



# Development Services Public Meeting Agenda

**Meeting No. 1 | February 4, 2025 | 7:00 PM | Live streamed**

Members of the public have the option to attend either remotely via Zoom or in-person  
in the Council Chamber at the Civic Centre

## **Members of the public can participate by:**

### **1. VIEWING THE ONLINE LIVESTREAM:**

Council meetings are video and audio streamed at: <https://pub-markham.escribemeetings.com/>

### **2. EMAILING A WRITTEN SUBMISSION:**

Members of the public may submit written deputations by email to [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca).

**Written submissions must be received by 4:00 p.m. the day prior to the meeting.**

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

### **3. REQUEST TO SPEAK / DEPUTATION:**

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

\*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

Alternate formats for this document are available upon request.

Closed captioning during the video stream may be turned on by clicking the [cc] icon located at the lower right corner of the video screen.

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**Note: As per Section 7.1(h) of the Council Procedural By-Law,  
Council will take a ten minute recess after two hours have passed since the last break.**



# Development Services Public Meeting Agenda

Meeting Number: 1

February 4, 2025, 7:00 PM - 9:00 PM

Live streamed

All Members of Council  
Development Services  
Chair: Regional Councillor Joe Li

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Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
  - 4.1 PUBLIC MEETING INFORMATION REPORT, WARDEN ANGUS DEVELOPMENTS INC. AT 10565 WARDEN AVENUE, APPLICATION FOR ZONING BY-LAW AMENDMENT (WITH AN ASSOCIATED DRAFT PLAN OF SUBDIVISION) TO PERMIT THE DEVELOPMENT 3  
  
OF APPROXIMATELY 847 RESIDENTIAL UNITS, A MIXED-USE MID-RISE BLOCK, A PORTION OF A SECONDARY SCHOOL, A PORTION OF TWO ELEMENTARY SCHOOLS, A PORTION OF TWO NEIGHBOURHOOD PARKS INCLUDING ONE DUAL-USE PARK, A PARKETTE, A STORMWATER MANAGEMENT FACILITY AND THE SUPPORTING ROAD AND LANE NETWORK AT 10565 WARDEN AVENUE (WARD 6), FILE NO. PLAN 24 194063/ 24 194066 (10.5)  
  
D. Brutto, ext. 2468
  - 4.2 PUBLIC MEETING INFORMATION REPORT, NEAMSBY INVESTMENTS INC. AT SOUTH SIDE OF 14TH AVENUE, EAST OF THE AANIIN COMMUNITY CENTRE, AND WEST OF MARKHAM ROAD, 14  
  
APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT TO PERMIT A RESIDENTIAL DEVELOPMENT THAT INCLUDES THREE APARTMENT BUILDINGS WITH HEIGHTS OF 8, 9 AND 11 STOREYS, COMPRISING 785 PURPOSE-BUILT RENTAL UNITS;

**34 TWO-STOREY PURPOSE-BUILT RENTAL TOWNHOUSE UNITS;  
PRESERVATION OF A DETACHED HERITAGE DWELLING; AND, A 0.15  
HA (0.37 AC) PUBLIC PARK AT SOUTH SIDE OF 14TH AVENUE, EAST  
OF THE AANIIN COMMUNITY CENTRE, AND WEST OF MARKHAM  
ROAD, MUNICIPALLY KNOWN AS 5933 14TH AVENUE, AND  
LEGALLY DESCRIBED AS BLOCKS 270 AND 271, PLAN 65M-4686,  
(WARD 7), FILE NO. PLAN 24 198977 (10.3, 10.5)**

S. Corr, ext. 2532

**5. ADJOURNMENT**

**Development Services Commission  
PUBLIC MEETING INFORMATION REPORT**

<b>Date:</b>	Tuesday, February 4, 2025		
<b>Application Types:</b>	Zoning By-law Amendment (the "Application")		
<b>Owner:</b>	Warden Angus Developments Inc. (the "Owner")		
<b>Agent:</b>	Malone Given Parsons Ltd. (Emily Grant)		
<b>Proposal:</b>	Zoning By-law Amendment (with an associated Draft Plan of Subdivision) to permit the development of approximately 847 residential units, a mixed-use mid-rise block, a portion of a secondary school, a portion of two elementary schools, a portion of two neighbourhood parks including one dual-use park, a parkette, a stormwater management facility and the supporting road and lane network of (the "Proposed Development").		
<b>Location:</b>	10565 Warden Avenue (the "Subject Lands")		
<b>File Numbers:</b>	PLAN 24 194063/PLAN 24 194066	<b>Ward:</b>	6
<b>Prepared By:</b>	Daniel Brutto, MCIP, RPP, CPT ext. 2468 Senior Planner, West Planning District		
<b>Reviewed By:</b>	Rick Cefaratti, MCIP, RPP Acting Manager, North Markham	Stephen Lue, MCIP, RPP Senior Manager, Development	

