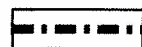


AIR PHOTO 2007

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.
NW CORNER OF HWY 48 AND CASTLEMORE AVENUE

FILE No: SC08106746(NS)

 SUBJECT LANDS

DATE: 05/26/08



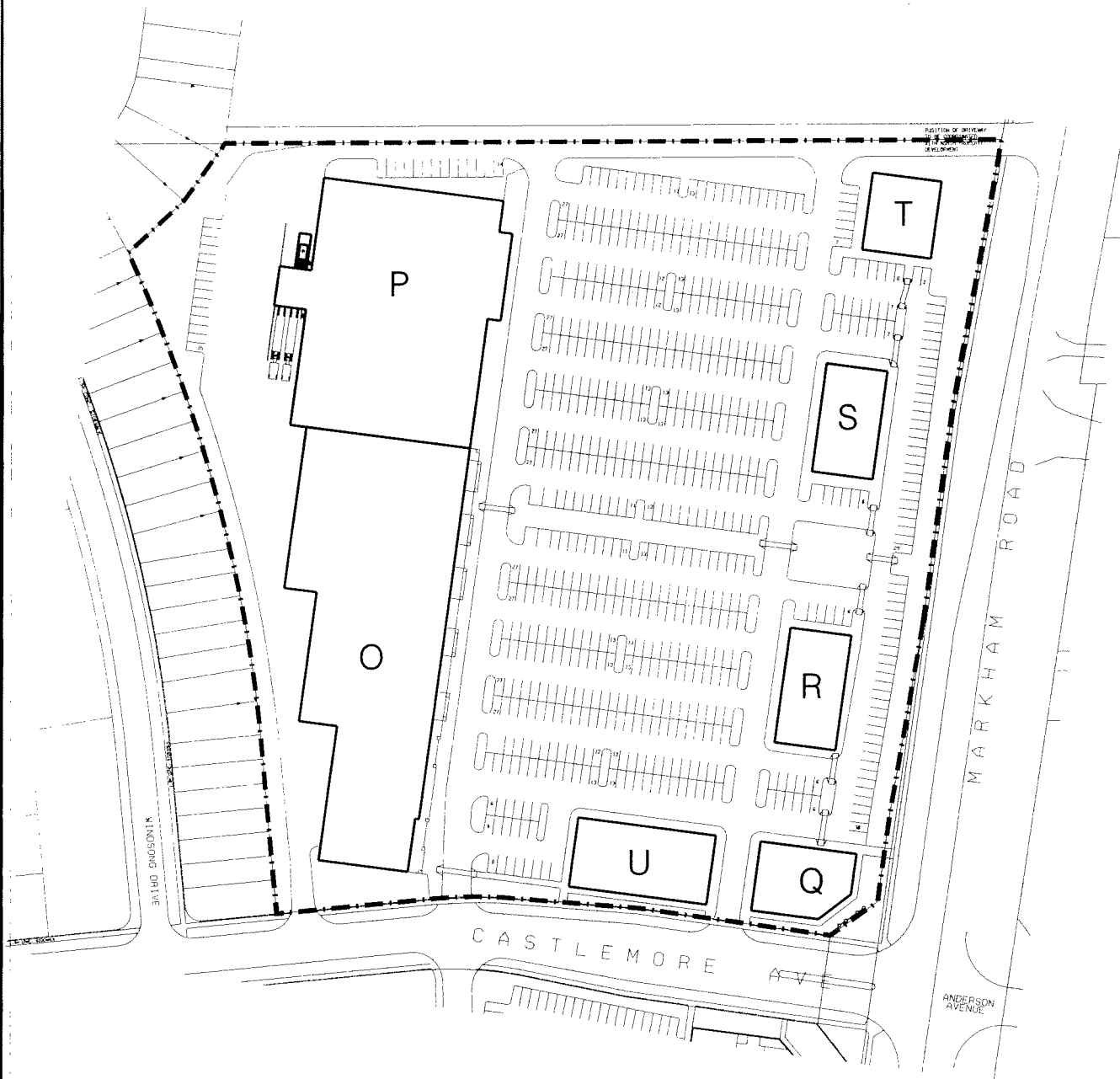
DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

