



Electronic Development Services Public Meeting

Agenda

Electronic Meeting No. 3

June 2, 2020, 7:00 PM

Live streamed

Note: Members of Development Services Committee will be participating in the meeting remotely.

Due to COVID-19, our facilities are closed to the public.
Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to
clerkspublic@markham.ca

Members of the public who wish to make virtual deputations must register by completing an online [***Request to Speak Form***](#) or e-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak to. Alternatively, you may connect via telephone by contacting the Clerk's office at 905-477-7000 Ext. 3990 on the day of the meeting.

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Electronic Development Services Public Meeting Agenda

Meeting Number 3

June 2, 2020, 7:00 PM - 10:00 PM

Live streamed

All Members of Council

Development Services

Chair: Regional Councillor Jim Jones

Vice Chair: Keith Irish

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Alternate formats for this document are available upon request.

Pages

1. CALL TO ORDER

2. DISCLOSURE OF PECUNIARY INTEREST

3. DEPUTATIONS

4. REPORTS

4.1 PRELIMINARY REPORT EMIX LTD., APPLICATIONS TO AMEND THE OFFICIAL PLAN AND ZONING BY-LAW TO ADD COMMERCIAL USES INCLUDING A COMMERCIAL SELF-STORAGE FACILITY AT 8400 WOODBINE AVENUE,

3

WEST SIDE OF WOODBINE AVENUE, NORTH OF PERTH AVENUE
(WARD 8) FILE NOS. PLAN 19 132742 AND PLAN 20 110587 (10.3, 10.5)

R. Cefaratti, ext. 3675

4.2 PRELIMINARY REPORT, APPLICATIONS FOR A DRAFT PLAN OF SUBDIVISION AND ZONING BY-LAW AMENDMENT BY 1212763 ONTARIO LTD. TO FACILITATE APPROXIMATELY 417 DWELLING UNITS, PARKLAND, TWO STORMWATER MANAGEMENT PONDS, GREENWAY AND THE SUPPORTING ROAD NETWORK

11

ON THE SUBJECT LANDS KNOWN LEGALLY AS PART OF LOTS 22
AND 23, CONCESSION 4 IN THE BERCZY GLEN SECONDARY PLAN

AREA (WARD 2) (10.7, 10.5)

D. Brutto, ext. 2468

5. ADJOURNMENT



Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT: PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587

PREPARED BY: Rick Cefaratti, MCIP, RPP
Senior Planner, West District, (Ext. 3675)

REVIEWED BY: Ron Blake, MCIP, RPP
Senior Development Manager, (Ext. 2600)

RECOMMENDATION:

1. That the report dated April 21, 2020, entitled “PRELIMINARY REPORT Emix Ltd., Applications to amend the Official Plan and Zoning By-law to add commercial uses including a commercial self-storage facility at 8400 Woodbine Avenue, west side of Woodbine Avenue, north of Perth Avenue (Ward 8) File Nos. PLAN 19 132742 and PLAN 20 110587”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on Official Plan and Zoning By-law Amendment applications submitted by Corbett Land Strategies Inc., on behalf of Emix Ltd., to permit additional uses on the subject lands. The application contains general information in regards to applicable Official Plan or other policies as well as other issues. The report should not be taken as Staff’s opinion or recommendation on the applications.

The applications have been deemed complete:

The Zoning By-law Amendment application was deemed complete on September 20, 2019. The Official Plan Amendment application was deemed complete on March 23, 2020.

Next Steps:

1. A Statutory Public Meeting will be scheduled when appropriate;
2. Staff will prepare a Recommendation Report on the zoning by-law amendment at a future date, if required;

Application Processing

This application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the processing of applications. The application will be circulated to commenting departments and agencies and normal resolution of issues and case management will be undertaken. At the time of writing of this report, matters respecting the holding of public meetings, finalization of approvals and appeals had not

been resolved. These matters will continue to be investigated by the Development Services Commission and Legal Services.

BACKGROUND:

Property and Area Context

The 1.24 ha. (3.07 ac.) subject property is located on the northwest corner of Woodbine Avenue and Perth Avenue. The property also has road frontage on the east side of Cochrane Drive. The site contains a large retail warehouse style, three storey commercial building with a gross floor area of 10,509 m² (113,119 ft²) and asphalt parking lot areas. Existing uses operating within the building include a furniture outlet and an immigration office. Located to the north are various commercial operations including Princess Auto and Fit 4 Less. To the south, across Perth Avenue, is a hotel (Comfort Inn) and other commercial uses. To the east, across Woodbine Avenue, are various commercial uses including an appliance store (Goemans Appliances). To the west across Cochrane Drive are industrial uses and an office building (see Figures 1, 2 and 3). An application for Site Plan approval, to redevelop the above noted adjacent hotel property at 8330 Woodbine Avenue, was endorsed in principle by Development Services Committee in April of 2019. This proposal was endorsed by staff in November of 2019 (File SPC 18 253507).

PROPOSAL

The owner is proposing to renovate the second and third floors of the existing three (3) storey building for a commercial self-storage facility. There are no external changes proposed to be made to the existing building. The existing zoning is very specific as to the types of retail uses permitted. Consequently, the owner is also proposing to broaden the permission for retail store types as well as to permit restaurants and a banquet hall.

OFFICIAL PLAN

2014 Official Plan

The subject lands are designated 'Commercial' in the 2014 Markham Official Plan (as partially approved on November 24, 2017 and updated by the LPAT on April 9, 2018). The designation provides for a broad range of commercial uses including complementary retail, service, and office uses, as well as restaurants, banquet halls, financial institutions, light manufacturing, processing and warehousing. This designation does not provide for a commercial self-storage facility use, which would require an official plan amendment.

Staff note that lands designated 'Commercial' form part of the City's 'Employment Area' as shown on Map 1 – Markham Structure. The Official Plan recognizes that this designation provides for large format retail development, adjacent to other Employment Area designated lands.

ZONING

These lands are currently zoned SC1 – Special Commercial One Zone under By-law 165-80, as amended, which permits very specific commercial uses including lumber and building supplies outlets, sales of home improvement products, personal service shops, book stores, banks, hotels and motels, pet stores and supplies, furniture sales and repair, commercial schools as well as recreational and entertainment facilities.

The owner is proposing to add a commercial storage facility as a permitted use, broaden the types for retail uses permitted, and permit restaurants and banquet hall uses on the subject property.

OPTIONS/ DISCUSSION:

The following is a list or preliminary summary of comments raised to date. Other matters that are identified through the detailed review of these applications will be discussed in a future recommendation report, if required. Some of the issues identified include, but are not limited to:

Building Standards Department

The Zoning section has advised that the proposed change of use requires additional parking, as per the City's Parking Standards By-law. The total parking requirement for the proposed self-storage use and existing first floor business office is 387 spaces, whereas 188 spaces are currently provided. In addition 5 % of the total parking spaces (19) are required to be accessible spaces.

Engineering

A Parking Study was received in late January of 2020 to support the proposed parking reduction. The Study was reviewed by Transportation Engineering staff. The Study indicates that, although the Parking Standards By-law requires a minimum of 387 spaces for the proposed commercial self-storage use and existing first floor businesses, the current on-site parking supply of 188 spaces is sufficient to for both uses, and Transportation Engineering staff have accepted these findings.