**PURPOSE**

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

**PROCESS TO DATE**

Staff received the Application on November 15, 2024 and deemed the Application complete on November 29, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on February 27, 2025 for the Zoning By-law Amendment application and the 120-day period for the Draft Plan of Subdivision ends on March 29, 2025.

**NEXT STEPS**

- Statutory Public Meeting, which is only required for the Zoning By-law Amendment application, is scheduled for February 4, 2025

- If required, a Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Zoning By-law Amendment and Draft Plan of Subdivision approval subject to conditions.

## BACKGROUND

### Subject Lands and Area Context

The Subject Lands have an area of 46.72 ha (115.44 ac) and are located south of Elgin Mills Road East, on the east side of Warden Avenue, as shown on Figure 1. The Subject Lands have approximately 340 m (1,115 ft) of frontage along Warden Avenue and are currently used for agricultural purposes, as shown on Figure 2. Figure 3 shows the surrounding land uses.

### Angus Glen Secondary Plan (OPA 47)

The Angus Glen Secondary Plan (AGSP) was approved by the Ontario Land Tribunal on July 26, 2023 and applies to the Subject Lands. The AGSP provides detailed policies to guide the future development of the surrounding lands with approximately 7, 500 dwelling units, 19,700 residents and 1,300 jobs planned at full build out.

*The Proposed Development is shown in Figures 4 and 5 and summarized in Table 1 below*

<b>Table 1: Proposed Unit Mix</b>	
Single Detached:	345
Lane Access Townhouses:	66
Street Townhouses:	46
Mixed Use Mid-Rise:	153 (estimate)
Future Development Lots:	86
Part Lots:	151
<b>Total:</b>	<b>847</b>

The following table summarizes the Angus Glen Secondary Plan information.

<b>Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)</b>	
Current Designations:	“Residential Low Rise”, “Residential Mid Rise I”, “Mixed Use Mid Rise – Neighbourhood Service Node”, “Greenway” and includes symbols denoting the general locations of a Catholic Secondary School, Public Elementary School, Catholic Elementary School, two (2) Neighbourhood Parks and a Stormwater Management Facility.
Permitted uses:	<p><u>“Residential Low Rise”</u>: a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day car centres, place of worship, public school provided it is approved at a location on a arterial or collector road, shared housing small scale and the uses provided for in all designations listed in Section 8.1.1 of the 2014 Official Plan.</p> <p><u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses located above a garage on a laneway and buildings associated with day cares, places of worship and public schools.</p> <p><u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u>: a various commercial and housing uses listed in Section 8.3.1.2 as well as places of worship, public schools and private schools in accordance with Section 8.13.5.</p> <p><u>“Greenway”</u>: intended to protect <i>natural heritage and hydrologic features</i> while supporting natural heritage enhancement opportunities, active and passive recreation uses and nature appreciation.</p>
Permitted building types:	<p><u>“Residential Low Rise”</u>: detached dwelling, semi-detached dwelling, townhouse excluding back-to-back townhouse, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where individual lots have frontage on a public park which fronts a public street. Also coach houses above a laneway garage and day cares, places of worship and public schools are permitted.</p> <p><u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses above a</p>

<b>Table 3: Angus Glen Secondary Plan Amendment Information (OPA 47)</b>	
	laneway garage and buildings associated with day cares, places of worship and public schools.
	<u>“Mixed Use Mid Rise – Neighbourhood Service Node”</u> : apartment buildings, multi storey non-residential or mixed-use buildings and stacked townhouses as a secondary and transitional built form subject to certain criteria being met.