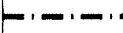
FIGURE No.3



SITE PLAN

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.
NW CORNER OF HWY 48 AND CASTLEMORE AVENUE

FILE No: SC08106746(NS)

 SUBJECT LANDS

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

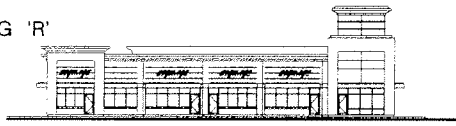
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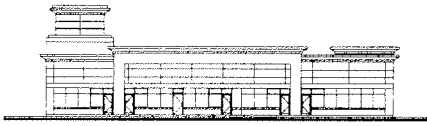
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FIGURE No.4

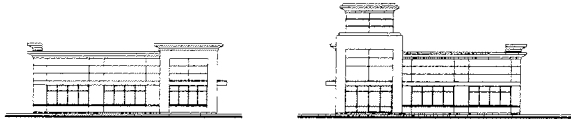
BUILDING 'R'



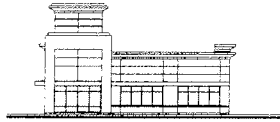
EAST



WEST

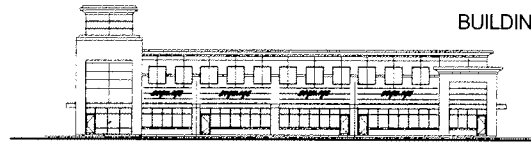


NORTH

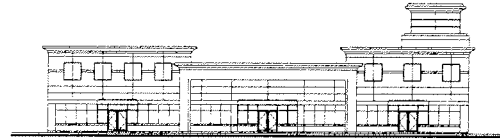


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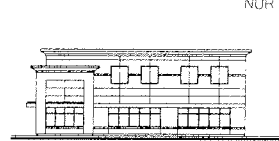
BUILDING 'U'



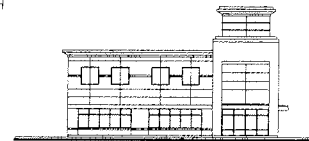
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NORTH

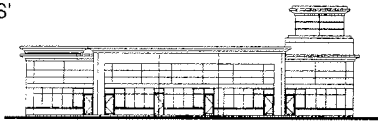


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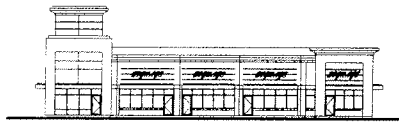


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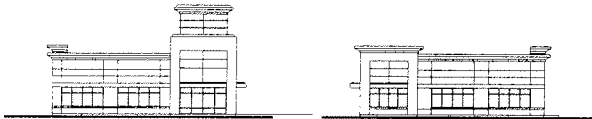
BUILDING 'S'



WEST



EAST

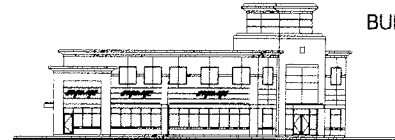


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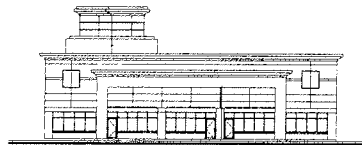


SOUTH

BUILDING 'Q'



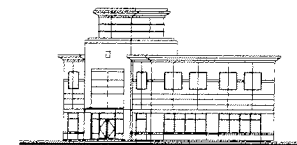
SOUTH



NORTH



WEST



EAST

CONCEPTUAL ELEVATIONS BLDs. R, U, S & Q

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.
NW CORNER OF HWY 48 AND CASTLEMORE AVENUE

FILE No: SC08106746(NS)

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DEVELOPMENT SERVICES COMMISSION