A Functional Servicing Report (FSR) was received in support of the applications to amend the Official Plan and Zoning By-law. Development Engineering and Waterworks staff concur with the FSR findings that no additional services are required to accommodate the proposed commercial self-storage facility and additional commercial uses through these applications.

Existing Built Form

The existing building is a warehouse style building that was designed to contain large retail outlets such as furniture stores or building material suppliers. The building only requires interior alterations to accommodate a proposed commercial self-storage facility. The remaining portions of the building will contain the existing Immigration consulting office and other commercial tenants.

FINANCIAL CONSIDERATIONS:

Not applicable.

HUMAN RESOURCES CONSIDERATIONS:

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The application is being evaluated in the context of the City's strategic priorities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The applications have been circulated to various City departments and external agencies and are currently under review.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

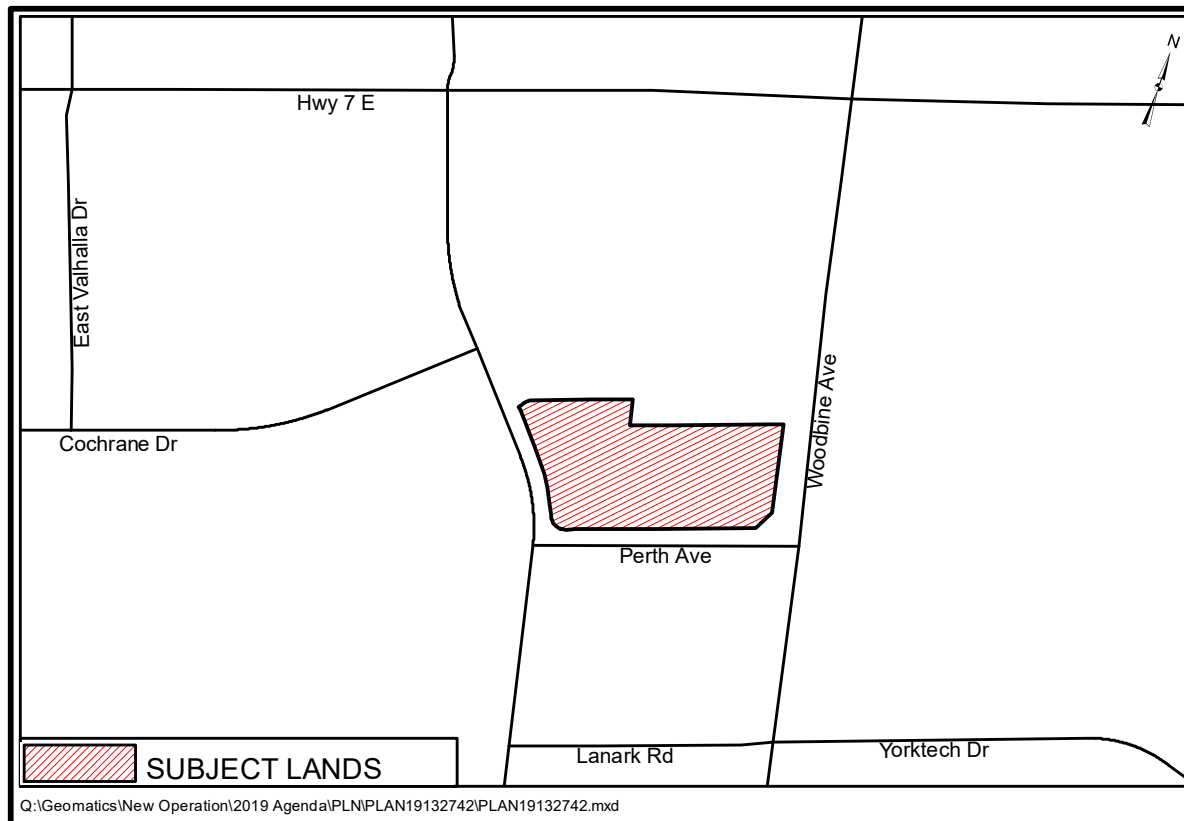
Figure 1 – Location Map
Figure 2 – Area Context/Zoning
Figure 3 – Air Photo
Figure 4 – Site Plan

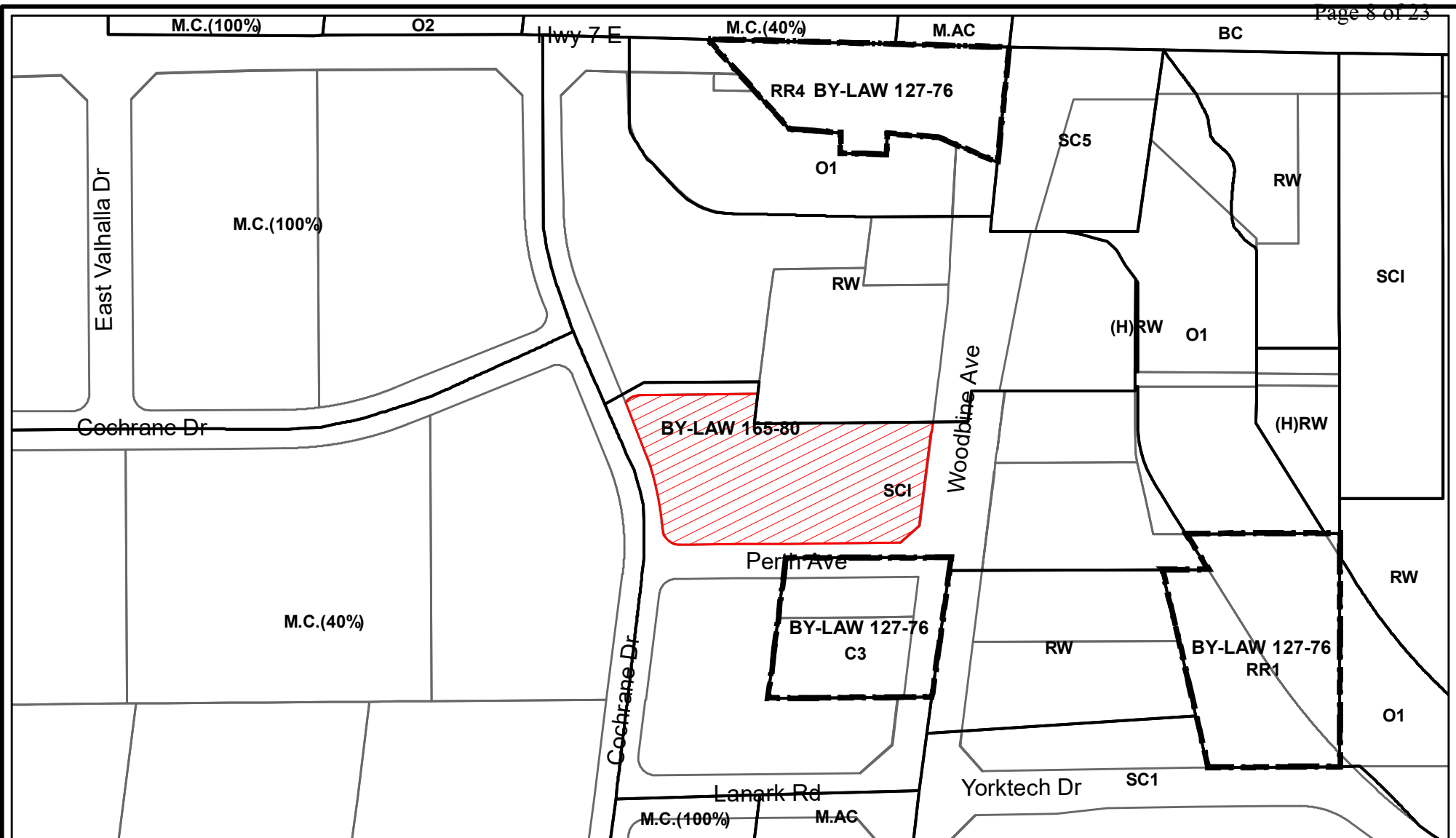
OWNER:

