



**TACC DEVELOPMENTS**  
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February 10, 2011

The Town of Markham  
101 Town Centre Boulevard  
Markham, Ontario  
L3R 9W6

Attention: Mr. Biju Karumanchery,  
Senior Development Manager

Dear Sir:

**Re: Proposed Draft Plan of Subdivision (19TM-10003)**  
**Upper Unionville Inc.**  
**N/E Corner of 16<sup>th</sup> Avenue and Kennedy Road (Ward 4)**

Further to our meeting of February 4, 2011, the following summarizes the enhanced sustainability provisions of the Upper Unionville community:

1. **SMART LOCATION AND LINKAGE:**
  - **Smart Location**  
The proposed community is located at a preferred location (infill site), close to water and wastewater infrastructure. This project promotes reduced automobile independence by being linked to existing and proposed transit services.
  - **Location with Reduced Automobile Dependence**  
Three existing bus routes and one proposed are located in close proximity of all homes and mixed-use area.
2. **NEIGHBOURHOOD PATTERN & DESIGN:**
  - **Walkable Streets**  
Plan promotes walking by providing safe, appealing, comfortable streets which encourages daily physical activity. Provision for on-site parking, continuous sidewalks and wider sidewalks contributes towards walkable street function.

- **Compact Development**  
With achieved density substantially exceeding the Growth Plan requirement of 50 persons/jobs per hectare, the project promotes livability, walkability and transportation efficiency.
- **Connected and Open Community**  
Upper Unionville promotes a high level of internal connectivity and is well connected to the community at large.
- **Mixed use Neighbourhood Centres**  
The plan provides opportunity for a mixed-use and live/work precinct (special study area) to encourage daily walking, biking, transit use and reduce automobile independence.
- **Mixed-Income Diverse Communities**  
A broad residential unit mix (range of single-detached lots, semis, townhouses and live/work units) in the proposed plan enables residents from a wide range of economic levels, household sizes and age groups to live in the community.
- **Street Network**  
Project has a high level of internal connectivity and is well connected to the community at large. Internal connectivity provides easy access to the open space and improves public health by encouraging daily physical activity.
- **Transit Facilities**  
Plan encourages transit use and reduces driving by providing opportunity for safe and convenient transit stops.
- **Access to Public Spaces**  
Proximity of the homes to a variety of open spaces facilitates social networking, civic engagement, physical activity and time spent outdoors.
- **Access to Recreational Facilities**  
Proposed recreation facilities are in proximity of all homes and some include "tot lots", seating areas and areas for "free play".
- **Tree Lined and Shaded Streets**  
Proposed tree master plan with an emphasis on the greenways encourages walking and biking, reduces urban heat island effects and improves air quality. A dedicated "Trees for Tomorrow" nursery will provide additional tree planting beyond typical subdivision standards

- **Neighbourhood Schools**  
Plan proposes two neighbourhood schools which promotes community interaction and involvement. Schools are served by the greenways with wide sidewalks and both are at 5-10 minute walking distances from most residences.

### 3. GREEN INFRASTRUCTURE AND BUILDINGS

- **Building Energy Efficiency (EnerGuide 80)**  
Homes will meet EnerGuide 80 criteria.
- **Water Efficient Landscaping**  
There will be no irrigation system within the public realm. Town will review the plant species and many of them are native species. Trees from the on-site "Trees for Tomorrow" temporary nursery will influence a positive microclimate.
- **Historic Resource Preservation and Adaptive Use**  
Two historic buildings are present on the project site. They will be preserved and reused (Beckett Farm House and Eckhardt Log House).
- **Minimize Site Disturbance in Design and Construction**  
The tree preservation plan identifies all trees that will be preserved. The Old Oak Tree will be preserved and celebrated through the design of a surrounding parkette.
- **Storm Water Management**  
The following items are proposed sustainability and Low Impact Development (LID) components of the overall system that are subject to the detailed design process and approvals of stakeholders (agencies and proponent) in the community design process. The components noted include implementation of a treatment train approach to SWM that utilizes at-source, conveyance controls, and stormwater ponds throughout the community, features of which include:
  - **infiltration trenches** within the rear yards of certain lots in order to maintain water balance as prescribed by the TRCA. This results in a net reduction of runoff to the SWM ponds while enhancing recharge of the local groundwater system;
  - **a bioswale** along the 16<sup>th</sup> Avenue frontage to provide pre-treatment quality control, and promote infiltration to mitigate flows to the SWM ponds while enhancing local infiltration;

- **rain barrels** for all lots within the Burndenet watershed (approximately 500 lots) to reduce the amount of stormwater run-off in order to improve water quality in the creek. Also provides a viable water conservation measure for Town residents.

Sustainability of the SWM facilities are realized by implementing the LID features noted above, throughout the community plan to pre-treat and net-reduce run-off to the SWM facilities. This will contribute to a sustainable SWM pond performance over the long term and extend the periods between maintenance requirements.

- **Heat Island Reduction**  
Double rows of canopies along the greenways will minimize effects on the microclimate and human habitat.
- **Solar Orientation**  
East-west oriented blocks with east-west lengths greater than north-south lengths through most of the community encourage energy efficiency by creating optimal conditions for the use of solar energy.
- **Lighting Pollution Reduction**  
All lighting through community will be Dark Sky Compliant.

#### 4. **SUSTAINABLE HOME INCENTIVE PROGRAM (SHIP)**

In accordance with our recent discussions, we have agreed to extend aspects of SHIP from the 19 lot pilot project with the Region to include the following for the entire community:

- **Water Conservation**
  - 4.85 LPF high efficiency single flush toilets;
  - Low flow lavatory faucets (max flow 5.87 litres per minute);
  - Low flow shower faucets (max flow 7.5 litres per minute);
  - Minimum of six inches of top soil provided on the grassed area of each lot;
  - Rain barrel for each house within the Burndenet Creek watershed (approximately 500 lots)
- **Energy Conservation**  
Construction of homes to a minimum performance standard that is equal to an EnerGuide 80 standard;

- **Indoor Air Quality**  
Installation of water resistant, hard surface flooring (including Hardwood floors) in kitchens, bathrooms, entryways, laundry areas and utility rooms.
- **Renewable Energy**  
Solar ready conduit provided from roof to mechanical room to enable retrofit to solar energy.
- **Resource Management**  
Completion of construction waste management plan to stream recyclable construction materials.
- **Homeowner Education**  
Provision of educational brochures for homeowners that explain the use and maintenance of sustainability features incorporated into the home.
- **We also undertake to use best efforts to provide the following:**
  - making available sustainable options to all new homeowners including the water efficient clothes washers and dishwashers;
  - use of low VOC paints, varnishes, stains and sealers;
  - using recycled and/or environmentally friendly products;
  - implementation of sustainable development in future phases of development building on the lessons learned through earlier phases.

I trust this accurately reflects our discussions and fully addresses the sustainability requirements for the Upper Unionville project.

Should you have any questions or comments, please do not hesitate to contact me.

Yours truly,

**TACC DEVELOPMENTS INC.**

Per:



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

DS/sg