***A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to By-law 304-87, as amended, and shown in Figure 3***

<b>Table 4: Zoning By-law Amendment Information</b>	
Current Zones:	“Agricultural One (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)”
Permitted Uses:	<p><u>“Agricultural One (A1)”</u>: agricultural uses and an accessory dwelling.</p> <p><u>“Open Space One Zone (O1)”</u>: golf courses, park, athletic fields and public conservation projects.</p> <p><u>“Commercial Recreation Zone (CR)”</u>: golf courses (and accessory uses), outdoor skating rink, athletic fields, children’s day camp and a riding stable.</p>
Proposal:	The Owner proposes to rezone the Subject Lands from “Agricultural One (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)” under By-law 304-87, to numerous zones under By-law 177-96, with site-specific zone standards.

**Staff identified the following preliminary matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required.**

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) Review of the Proposed Development in the context of the existing policy framework, specifically the AGSP and Section 51(24) of the Planning Act.
- b) **Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the density, built form, road/laneway network and mix of land uses proposed are appropriate.
  - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
  - iii) Traffic impact and ensuring there is an appropriate supply of parking spaces.
- c) Parkland Dedication and Other Financial Contributions**
- i) The Application will be reviewed considering the appropriate amount and location of parkland dedication and/or cash-in-lieu of parkland. .
  - ii) The appropriateness of the proposed dual use neighbourhood park/stormwater management facility (Block 373), including but not limited to, conformity with policies 4.4.5 and 4.4.6 of the AGSP.
- d) Purpose built secondary suites, seniors housing and affordable housing**
- i) The Applications will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
  - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
- i) Staff are currently reviewing the Functional Servicing Report submitted. The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved.
- f) Sustainable Development**
- i) The Applications will be reviewed in consideration of the City's Sustainability Metrics Program.
  - ii) The Applications are expected to implement the requirements of the Future Urban Area Community Energy Plan.
- g) External Agency Review**
- i) York Region, the Toronto and Region Conservation Authority, the School Boards, among other agencies, have been circulated the Application, including the associated Draft Plan of Subdivision application, and any applicable requirements may be incorporated into the Proposed Development.



**h) Required Future Applications**

- i) The Owner must submit applications for Site Plan Control for Block 367, should the Applications be approved.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

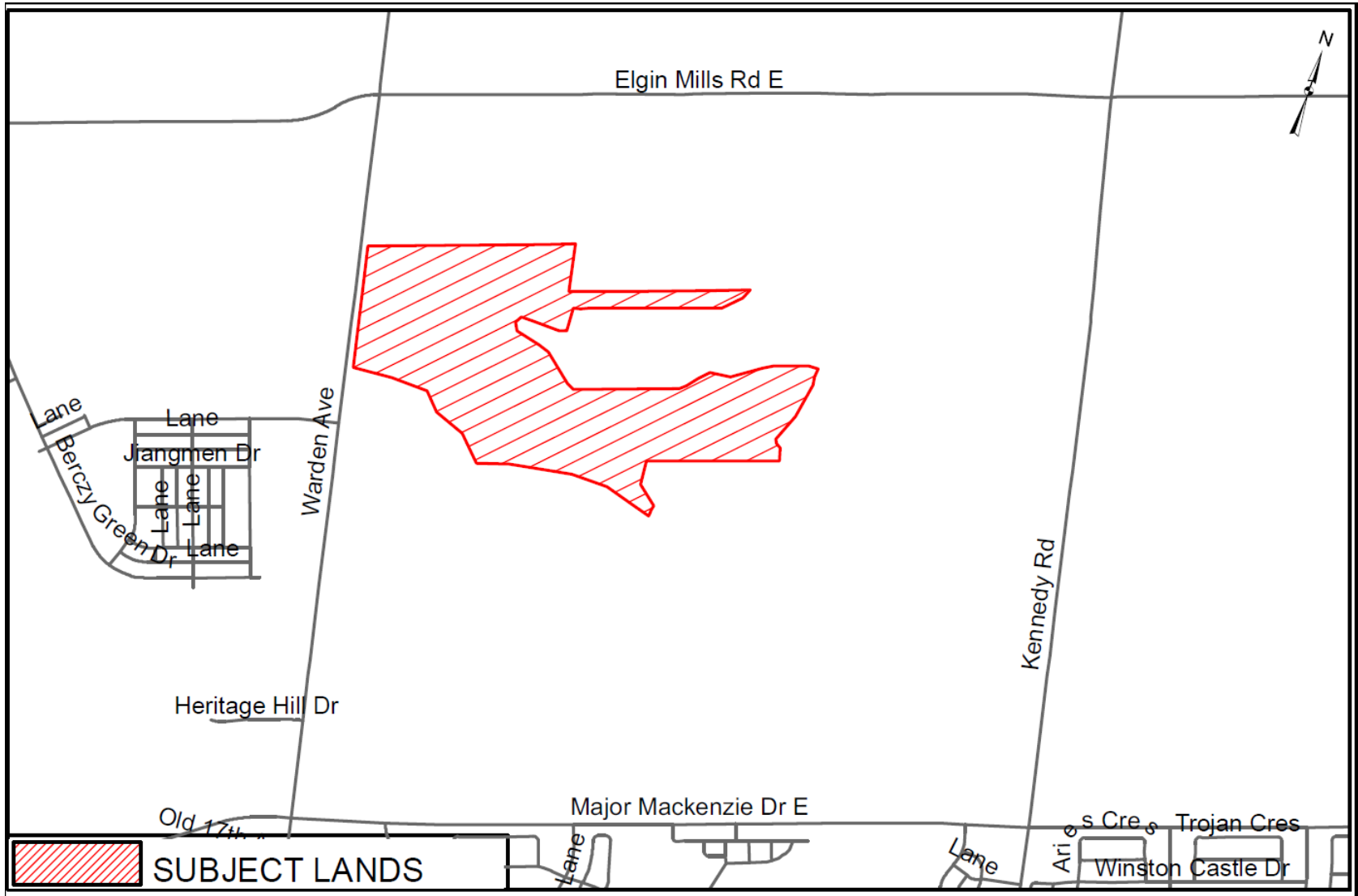
Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Lotting Distribution Plan