Emix Ltd.
63 Wingold Avenue
Toronto, ON
Phone: (416) 480-0006
Fax: (416) 352-6021

APPLICANT/AGENT:

Corbett Land Strategies Inc.
C/O John Corbett
483 Dundas Street West
Oakville, Ontario L6M 1L9
Phone (289) 725-9229
Email: john@corbettlandstrategies.ca





AREA CONTEXT / ZONING

APPLICANT: Corbett Land Strategies Inc.
8400 Woodbine Avenue

FILE No. PLAN19-132742 & PLAN20-110587

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MARKHAM DEVELOPMENT SERVICES COMMISSION

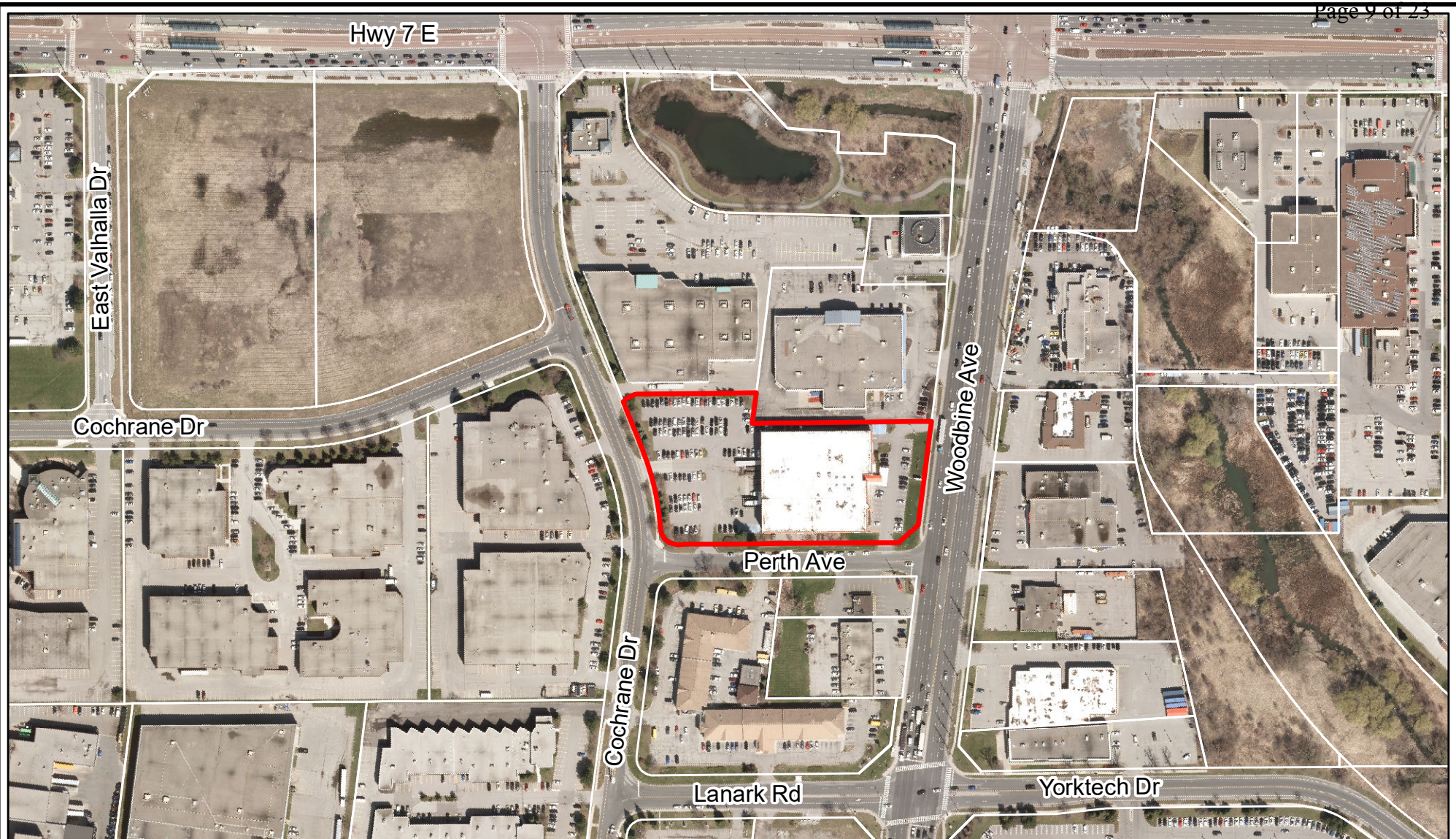
Drawn By: RT

Checked By: RC

Date: 27/01/2020

FIGURE No. 2

 SUBJECT LANDS



AERIAL PHOTO (2019)

APPLICANT: Corbett Land Strategies Inc.
8400 Woodbine Avenue

FILE No. PLAN19-132742 & PLAN20-110587

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 SUBJECT LANDS





Report to: Development Services Committee

Meeting Date: April 21, 2020

SUBJECT:**PRELIMINARY REPORT**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (Ward 2)

File No.: PLAN 19 142694

PREPARED BY:

Daniel Brutto, MCIP, RPP ext. 2468
Senior Planner, North District

REVIEWED BY:

Stephen Kitagawa, MCIP, RPP ext. 2531
Acting Development Manager, North District

RECOMMENDATION:

- 1) THAT the report dated April 21, 2020 titled “PRELIMINARY REPORT, Applications for a Draft Plan of Subdivision and Zoning By-law Amendment by 1212763 Ontario Ltd. to facilitate approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network on the subject lands known legally as Part of Lots 22 and 23, Concession 4 in the Berczy Glen Secondary Plan Area (Ward 2)”, be received.

EXECUTIVE SUMMARY:

Not applicable.

PURPOSE:

This report provides preliminary information on the Draft Plan of Subdivision and Zoning By-law Amendment applications (the “Applications”) submitted by 1212763 Ontario Ltd. (the “Owner”). This report contains general information regarding applicable policies, as well as other issues and should not be viewed as Staff’s opinion or recommendation on the Applications.

PROCESS TO DATE AND NEXT STEPS:

- December 2019 - Applications received
- January 2020 - Applications deemed complete
- A Public Meeting will be scheduled at a future date when appropriate.

It should be noted that this application is moving forward during a period when the Province of Ontario has suspended Planning Act timelines for the appeal of an application to the Local Planning Appeal Tribunal. Municipalities have the discretion to continue the processing of applications, so long as the procedural requirements of the *Planning Act* can

be met (e.g. sending of notices, public meetings, etc.). The application will be circulated to commenting departments and agencies. Further, staff will proceed with the normal resolution of issues and case management will be undertaken. At the time of the writing of this report, matters respecting the holding of Public Meetings, finalization of approvals and appeals are still being resolved. The Clerk, Legal Services and Development Services are working together to address the mandatory requirements and any technical issues that arise as a result of the emergency.