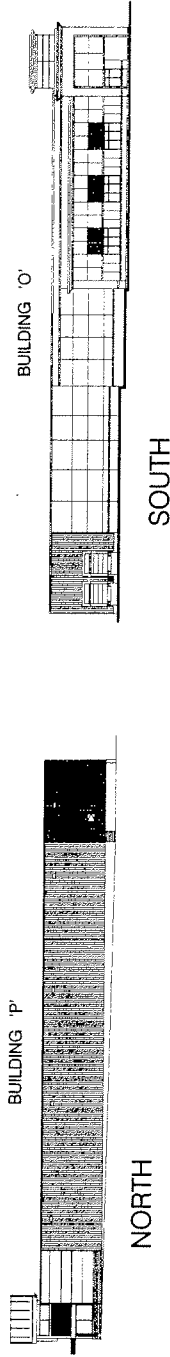
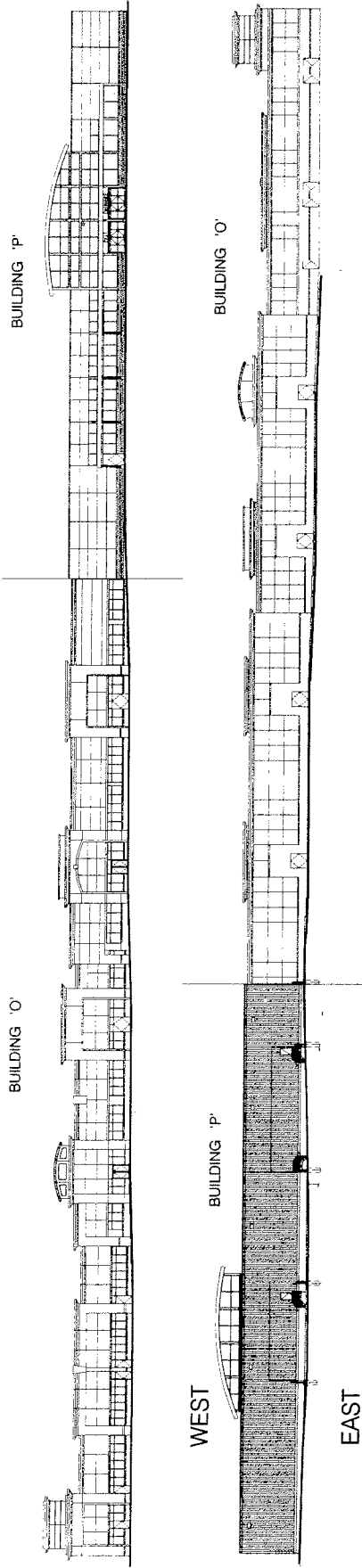
DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No. 5a

SC08106746.dgn 30/05/2008 3:29:03 PM



CONCEPTUAL ELEVATIONS BLD S P & O

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.
 NW CORNER OF HWY 48 AND CASTLEMORE AVENUE

FILE No:



