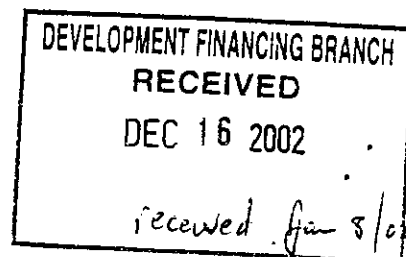


December 5, 2002
10-95032

Mr. Faris Georgis, P.Eng.
Manager of Development Review and Approvals
Infrastructure Design & Construction Branch
The Regional Municipality of York
York Administrative Centre
17250 Yonge Street
Newmarket, ON L3Y 6Z1



Dear Sir

**Subject: Final Submission of Detailed Design and
Application for Development Charge Credits
Cedar Avenue – South of High Tech Road
Bayview Glen Community
Town of Richmond Hill
19T-93025(B)**

On behalf of our client, Yonge Bayview Holdings Inc., we are pleased to provide the following submission of the detailed design and development charge credit request for your approval. The submission has been revised to address the Region's comments provided in our meeting of November 20 (see meeting minutes dated November 22) and your subsequent verbal direction to include streetlighting and sidewalks.

Enclosed please find two (2) copies each of the following:

- Plan and Profile – Station 0+000 to 0+300, MMM Drawing No. 10-95032-P903, with a typical pavement structure shown;
- Cross-sections for the calculation of earthwork volumes, MMM Drawings No. 10-95032-EW-XSEC2, 10-95032-EW-XSEC3, 10-95032-EW-XSEC4 for the earthworks "completed" and "to be completed";
- Quantity and cost summary sheet;
- Earthworks volume calculations sheets (broken down for "completed", "to be completed" and "total volumes");
- Detailed earthworks calculations;
- Calculation of Region of York's Proportionate Share - Storm System;
- Storm Sewer Design Sheet.

To follow under separate cover

- Streetlighting and necessary electrical power supply design.



Below, we provide a more detailed explanation of all the revisions we have made since our August 16 submission.

1.0 Earth Excavation

Earth excavation volumes have been broken down in detail to distinguish between works that have been done to date, and works still to be completed. The Region has agreed from our November 20th meeting to credit our client the total cost of the completed works based on the amount invoiced by our client's contractor (\$129,536.00 including engineering and taxes). The detailed costs were forwarded to the Region on an April 6, 2001 letter addressed to the Region.

The Region also agreed that any earthwork left to be completed would be credited using the Region's approved unit rate of \$14.73 per cubic metre.

We have summarized the various earth excavation stages in tabular form per the requirements of the guidelines. Also included for your reference are the detailed calculations demonstrating the derivation of the "balance line" concept to pregrade a road allowance (see Appendix 'A'), which was used to derive the earth quantities.

2.0 Pavement Structure

The quantities of HL-3 and HL-8 asphalt have been revised to use the Region's standard weight conversion of 2.4 tonnes/m³. The detailed calculations are shown in the credit summary table.

3.0 Typical Cross-Section - Cedar Avenue Right-of-way

As requested, the typical cross-section of the proposed Cedar Avenue right-of-way has been added to the plan/profile drawing. It shows services and utilities such as watermain, sanitary, and gasmain that are not proposed at this time, but may be applicable in the future. The offsets for the utilities and municipal services shown are typical dimensions taken from the Regional standard for an urban roadway cross-section.

4.0 Streetlighting

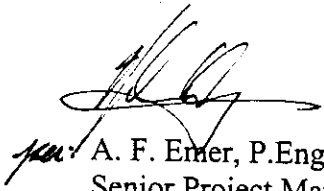
Subsequent to our meeting, the Region has agreed to include all streetlighting along Cedar Avenue as part of the eligible works. To this end, we have asked our electrical designers to begin the design of proposed light poles on both sides of Cedar Avenue, as well as the power supply for the light standards. Once the design is completed, drawings will be submitted to the Town's lighting staff for their review and approval in accordance with the Town's lighting by-laws. Concurrently, we will prepare a submission to the Regional staff for their review and approval for the development charge credit.

Mr. Faris Georgis, P.Eng.
The Regional Municipality of York
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We trust you will find this submission sufficient in addressing your comments from the November 20th meeting. Should you have any questions or require additional information during your review, please call the undersigned at ext. 226, or our Mr. Nelson Wong at ext. 426.

Yours very truly
MARSHALL MACKLIN MONAGHAN LIMITED


A. F. Emer, P.Eng.
Senior Project Manager
Municipal Design

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Encl.

c: A. Poulias, Yonge Bayview Holdings Inc.
F. De Gasperis, Yonge Bayview Holdings Inc.
B. Fischer, Yonge Bayview Holdings Inc.
T. Davies, Region of York, Transportation and Works Department
W. Marshall, Region of York, Finance Department