BACKGROUND:

Subject property and area context

Part of Lots 22 and 23, Concession 4 (the “Subject Lands”) consist of approximately 37.15 hectares (91.8 acres), situated in the south west quadrant of the Berczy Glen Secondary Plan Area, which is bounded by Elgin Mills Road East to the north, Warden Avenue to the east, existing estate residential subdivisions/Greenway to the south and the hydro corridor to the west (See Figure 1: Location Map).

The Subject Lands are used for agricultural operations and are bisected by the Berczy Creek from north to south (See Figure 2: Aerial Photo). Surrounding land uses include (See Figure 3: Area Context/Zoning):

- North: Agricultural lands subject to Draft Approved Plan of Subdivision 19TM-18004 for 747 residential units (known as Mattamy Rinas);
- East: Agricultural lands, a portion of which are subject to Draft Plan of Subdivision 19TM-18009 for 898 residential units (known as Berczy Warden); and,
- South: Low-rise residential estate subdivision (known as Jennings Gate Estates);
- West: Hydro corridor and further west is a low-rise residential community (known as the East Cathedral Community).

PROPOSAL:

The Owner has submitted the Applications on the Subject Lands to facilitate the creation of approximately 417 dwelling units, parkland, two stormwater management ponds, greenway and the supporting road network (the “Proposal”) (See Figure 4: Draft Plan of Subdivision). Table 1 below summarizes the number and type of units proposed:

Table 1: Proposed Built Form

Unit Type	Minimum Frontage (m)	Units
Single Detached (348 units)	13.7	77
	11.6	141
	9.4*	69
	8.1*	61
Townhouse (69 units)	6.0*	69
Total	-	417

*Lane-based units

Parkland included in the Proposal consists of 2.27 hectares of a community park to be assembled with community park blocks located on the adjoining lands (Block 374), a 1.86 hectare park (Block 375) and a 0.10 hectare parkette (Block 376).

The road network is comprised of local roads, collector roads and laneways all of which are public. Extensions of Vine Cliff Boulevard (labelled as Street 'A' on Figure 4) and Stoney Hill Boulevard (labelled as Street 'B' on Figure 4) are identified in the Proposal, as well as crossings of the Berczy Creek for these respective collector roads.

Table 2 below provides a complete statistical summary of the proposal.

Table 2: Draft Plan of Subdivision Schedule of Land Use

Land Use		Length (m)	Units	Area (ha.)
Single Detached		-	348	11.57
Townhouses		-	69	0.97
Future Development		-	-	0.30
Community Park		-	-	2.27
Park		-	-	1.86
Parkette		-	-	0.10
Vista		-	-	0.07
SWM Ponds		-	-	2.85
Open Space		-	-	8.19
Servicing Block		-	-	0.04
Streets 'A-B' @ 24.5m ROW		780	-	8.93
Street 'C' @ 21.8m ROW		335	-	
Streets 'D-O'	@ 18.5m -15.5m ROW	2,455	-	
	@ 16.5m ROW	295	-	
	@ 15.5m ROW	115	-	
Laneways 'A-E' @ 10m-8.5m ROW		700	-	37.15
Total		4680	417	
Proposed Units Per Net Residential Hectare				33.3

To facilitate implementation of the Proposal, the Zoning By-law Amendment application proposes to re-zone the subject lands from 'Agricultural One (A1)' and 'Open Space One (O1)' under By-law 304-87, as amended, to the appropriate zone categories under By-law 177-96, as amended, including special provisions.

PLANNING POLICY CONTEXT:

The Proposal is subject to a planning policy framework established by the Province, York Region and the City of Markham under the *Planning Act*. The following section identifies the policy framework, which will be used to evaluate the Proposal.

Provincial Policy Framework

Provincial Policy Statement, 2014 (the "PPS")

The PPS provides direction on matters of Provincial interest related to land use planning and development. The PPS provides the direction for the efficient use of land and development patterns, which support sustainability by promoting strong, livable, healthy and resilient communities, while protecting the environment and public health and encouraging safety and economic growth. Staff will evaluate the Proposal to determine if it is consistent with the PPS.

Growth Plan for the Greater Golden Horseshoe, 2019 (the “Growth Plan”)

The Growth Plan provides a framework for implementing the Province’s vision for building strong, prosperous communities within the Greater Golden Horseshoe to 2041. The premise of the Growth Plan is building compact, vibrant and complete communities, developing a strong competitive economy, protection and wise use of natural resources and optimizing the use of existing and new infrastructure to support growth in a compact, efficient form. Staff will evaluate the Proposal to determine if it conforms to the Growth Plan.

Greenbelt Plan, 2017 (the “Greenbelt Plan”)

The Greenbelt Plan provides specific land use policies on where urban growth will not occur in order to provide for the permanent protection of agriculture and the natural environment. Staff will evaluate the Proposal to determine if it conforms to the Greenbelt Plan.

Section 51(24) of the *Planning Act*

Section 51 (24) of the *Planning Act* sets out the criteria which a draft plan of subdivision must have regard for, which includes: the suitability of the land for the purpose proposed, dimensions and shape of the proposed lots, conservation of natural resources and flood control, adequacy of school sites, highways and the extent to which the plan’s design optimizes the available supply, means of supplying, efficient use and conservation of energy. Staff will evaluate the Proposal to determine if it has regard for Section 51 (24) of the *Planning Act*.

Regional Policy Framework

York Region Official Plan 2010 (the “Regional Official Plan”)

The Regional Official Plan includes policies to guide land-use planning consistent with the requirements of the Growth Plan to encourage high quality urban design, attractive buildings, landscaping and public streetscapes. Staff will evaluate the Proposal to determine if it conforms to the Regional Official Plan.

City of Markham Policy Framework

Markham Official Plan, 2014 (the “City’s Official Plan”)

The City’s Official Plan (as partially approved on November 24, 2017 and further updated on April 9, 2018) sets out land use policy to guide future development and manage growth.

Map 3 - Land Use designates the Subject Lands ‘Residential Low Rise’ and ‘Greenway’ (See Figure 5: 2014 Official Plan Map 3 Extract - Land Use). It provides direction for the development of a Conceptual Master Plan for the entire Future Urban Area (FUA) as the

basis for the development of Secondary Plans. Staff will evaluate the Proposal to determine conformity to the City's Official Plan.

Berczy Glen Secondary Plan (the "Secondary Plan")

The Secondary Plan includes detailed policies to guide future development and growth in the Berczy Glen community to 2031, providing a comprehensive policy framework for Council decision making with respect to the use of land, provision for municipal services and infrastructure, and the implementation and phasing of development.

Map SP1 - Detailed Land Use designates the Subject Lands 'Residential Low Rise', 'Greenway' and identifies two symbols denoting stormwater management facilities and one symbol denoting a portion of the community park (See Figure 6: Berczy Glen Secondary Plan Extract - Detailed Land Use). In addition, the south portion of the Subject Lands are subject to a site-specific policy, the intent of which is to provide an appropriate transition between the Proposal and the Jennings Gate Estates to the south.