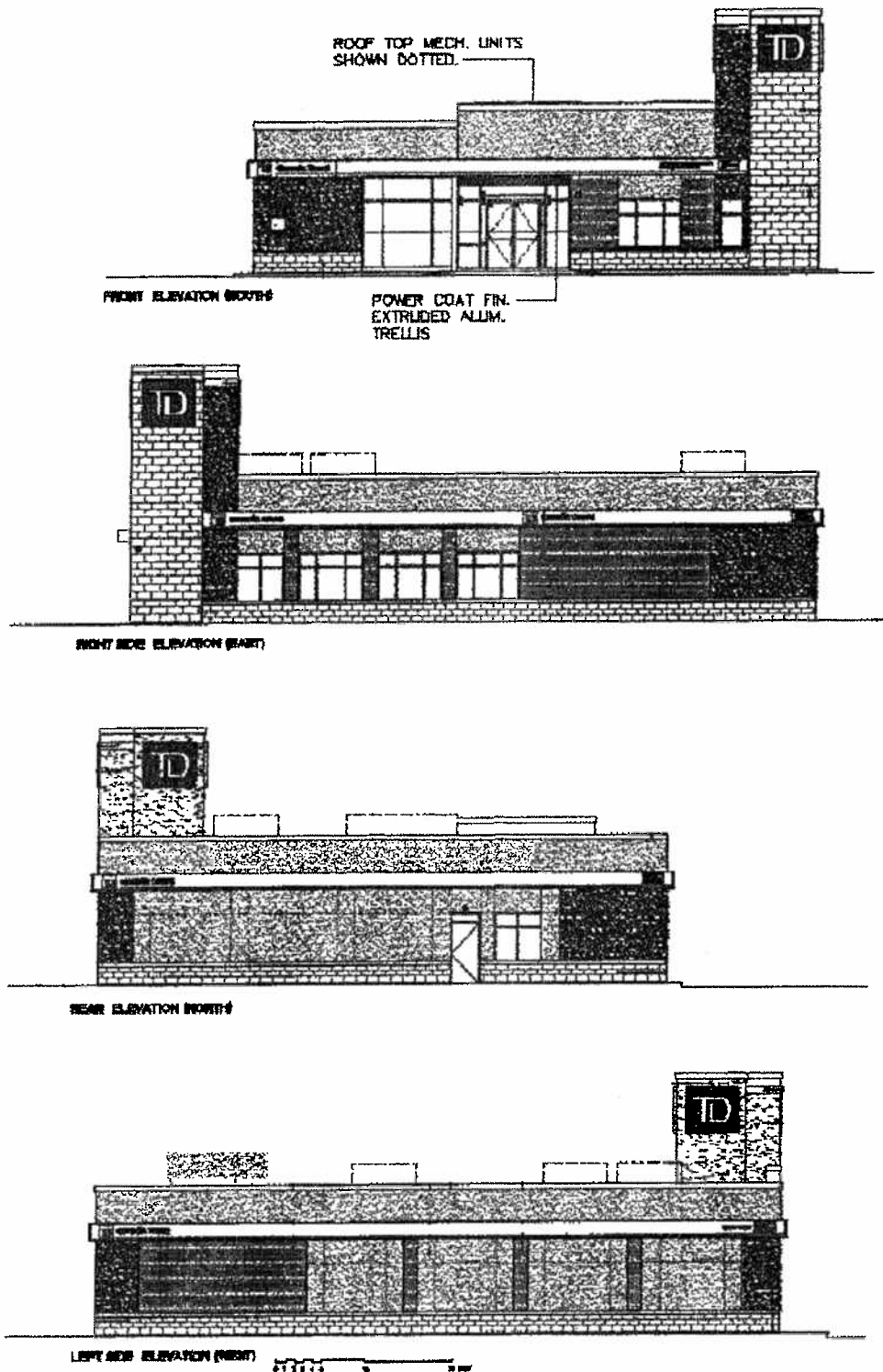
DEVELOPMENT SERVICES COMMISSION

DATE: 05/26/08

FIGURE No. 5b

DRAWN BY: DD CHECKED BY: NS SCALE 1:

BUILDING 'T'



CONCEPTUAL ELEVATIONS BLD. T

APPLICANT: WISMER MARKHAM DEVELOPMENT INC.
NW CORNER OF HWY 48 AND CASTLEMORE AVENUE

FILE No: SC08106746(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No. 5c

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APPENDIX "A"

SITE PLAN CONDITIONS

1. That the Owner enter 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:
 - 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 all exterior lights on the property are appropriately shielded and do not impact the residential properties immediately to the west.
 - d) Provision to ensure that all garbage is stored internally within the main building; and
 - e) Provision to ensure that the Owner implements the sustainability initiatives as outlined in a letter dated May 16, 2008.
2. That prior to execution of the site plan agreement, the Owner shall submit:
 - a) final site plan and elevation drawings, and comply with all requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services; and
 - b) a sign uniformity plan for review and approval to the satisfaction of the Director of Planning and Urban Design;
3. That prior to the site plan and elevation drawings being endorsed by the Director of Planning and Urban Design, the Owner submit the following:
 - a) a traffic analysis update study, prepared by a qualified transportation engineering consultant, to evaluate the potential traffic impacts from the proposed development and to determine access location(s) to the property, traffic controls, roadway improvements, shared opportunities and other mitigation measures. The Owner agrees to make any revisions to the site plan that may be required to achieve the recommendations of the traffic analysis;
 - b) a noise study, prepared by a qualified noise consultant, with recommended mitigation measures for noise resulting from truck delivery, roof top mechanical equipment and any other noise sources. The noise study will be peer reviewed at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to achieve the recommendations of the Noise Impact Study; and

