destruction or injury to any part of a tree within the area of the draft plan.

7. Noise Impact Study  
Not Applicable

8. Stormwater Management

- 8.1 The Owner shall covenant and agree in the subdivision agreement to obtain approval of Site Alteration Plans in accordance with the City Standards prior to proceeding with any on-site works and more particularly topsoil stripping.

9. Municipal Services

- 9.1 Prior to final approval of the draft plan, the Owner shall prepare, to the satisfaction of the City, a Functional Servicing Report to determine the infrastructure required for all municipal services internal to the subdivision. Any requirements resulting from this Report shall be incorporated into the draft plan and provided for in the subdivision agreement.
- 9.2 The Owner shall covenant and agree in the subdivision agreement that they shall be required to construct, or pay for the construction of roads, lanes, bicycle routes, curbs, gutters, sidewalks (in accordance with the applicable Council policy), underground and above ground services, street lights, street signs, utilities, stormwater management facilities, etc., to the satisfaction of the City.
- 9.3 Prior to final approval of the draft plan, detailed engineering drawings shall be provided by the Owner which will include, but not be limited to grading control plans, plan and profile drawings of all underground and aboveground services, general plans, drainage plans, composite utility plans, stormwater management detail plans, etc. to the satisfaction of the City.
- 9.4 The Owner shall covenant and agree in the subdivision agreement that the public highways, curbs, gutters, sidewalks, underground and aboveground services, street lights, street signs, etc., shall be designed in accordance with the City's design criteria, standards and general engineering principles and established municipal standards to the satisfaction of the Director of Engineering.

10. Easements

- 10.1 The Owner shall grant required easements to the appropriate authority for public utilities, drainage purposes or turning circles, upon registration of the plan of subdivision. Any off-site easements and works necessary to connect watermain, storm and sanitary sewers to outfall trunks and stormwater management facilities shall be satisfactory to, and dedicated to, the City.

11. Utilities

- 11.1 Prior to release for registration of the draft plan, the Owner shall prepare an overall utility distribution plan (Composite Utility Plan) to the satisfaction of the City and authorized agencies.
- 11.2 The Owner shall covenant and agree in the subdivision agreement that hydro electric, telephone, gas and television cable services, and any other form of telecommunication services shall be constructed at no cost to the City as underground facilities within the public road allowances or within other appropriate easements, as approved on the Composite Utility Plan, to the satisfaction of the City (Commissioner of Development Services) and authorized agencies.
- 11.3 The Owner shall covenant and agree in the subdivision agreement to enter into any agreement or agreements required by any applicable utility companies, including Power Stream, Enbridge Gas, telecommunications companies, etc. in order to service the development.
- 11.4 The Owners shall covenant and agree in the subdivision agreement to facilitate the construction of Canada Post facilities at locations and in manners agreeable to the City of Markham in consultation with Canada Post, and that where such facilities are to be located within public rights-of-way they shall be approved on the Composite Utility Plan and be in accordance with the Community Design Plan.
- 11.5 The Owners shall covenant and agree in the subdivision agreement to include on all offers of purchase and sale a statement that advises prospective purchasers that mail delivery will be from a designated Community Mailbox. The Owners will further be responsible for notifying the purchasers of the exact Community Mailbox locations prior to the closing of any home sale.
- 11.6 The Owners shall covenant and agree in the subdivision agreement to provide a suitable temporary Community Mailbox location(s), which may be utilized by Canada Post until the curbs, sidewalks and final grading have been completed at the permanent Community Mailbox locations. This will enable Canada Post to provide mail delivery to new residents as soon as homes are occupied.



- 11.7 Standard Community Mailbox installations are to be done by Canada Post at locations approved by the municipality and shown on the Composite Utility Plan. Should the developer propose an enhanced Community Mailbox installation, any costs over and above the standard installation must be borne by the developer, and be subject to approval by the City in consultation with Canada Post.
- 11.8 The Owner shall covenant and agree in the subdivision agreement that it will permit any telephone or telecommunication service provider to locate its plant in a common trench within the proposed subdivision prior to registration provided the telephone or telecommunications services provider has executed a Municipal Access Agreement with the City. The Owner shall ensure that any such service provider will be permitted to install its plant so as to permit connection to individual dwelling units within the subdivision as and when each dwelling unit is constructed.
- 11.9 The Owner covenants and agrees to provide easements for utilities/telecommunications/vaults as required by the City to the satisfaction of the City.
- 11.10 The Owner covenants and agrees to advise all utility and telecommunications carriers that plans for medium and large sized vaults are to be submitted to the City for review and approval. Drawings are to be approved by the Commissioner of Development Services and are to include location, grading, fencing, landscaping, access, and elevations of structures, etc.