The Secondary Plan also contains minimum density targets, minimum building heights and specific development criteria associated with each land use. Staff will evaluate the Proposal to determine if it conforms to the Secondary Plan.

Berczy Glen Community Design Plan (the "Design Guidelines")

The Design Guidelines sets out to achieve a coordinated approach to urban design throughout the community. Among other things, it provides direction related to streetscape, parks and open space, building typology and mix, lotting pattern, sustainability features, gateways, special community and landmark features, etc. Staff will evaluate the Proposal to determine if it has regard for the Design Guidelines.

Zoning

The subject property is zoned 'Agricultural One (A1)' and 'Open Space One (O1)' under By-law 304-87, as amended (See Figure 3: Area Context/Zoning). A zoning by-law amendment is required to permit urban development on the Subject Lands.

OPTIONS/ DISCUSSION:

The following is a brief summary of issues raised to date. These matters, and others identified at the Public Meeting and through the circulation and detailed review of the proposal, will be addressed in detail, if necessary, in a recommendation report:

1. Greenway interface
 - a. A reduction in the overall percentage of units back-lotting onto the Greenway in accordance with the Design Guidelines.
 - b. Enhanced opportunities for pedestrian connections to the planned trail system within the Greenway.
 - c. Opportunities for restoration of the Greenway.
2. Jennings Gate Estates interface
 - a. Review of the interface between the proposed lots, which abut the existing estate residential subdivision to the south is ongoing, based on the site-

-
- specific policies in the Secondary Plan and the Design Guidelines, including tree preservation where appropriate.
3. Lane lengths and snow storage
 - a. Staff, including fire, operations and urban design, are reviewing the proposed laneway system to determine the appropriate lane lengths and areas for snow storage notches and walkways.
 4. Parkland
 - a. Appropriateness of the location and size of parks based on the Secondary Plan and the Design Guidelines, including locating a park in the southern quadrant of the Proposal.
 - b. Staff do not support the portion of parkland block 375 located within the City's Greenway and Greenbelt Plan given, among other reasons, the Design Plan does not identify the need, the steep topography would make it difficult to program and the lands are identified for restoration.
 5. Purpose built secondary suites, seniors housing and affordable housing
 - a. The Owner is asked to provide opportunities for purchasers to implement secondary suites in the future (i.e. rough in service, flexible floor plans, etc.) and opportunities for aging in place friendly units (i.e. master bedrooms on the ground floor, elevator retrofit opportunities, etc.).
 6. Hydro One - Extensions of Stoney Hill Boulevard and Vine Cliff Boulevard
 - a. The Secondary Plan identifies road connections to Stoney Hill Boulevard and Vine Cliff Boulevard in the neighbouring residential community to the west known as the East Cathedral Community. The Owner and staff will continue to work with Hydro One to transfer the lands for the right-of-way (ROW) directly from Ontario Infrastructure and Lands Corporation to the City of Markham.
 7. Review the appropriateness of the proposed zoning by-law amendment
 - a. Staff are reviewing the proposed site-specific development standards (i.e. reduced rear yard setback and increased maximum building height) in the context of the existing and planned uses, among other considerations.
 8. Community Energy Plan
 - a. A Community Energy Plan (the "CEP") for the FUA has been completed. The CEP identified and advances strategies to reduce energy use, to support renewable energy generation and to reduce overall greenhouse gas emissions in the FUA. The Owner is expected to adhere to the CEP.
 9. Public art contribution
 - a. Section 37 contribution for the provision of public art needs to be finalized for implementation through the amending zoning by-law.
 10. Outstanding comments
 - a. Comments from various internal departments and external agencies are outstanding and may result in changes to the plan, including the Toronto and Region Conservation Authority.
 11. Outstanding Secondary Plan studies
 - a. Several Berczy Glen Secondary Plan studies have yet to be finalized which may impact the Proposal. Such studies include the Master Environmental Servicing Plan, Berczy Glen Phasing Plan and the Collector Road

Environmental Assessment Study. It is anticipated completion of these studies will be conditions of Draft Plan of Subdivision approval.

12. Technical studies/reports currently under review

- a. Staff are in the process of reviewing the following studies/reports submitted in support of the proposal: Functional Servicing and Stormwater Management Report, Planning Opinion Report, Transportation Mobility Study, Tree Inventory and Preservation Plan, Environmental Impact Study, Archeological Assessment, Environmental Noise Feasibility Study, Hydrogeological Assessment, Geomorphic Study, Geotechnical Investigation Report and Phase 1 Environmental Site Assessment.

FINANCIAL CONSIDERATIONS

Not applicable.

HUMAN RESOURCES CONSIDERATIONS

Not applicable.

ALIGNMENT WITH STRATEGIC PRIORITIES:

The Proposal is being considered within the context of the City's strategic priorities of safe, sustainable and complete communities.

BUSINESS UNITS CONSULTED AND AFFECTED:

The Proposal has been circulated to various departments and external agencies and is currently under review. Requirements of the city and external agencies will be reflected in the Draft Plan of Subdivision conditions and Zoning By-law Amendment.

RECOMMENDED BY:

Ron Blake, M.C.I.P., R.P.P.
Senior Development Manager

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner, Development Services

ATTACHMENTS:

