



TACC DEVELOPMENTS

600 Applewood Cres.

Tel: 905.760.7300

Vaughan, Ontario

Fax: 905.869.9600

L4K 4B4

Email: dstewart@tacc.com

October 20, 2010

SENT BY EMAIL AND REGULAR MAIL

Regional Municipality of York
17250 Yonge Street
Newmarket, Ontario
L6Y 6Z1

Attention: Ms. Heather Konefat, Director, Community Planning

Dear Ms. Konefat:

**Re: Upper Unionville Inc.
Proposed Plan of Subdivision 19TM-10003
4672 16th Avenue, Town of Markham**

Further to our recent meeting concerning the above-referenced project, I am responding to our discussion regarding the implementation of the Sustainable Home Incentive Program (SHIP). As I mentioned at the meeting, the SHIP program is voluntary and therefore we are not required to implement any aspect of it. Notwithstanding, we can certainly appreciate the intent of the program to deliver social and environmental benefits. We believe that efficient use of land and resources is fundamental to sustainability. There are certain elements of the SHIP program that the home builders of Upper Unionville Inc. would be willing to implement and other aspects that would not be implemented. It is clear that the benefits of the program do not justify the cost of implementing all elements of the program at either Level 1 or Level 2.

As I undertook at our meeting, I have discussed the SHIP program with the home builders to canvass the extent to which some of the elements may be implemented for a pilot project for the 19 lots which back on to the southern school park campus (shown in yellow on the attached plan). The items that would be considered for these 19 lots include the following:

Water Conservation

- 4.58 LPF high efficiency single flush toilets
- Low Flow lavatory faucets (max flow 5.87 liters per minute)

- Low Flow shower faucets (max flow of 7.5 liters per minute)
- While we do not normally offer appliances, water efficient (Energy Star Energuide 80) appliances and whole home water and energy saving humidifiers can be made available to the homeowner to purchase however the decision rests with the homeowner.
- A minimum of six inches of top soil provided on grassed areas of each lot.

Energy Conservation Measures

- Homes can be constructed in accordance with Energy Star Energuide 80 for New Homes Technical Standard.
- Installation of a 70 mm caliper deciduous shade tree in the rear yard.

Indoor Air Quality

- Installation of water-resistant, hard surface flooring (including hardwood flooring if desired by purchasers) in kitchens, bathrooms, entryways, laundry areas and utility rooms.
- Use of low VOC paints, varnishes, stains and sealers.

Renewable Energy

- Solar ready conduit from roof to mechanical room to enable retrofit to solar energy.

Resource Management

- Efforts to use recycled and or environmentally friendly products.
- Construction waste management plan

Homeowner Education

- Provision of educational brochures for Homeowners that explain the use and maintenance of sustainability features incorporated into the home.

These are the measures that the builders of Upper Unionville Inc. will be prepared to consider. Implementation of these measures, however, in whole or in part remains on a voluntary basis in keeping with the spirit of the SHIP program.

I trust this accurately reflects our discussions. Please contact me to discuss this matter at your earliest opportunity.

Yours truly,

UPPER UNIONVILLE INC.

Per: 

David Stewart, M.E.S, M.C.I.P., R.P.P.

Cc Ron Protocky, Arista Homes
 Ron Baruch, Paradise Homes
 Dennis Kohn, Fieldgate Homes
 Lou Bada, Starlane Home Corporation