12. Development Charges

- 12.1 The Owner covenants and agrees to provide written notice of all development charges related to the subdivision development, including payments made and any amounts owing, to all first purchasers of lands within the plan of subdivision at the time the lands are transferred to the first purchasers.
- 12.2 The Owner shall pay all fees and development charges as set out in the subdivision agreement.

13. Phase 1 Environmental Site Assessment (ESA)

- 13.1 Prior to release for registration of the draft plan, the Owner shall submit environmental site assessment reports prepared by a Qualified Person in accordance with the Record of Site Condition Regulation (O.Reg. 153/04) describing the current conditions of the land to be conveyed to the City of Markham and any proposed remedial action plan, for peer review and concurrence.

- 13.2 Prior to release for registration of the draft plan, the Owner shall submit certification from the Qualified Person that the necessary clean up has been carried out and that the land to be conveyed to the City of Markham meets the Site Condition Standards of the intended land use at the completion of any necessary site remediation process.
- 13.3 Prior to release for registration of the draft plan, the Owner shall file a Record of Site Condition on the Provincial Environmental Site Registry for the land to be conveyed to the City of Markham.
- 13.4 Prior to release for registration of the draft plan, the Owner shall pay all costs associated with the City of Markham retaining a third-party reviewer for the peer review service.
- 13.5 The Owner shall covenant and agree in the subdivision agreement that if during construction of any infrastructure or building within the subdivision contaminated soils are discovered, the Owner shall submit a further remedial action plan to the City of Markham for peer review and concurrence prior to carrying out the clean up, to the satisfaction of the City of Markham.

14. Other City Requirements

- 14.1 Prior to final approval of the draft plan or any phase thereof, the Owner shall enter into a Developers Group Agreement(s) to ensure the provision of community and common facilities such as school sites, municipal services, parks and public roads in the Berczy Village Secondary Plan area, to the satisfaction of the City (Commissioner of Development Services and City Solicitor), and a certificate confirming completion of such agreement(s) shall be provided to the City by the Developers Group Trustee to the satisfaction of the City Solicitor.
- 14.2 Prior to final approval, the Trustee of the Berczy Village Developers' Group agreement shall deliver a release to the City indicating the Owner has satisfied all conditions of the Group agreement and the Trustee has no objection to the registration of this draft plan of subdivision.
- 14.3 The Owner acknowledges and agrees that firebreak lots within the draft plan shall be designated in the subdivision agreement, to the satisfaction of the Fire Chief. The Owner shall provide a letter of credit in an amount to be determined by the Fire Chief at the subdivision agreement stage to ensure compliance with this condition.
- 14.4 The Owner shall covenant and agree in the subdivision agreement to include warning clauses in agreements of purchase and sale for all units with single car garages advising purchasers of the following:
  - the City's parking by-law requires a minimum of two parking spaces, one in the driveway and one in the garage

- the City's zoning by-law restricts the width of the driveway, this width does not allow two cars to park side by side
- overnight street parking will not be permitted unless an overnight street parking permit system is implemented by the City

- 14.5 The Owner shall provide and post display plans in all sales offices which clearly indicate the location of the following facilities in relation to the lot being purchased, prior to any Agreements of Purchase and Sale being executed by the Owner, a builder, or their real estate agents:

Parks by type, including Park and Open Space Concept Plans and Streetscape Plans; stormwater management ponds and related facilities; schools by type; place of worship sites; other institutional sites by type; commercial sites by type; other surrounding land uses and facilities as specified by the City; existing or future: rail facilities, provincial highways, arterial and collector roads, transit routes and stops; City approved sidewalk, walkway and bike route locations; City approved postal box and utility furniture locations or possible locations if prior to approval; City lot grading standards.

All display plans shall be reviewed and approved at the sales office by City staff, prior to the opening of the sales office.