Figure 1: Location Map

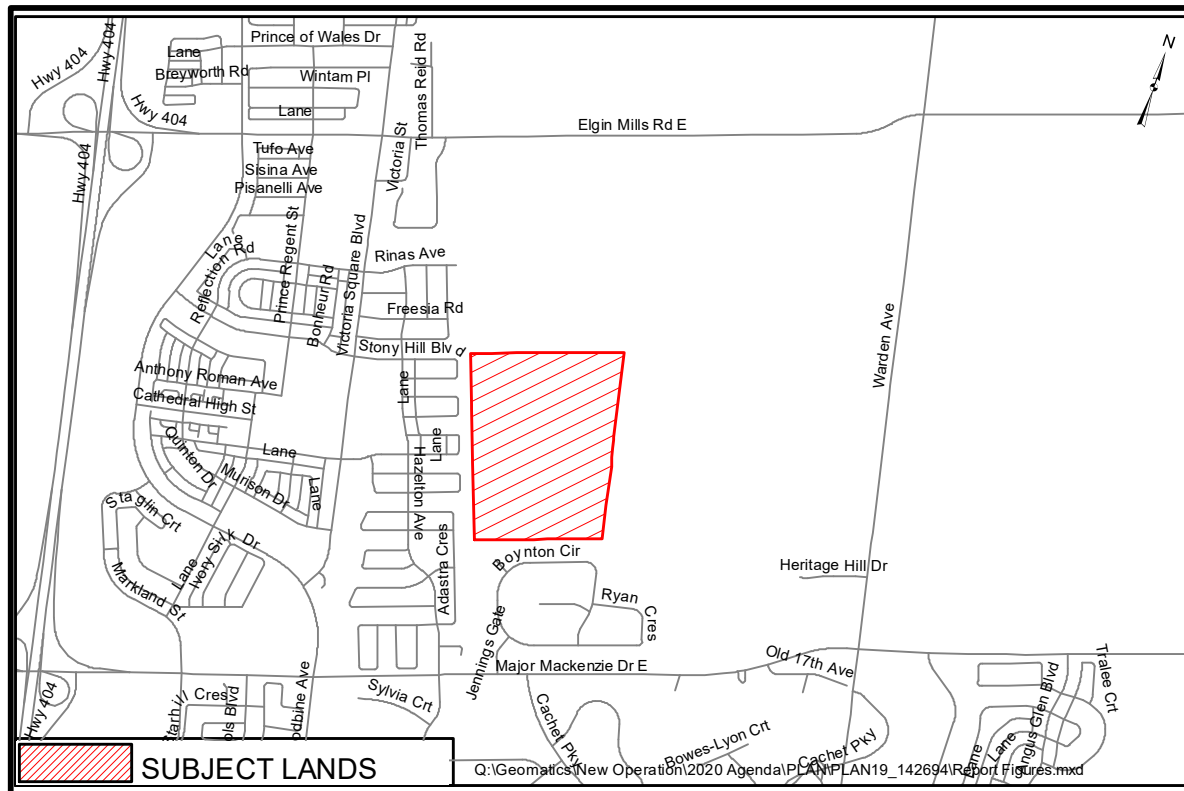
Figure 2: Aerial Photo

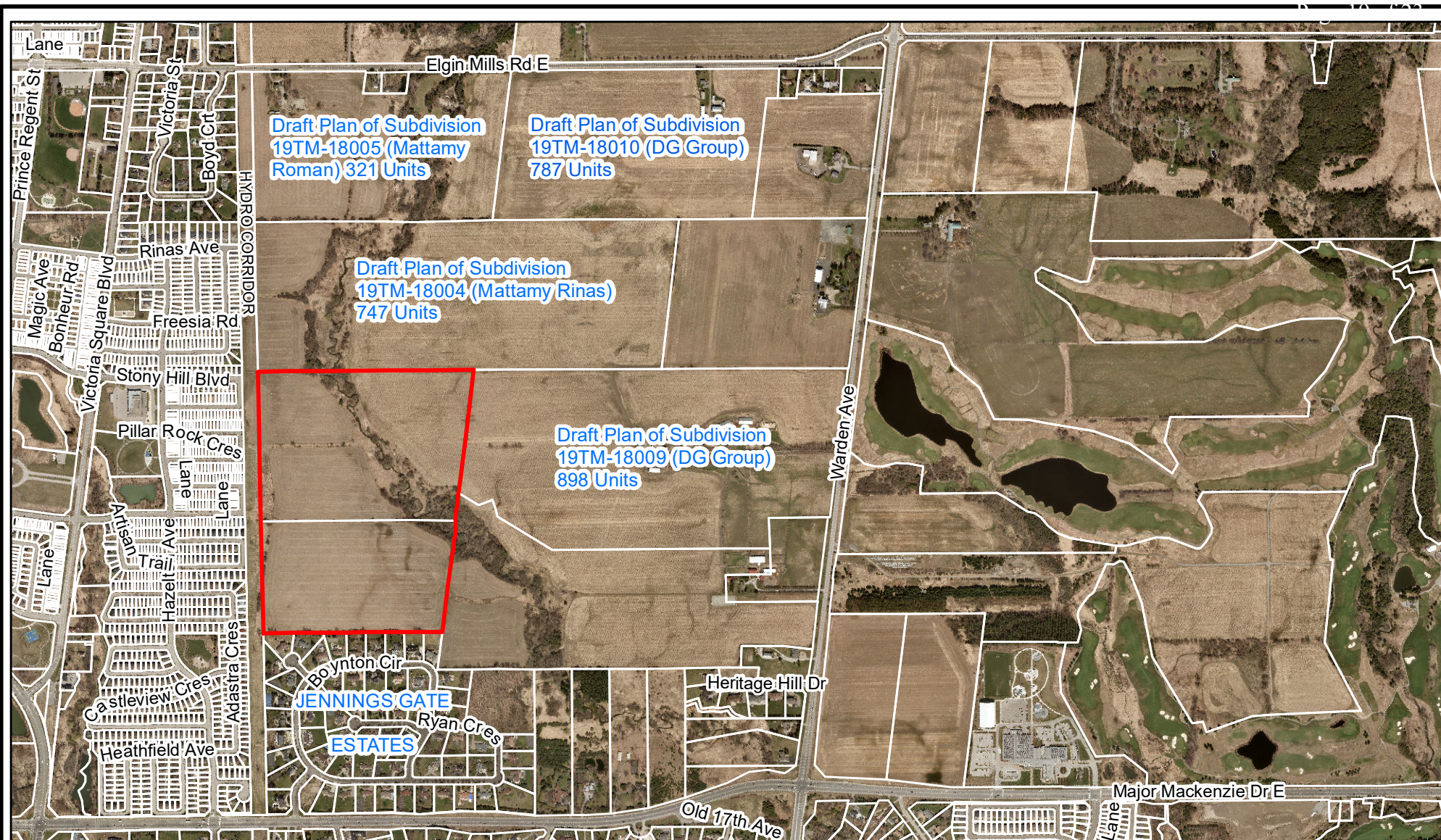
Figure 3: Area Context/Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: 2014 Official Plan Map 3 Extract - Land Use

Figure 6: Berczy Glen Secondary Plan - Land Use Map





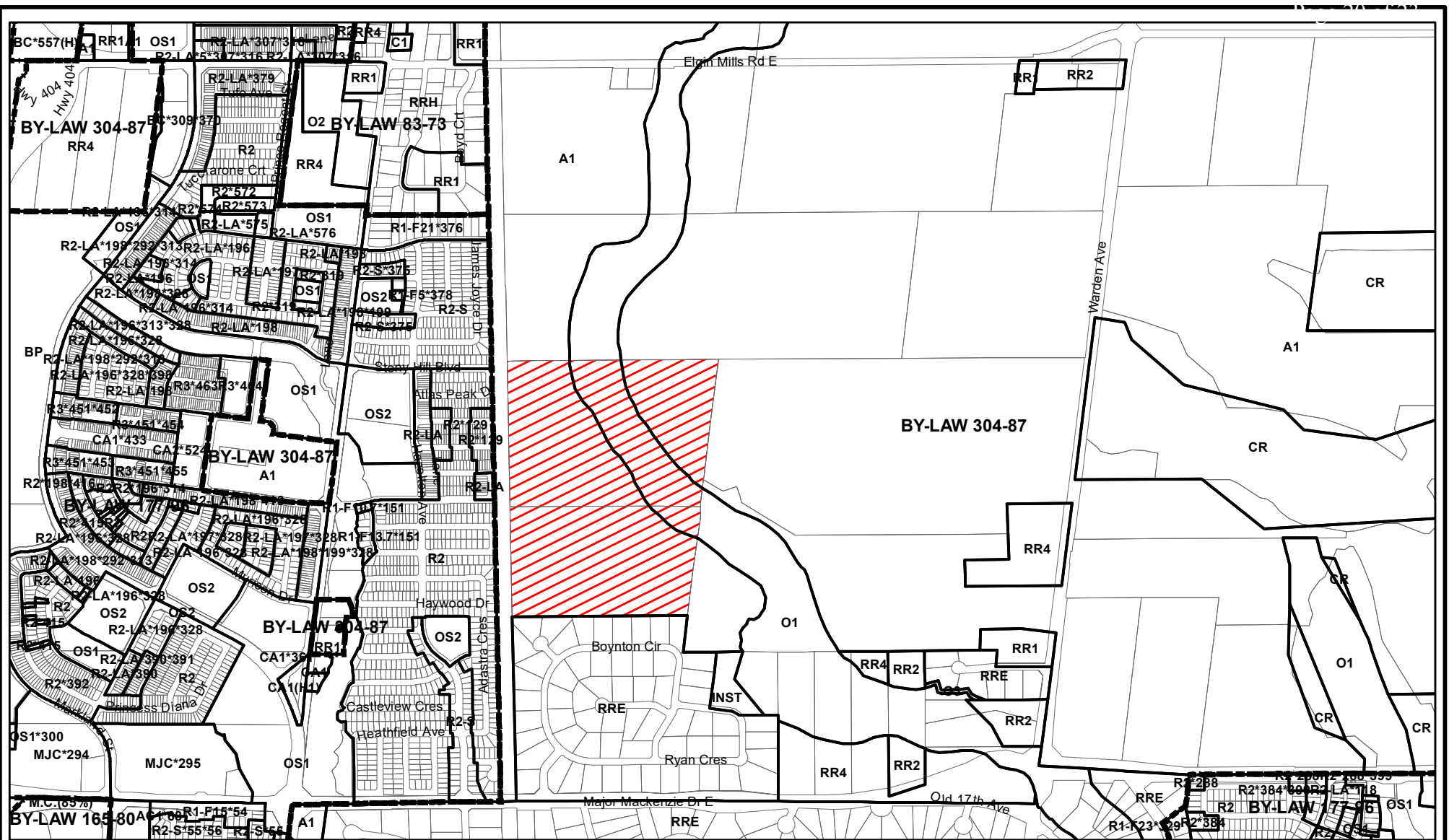
AERIAL PHOTO (2019)