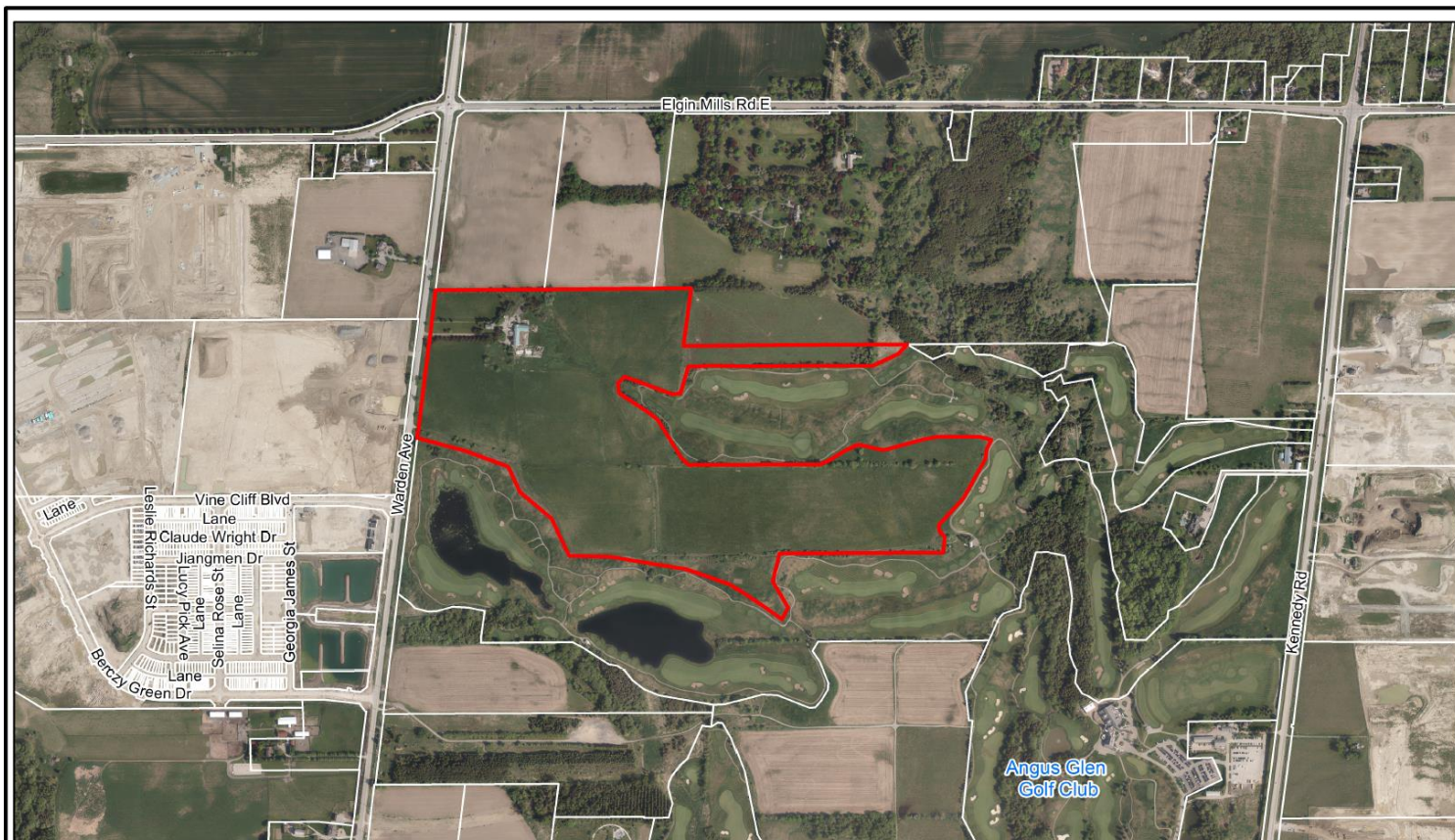
# Figure 1

## Location Map



# Figure 2

## Aerial Photo



### AERIAL PHOTO (2024)

APPLICANT: Warden Angus Developments Inc.  
10565 Warden Avenue