15. Region of York

1. The road allowances included within the draft plan of subdivision shall be named to the satisfaction of the area municipality and York Region.
2. York Region shall confirm that adequate water supply and sewage capacity are available and have been allocated by the City of Markham for the development proposed within this draft plan of subdivision or any phase thereof. Registration of the plan of subdivision shall occur in phases based on the availability of water supply and sewage servicing allocation.
3. The Owner shall agree, in the Subdivision Agreement, that the Owner shall save harmless the City of Markham and York Region from any claim or action as a result of water or sanitary sewer service not being available when anticipated.
4. Prior to final approval, the Owner shall agree in the Subdivision Agreement to implement and monitor a Transportation Demand Management (TDM) program/plan for the proposed development, to the satisfaction of the Region and the City of Markham. Both York Region and the City will not assume any financial responsibility for the implementation and monitoring of the TDM Program.
5. Prior to final approval, the Owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide for sidewalks on both

sides of the roadways listed below, unless only one side of the street lies within the limits of the subject lands. The sidewalks shall meet the local municipality's standards, and be provided by the Owner along the subject lands' frontage onto roadways that have/will have transit services.

Future YRT/Viva transit services are planned for the following roadways or sections of:

- Wilfred Murison Ave.

6. The Owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will provide passenger standing areas/shelter pads identified below and shall be installed to the satisfaction of the local municipality and York Region Transit. The Region confirms that all such passenger standing areas/shelter pads shall be owned and maintained by the Region and that local municipality shall have no responsibility for those, notwithstanding that they may be included in the subdivision agreement.

Subject to approval by YRT, passenger standing areas and shelter pads shall be provided at the following locations:

- Wilfred Murison Ave. at Street "1" (Lot 12 – (YRT 1.01))

The passenger standing areas/shelter pads shall be provided at no cost to York Region and shall be provided concurrently with construction of necessary sidewalks. The Owner may apply for a development charge credit, in accordance with the York Region- Road Works department charge credit guideline for passenger standing areas and shelter pads.

Landscaping should not interfere with the bus stops, passenger standing areas or corner sightlines. Bus stops located in front of employment areas shall be incorporated into the landscape design.

The bus stop locations determined during the design phase are subject to change. Prior to construction of the passenger standing areas/shelter pads, the Owner/consultant shall confirm with YRT the final bus stop locations/requirements. The Owner/consultant is to contact YRT Facilities Supervisor (tel. 905-762-2111) to confirm final details.

7. Prior to final approval, the Owner shall submit drawings showing, as applicable, the sidewalk locations, concrete pedestrian access, passenger standing areas and shelter pads to the satisfaction of York Region.
8. William Berczy Blvd. and Wilfred Murison Ave. shall be designed to accommodate transit vehicles to the satisfaction of the area municipality and York Region Transit. The minimum pavement width for transit vehicles is 3.5 m. The

minimum curb radius for transit vehicles is 15 m. These standards are according to the Canadian Transit Handbook and the Ontario Urban Transit Association.

9. The Owner shall agree in the Subdivision Agreement to advise all potential purchasers of the existing and future introduction of transit services in condition 5. This includes current and potential transit routes, bus stops and shelter locations. This shall be achieved through distribution of information/marketing materials (YRT route maps, Future Plan maps & providing YRT website contact information) at sales offices and appropriate notification clauses in purchase agreements. The YRT route maps and the Future Plan maps are available from YRT upon request.
10. The Owner shall satisfy the Regional Municipality of York Transportation and Community Planning Department that the services to be installed within or in conjunction with the Plan will include illumination in accordance with the local municipality's design standards along all streets which have or will have transit services, sidewalks, pedestrian access, and bus stop locations.
11. Prior to final approval, the Owner shall provide a copy of the Subdivision Agreement to the Transportation and Community Planning Department, outlining all requirements of the Transportation and Community Planning Department.
12. The Owner shall enter into an agreement with York Region, agreeing to satisfy all conditions, financial and otherwise, of the Regional Corporation; Regional Development Charges are payable prior to final approval in accordance with By-law # 2012-36.
13. The Regional Transportation and Community Planning Department shall advise that Conditions 1 to 12 inclusive, have been satisfied.
16. External Clearances
  - 16.1 Prior to final approval of the draft plan of subdivision, clearance letters, containing a brief statement detailing how conditions have been met, will be required from authorized agencies as follows:
    - a) The Regional Municipality of York Transportation and Community Planning Department shall advise that Condition 15 (1 to 12, inclusive) has been satisfied.