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

 SUBJECT LANDS

DATE: 07/02/2020



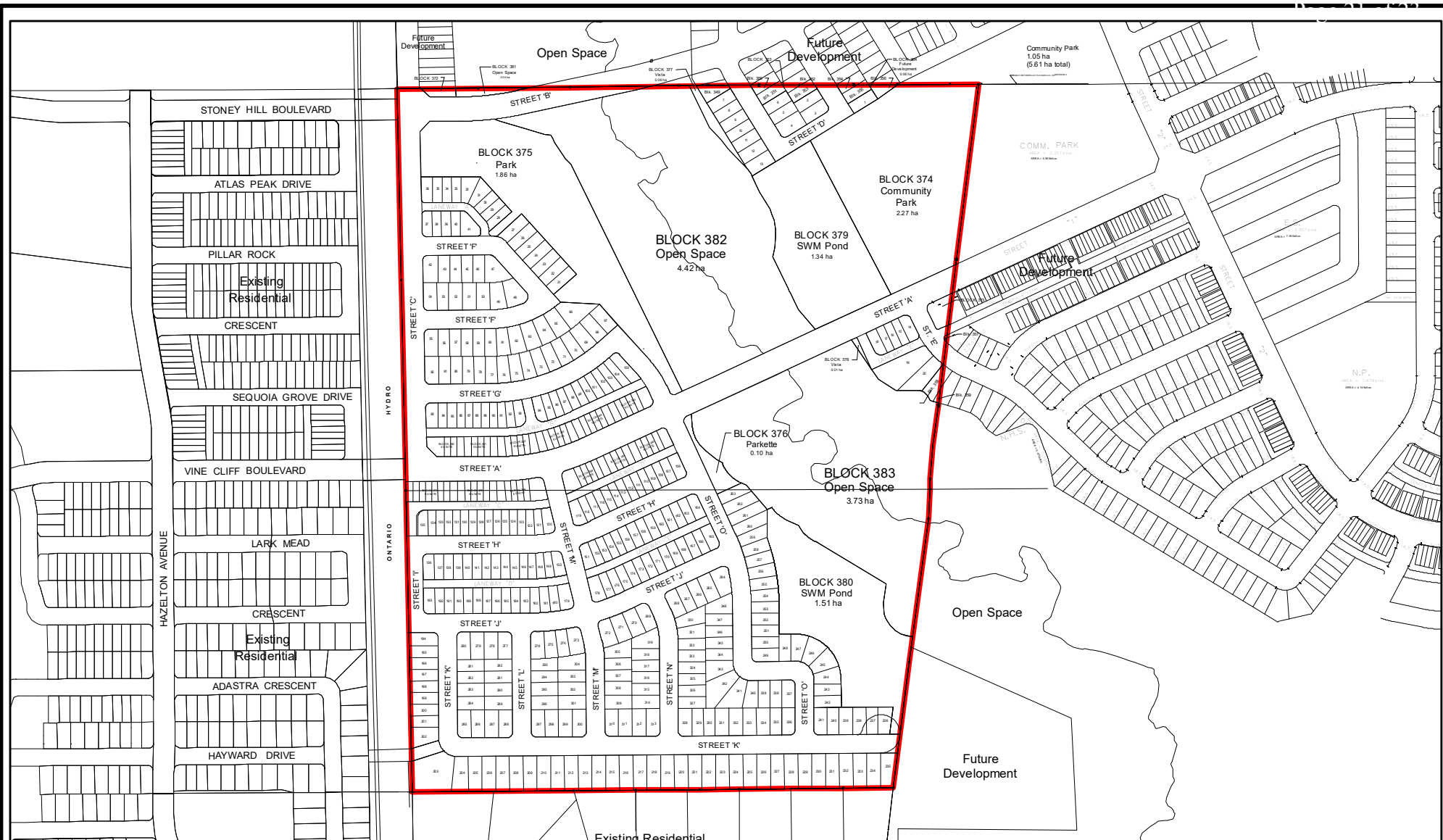
AREA CONTEXT / ZONING

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

 SUBJECT LANDS

DATE: 07/02/2020



DRAFT PLAN OF SUBDIVISION

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

 SUBJECT LANDS

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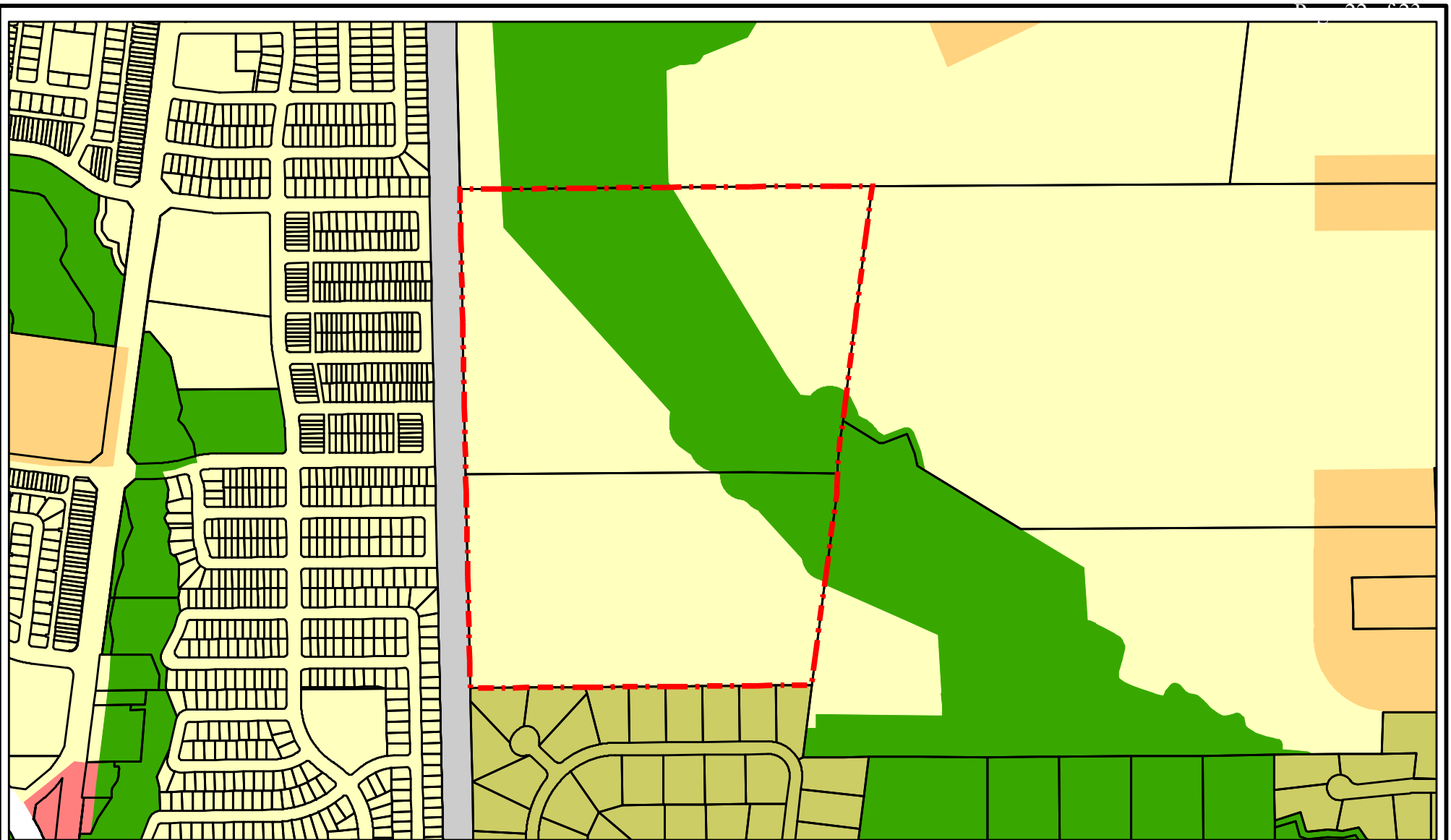
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 MARKHAM DEVELOPMENT SERVICES COMMISSION

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Checked By: DB

FIGURE No. 4



OFFICIAL PLAN MAP 3 - LAND USE