FILE No. PLAN 24 194063 & PLAN 24 194066

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**MARKHAM** DEVELOPMENT SERVICES COMMISSION

Drawn By: BE

Checked By: DB

 SUBJECT LANDS

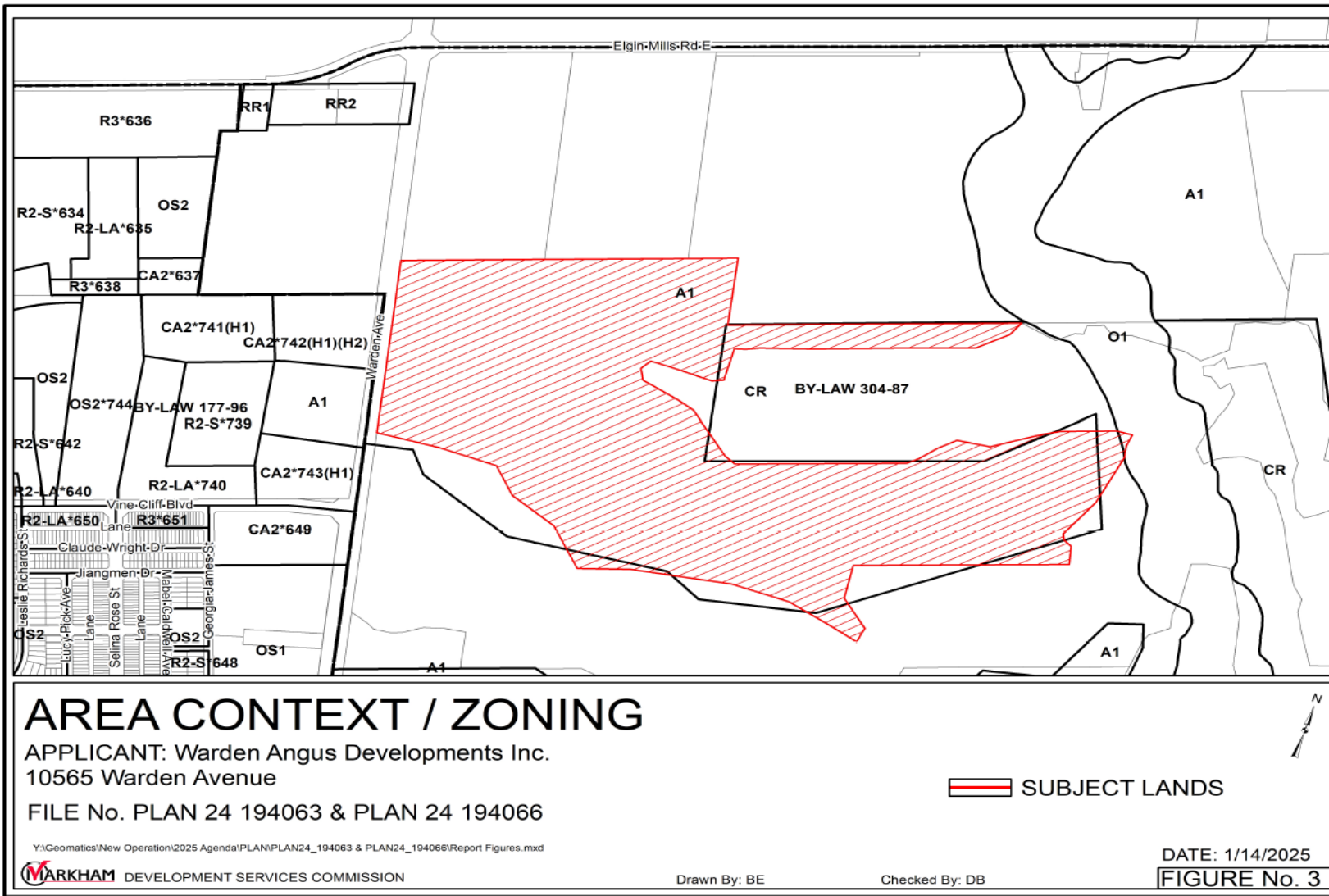
DATE: 1/14/2025

**FIGURE No. 2**



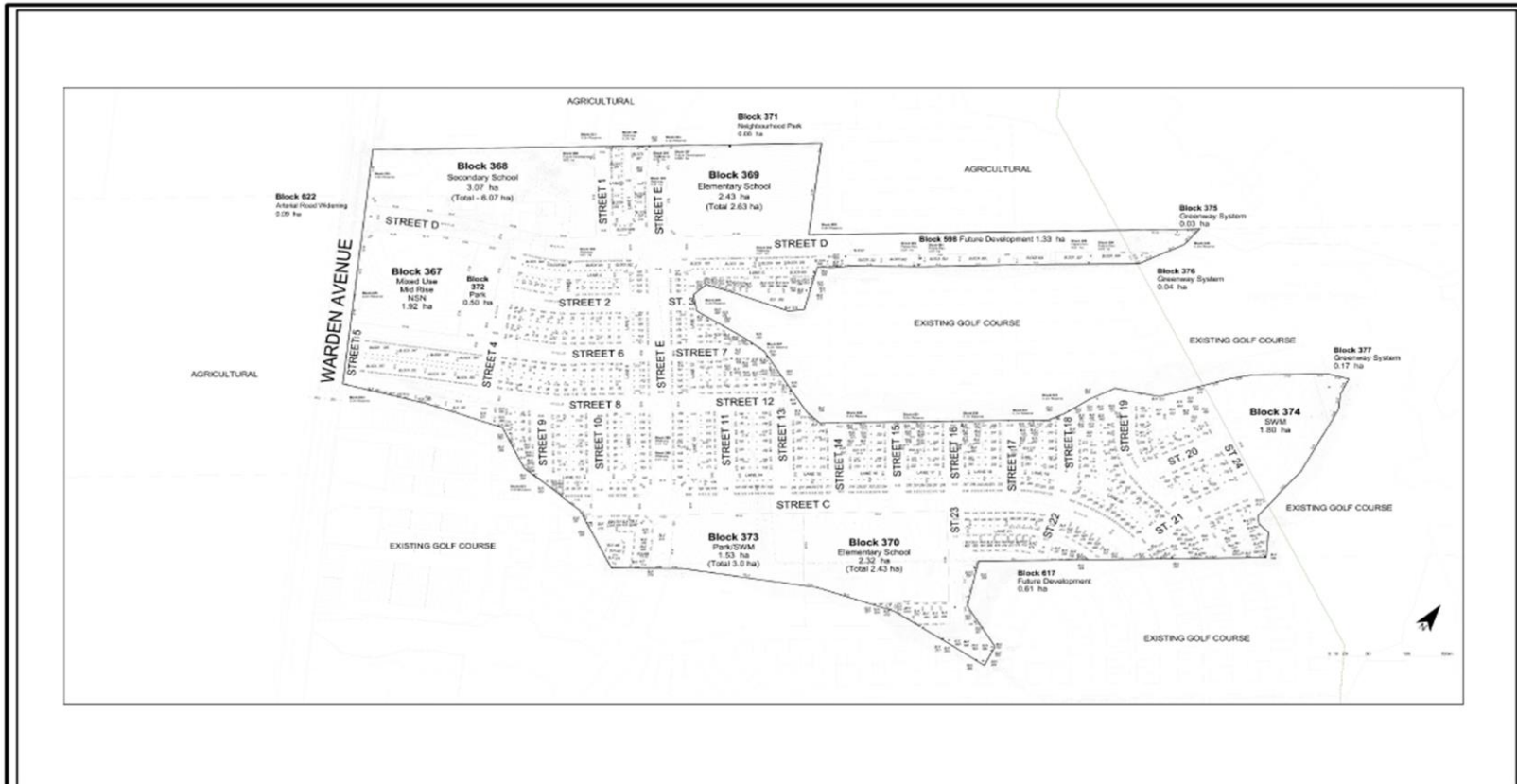
# Figure 3

## Area Context and Zoning



# Figure 4

## Draft Plan of