- c) an illumination plan for review and approval to the satisfaction of the Director of Planning and Urban Design. The illumination plan may be subject to peer review at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to ensure that the residential properties located to the west are not negatively impacted by the lighting from the proposed development.
- 4. That the Owner submit a Minor Variance Application to eliminate loading space requirements for commercial buildings less than 1,000 m², to eliminate landscape strip requirement along the interior lot line, to increase building setback for Buildings T, S and R from Markham Road and to reduce building setback for Building Q from Markham Road;
- 5. That a landscape plan, prepared by a landscape architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design.
- 6. That the Owner shall meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief, prior to the Director Planning and Urban Design signing the site plan "endorsed in principle";
- 7. That the location, size and construction of all internal refuse storage areas be approved to the satisfaction of the Town of Markham Waste Management Department;
- 8. That the Owner shall work with the landowner to the north (CRET 9900 Markham Limited) to ensure that the shared driveway entrance along the mutual property line as well as the north-south driveway isles are appropriately designed to the satisfaction of the Director of Planning and Urban Design to allow for uninterrupted traffic flow;
- 9. That the Owner shall enter into appropriate easement agreements and/or right-of-way agreements with the adjoining landowner to the north (CRET 9900 Markham Limited) for cross use and joint maintenance of shared driveways to the satisfaction of the Director of Planning and Urban Design;
- 10. That the Owner submit to the Engineering Department for approval, site serving and grading drawings, municipal service connections details, and a storm water management report, prior to the Director of Planning and Urban Design signing the site plan "endorsed in principle". Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario; and
- 11. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing June 17, 2008 in the event a site plan agreement is not executed within that period.



A. BALDASSARRA
Architect Inc.

7800 Jane Street, Suite 200 Concord, Ontario L4K 4R6
Tel: (905)660-0722 • T.O. Line: (416)739-7438 • Fax: (905)660-7019 • email: abai@abai.ca

May 16, 2008

Town of Markham

101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

ATTENTION: Valerie Shuttleworth, M.C.I.P, R.P.P
Director of Planning and Urban Design

RE: Wismer Common Commercial Development
1210 Castlemore Avenue
File Number: SC 08 106746

Dear Valerie,

Further to several discussions I am writing to inform you of the sustainable elements that will be introduced in the project as we proceed forward.

- .1 Light Pollution Reduction; design outdoor lighting for safety and comfort.
- .2 Erosion and Sedimentation Control; design and implement an erosion and sedimentation control plan.
- .3 Fundamental Commissioning; engage a commissioning authority to design, implement and document a commissioning plan.
- .4 Recycled Content Materials; recycled concrete material for stone base in the parking lot pavement construction.
- .5 Provide bicycle racks on site.
- .6 Utilizing Permeable pavers in walkway throughout site.
- .7 Indoor Water Use Reduction; implement plumbing fixtures which reduces lower water requirements.

Tony Baldassarra, B.Arch., O.A.A., MRAIC.

Associates

John Higgins - B.Sc., Arch. Tech.

Hugh Marshall - Dip. Arch.



A. BALDASSARRA
Architect Inc.

- .8 Utilizing roofing materials which have a highly Solar Reflectance Index. (typically referred to white roofs.)
- .9 Utilizing low emitting adhesives and sealants.
- .10 Utilizing low emitting paints and coatings.
- .11 Provide an easily accessible area for collection and storage of recycleables.
- .12 Specify landscape materials which minimize the high usage of water.

Trusting the above are elements adequate and acceptable in going forward with this project.

Thanking you in advance,

Yours truly,

A. Baldassarra Architect Inc.

A. Baldassarra

TB/rf

c.c: Robert DeGasperis - Metrus Construction

Tony Baldassarra, B.Arch., O.A.A., MRAIC.

Associates

John Higgins - B.Sc., Arch. Tech.

Hugh Marshall - Dip. Arch.