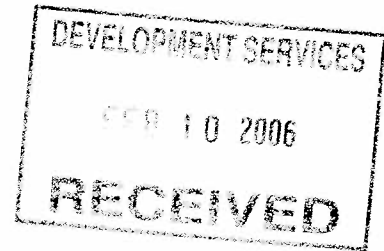




APPENDIX A

Building Futures

February 9, 2006

DELIVERED

The Corporation of the Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

ATTENTION: Councillor John Webster
Ward 5

RE Rezoning Application: Amendment to Zoning Bylaw 1229 (as amended) "the Zoning Bylaw" 34 Washington Street (Formerly 32 Washington Street (Roll Number 05 008466 00), Town of Markham" the subject lands" Esquire Homes "Esquire"

Dear Councillor Webster:

Thank you for our meeting of February 3, 2006 with Mr. Windrem, the abutting residents and Town Planning Staff regarding the above matter.

As arranged, please accept this letter as our confirmation of the following undertakings by our Company with respect to site plan approval of residential development of the subject lands for semi-detached dwellings as generally delineated on the attached Site Plan as prepared by Ivan B. Wallace (Project 5-6713Sp dated November 18, 2005)

1. A staggering of the siting of the proposed dwellings to reflect the existing street line such that a minimum front yard setback of 7.5 metres can be achieved having regard to sightlines and views from the abutting property to the North.
2. The proposed dwellings will be designed and constructed to give the general appearance of two distinct dwellings. This will be achieved through the use of different brick colours and variations of window shapes/types and door design and colours.
3. The semi-detached garage will generally be constructed of a 'hardy plank' board and batten construction.
4. Reasonable efforts to preserve the existing trees will be undertaken as part of the Site Plan Approval process. Trees removed as part of the siting of buildings or grading changes will be replaced, where appropriate, as part of the approval of a landscaping plan in connection with the Site Plan Approval process.

We confirm that the Zoning Bylaw for these lands will now be considered by Council in accordance with the recommendation from the January 24, 2006 Public meeting.

In the interim should you have questions or wish to discuss this matter in greater detail please contact me or Allan Windrem at the telephone number provided below.

Yours Sincerely,

A handwritten signature in black ink, appearing to be 'MD' or 'MB' with a stylized flourish.

Michael Delli-Benedetti
Esquire Homes

c.c. Chadwin and Company Limited Attn. Mr. Allan N. Windrem
(416) 520-0394
Town of Markham Attn. Messer's R. Hutchinson and G. Duncan
Mr. Stephen Reid 29 Washington Street, Markham, L3R-2R4
Mr. Drew Atamanuk 36 Washington Street, Markham, L3P-2R5