Subdivision



### DRAFT PLAN OF SUBDIVISION

APPLICANT: Warden Angus Developments Inc.  
10565 Warden Avenue

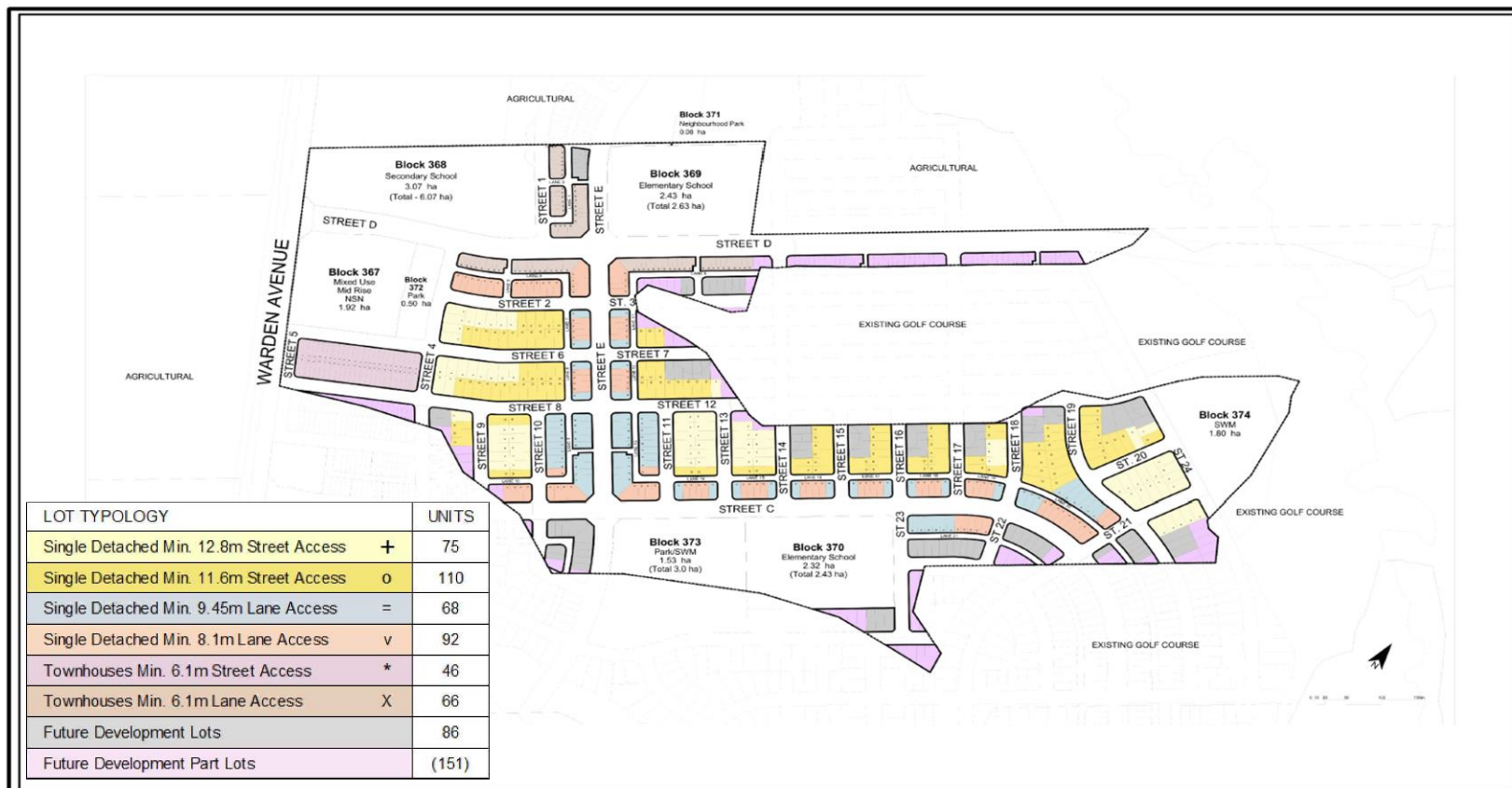
FILE No. PLAN 24 194063 & PLAN 24 194066