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

	Residential Low Rise		Mixed Use Low Rise
	Residential Mid Rise		Greenway
	Residential Estate		Transportation and Utilities

 SUBJECT LANDS



DATE: 07/02/2020

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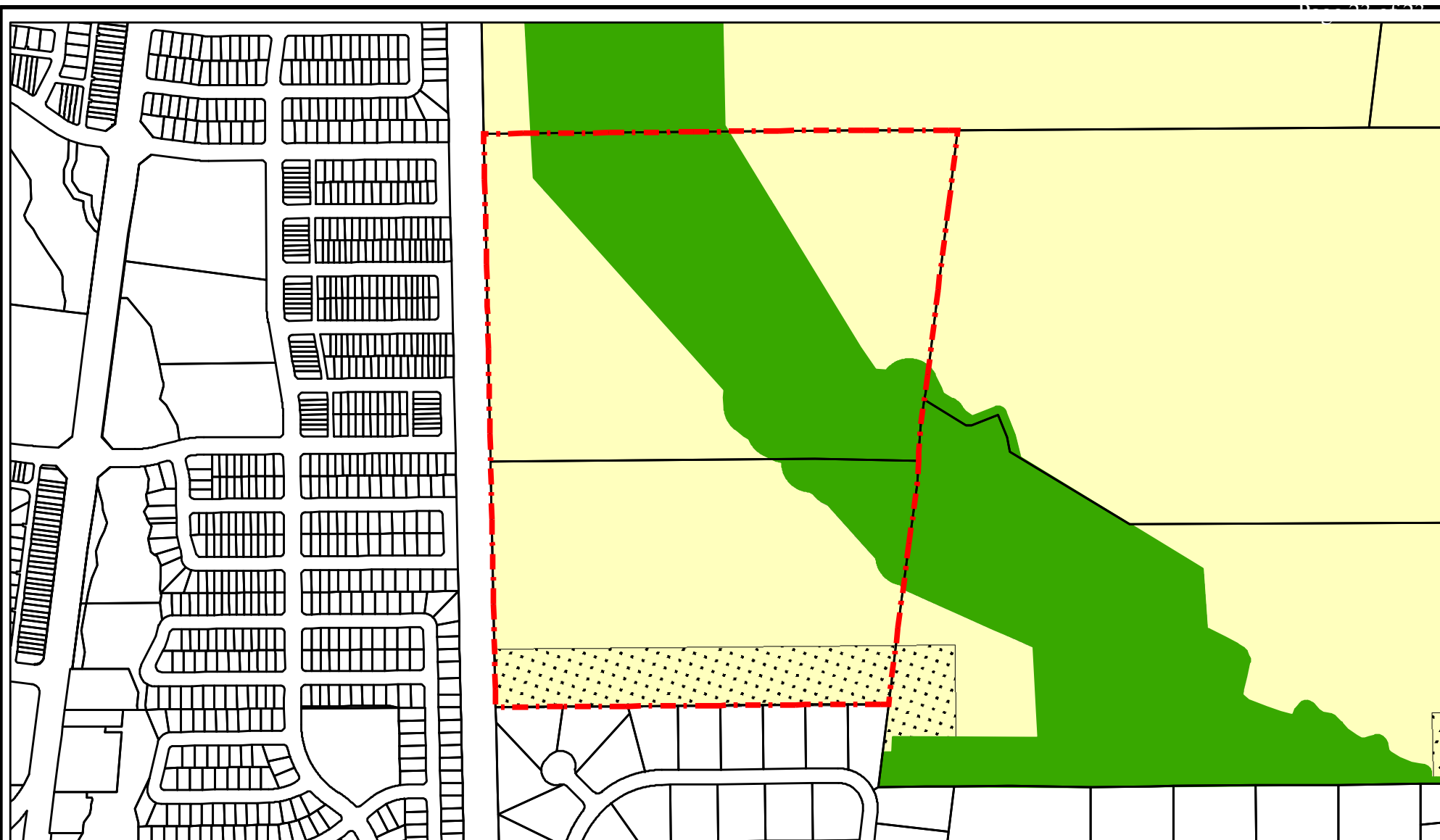


DEVELOPMENT SERVICES COMMISSION

Drawn By: RT

Checked By: DB








FIGURE No. 5



BERCZY GLEN SECONDARY PLAN - LAND USE

APPLICANT: 1212763 Ontario Limited

FILE No. PLAN 19 142694

	Residential Low Rise		Mixed Use Mid Rise
	See Section 8.2.1.6		See Section 8.3.1.6
	Residential Mid Rise I		Greenway
	Residential Mid Rise II		

 SUBJECT LANDS

DATE: 07/02/2020