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Figure 5

# Lotting Distribution Plan



## LOTING DISTRIBUTION PLAN

APPLICANT: Warden Angus Developments Inc.  
10565 Warden Avenue

FILE No. PLAN 24 194063 & PLAN 24 194066

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**Development Services Commission  
PUBLIC MEETING INFORMATION  
REPORT**

<b>Date:</b>	Tuesday, February 4, 2025		
<b>Application Types:</b>	Official Plan and Zoning By-law Amendment (the “Applications”)		
<b>Owner:</b>	Neamsby Investments Inc. (the "Owner")		
<b>Agent:</b>	None		
<b>Proposal:</b>	A residential development that includes three apartment buildings with heights of 8, 9 and 11 storeys, comprising 785 purpose-built rental units; 34 two-storey purpose-built rental townhouse units; preservation of a detached heritage dwelling; and, a 0.15 ha (0.37 ac) public park (the “Proposed Development”)		
<b>Location:</b>	South side of 14 <sup>th</sup> Avenue, east of the Aaniin Community Centre, and west of Markham Road, municipally known as 5933 14 <sup>th</sup> Avenue, and legally described as Blocks 270 and 271, Plan 65M-4686 (the “Subject Lands”)		
<b>File Number:</b>	PLAN 24 198977	<b>Ward:</b>	7
<b>Prepared By:</b>	Stephen Corr, BES, MCIP, RPP, ext. 2532, East Planning District		
<b>Reviewed By:</b>	Stacia Muradali, MCIP, RPP Manager, East District	Stephen Lue, MCIP, RPP Senior Manager, Development	

**PURPOSE**

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

**PROCESS TO DATE**

Staff received the Applications on December 10, 2024, and deemed the Applications complete on December 13, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on April 12, 2025.

**NEXT STEPS**

- Statutory Public Meeting is scheduled for February 4, 2025
- If requested, preparation of a Recommendation Report for consideration by the Development Services Committee (“DSC”) at a future DSC meeting

- In the event of an approval, adoption of the site-specific Official Plan and Zoning By-law Amendments
- Finalizing the technical review of the Site Plan Control application submitted for a portion of the Subject Lands, which includes Apartment Buildings ‘A’ and ‘B’ and the townhouses described in Table 1 below. Following Site Plan Approval will be the execution of any required agreements between the Owner and City including, but not limited to, parkland conveyance, transportation matters, and municipal servicing.

## BACKGROUND

### Subject Lands and Area Context

The 3.76 ha (9.3 ac) Subject Lands are shown on Figure 4 and are mostly vacant except for an existing detached dwelling on the east side, known as the George R. Cowie House (circa 1925) and designated under Part IV of the *Ontario Heritage Act*. Figure 2 shows the surrounding land uses.

**Table 1 summarizes the Proposed Development, as shown in Figure 4**

<b>Table 1: the Proposed Development</b>	
Residential Gross Floor Area:	Apartment Buildings ‘A’, ‘B’, and ‘C’: 58,147 m <sup>2</sup> (625,889 ft <sup>2</sup> ) Townhouse Buildings: 6,556 m <sup>2</sup> (70,568 ft <sup>2</sup> ) <b>Total: 64,703 m<sup>2</sup> (696,457 ft<sup>2</sup>)</b>
Dwelling Units:	Apartment Building ‘A’: 280; Apartment Building ‘B’: 344; Apartment Building ‘C’: 161; Townhouses: 34 <b>Total: 819</b>
Parking Spaces:	Apartment Buildings ‘A’ and ‘B’ (shared): 645* Apartment Building ‘C’: 161* Townhouses: 68** <b>Total: 840</b> * Based on 0.88 spaces/unit, plus 0.15 spaces/unit for visitors ** Based on 2 spaces/unit
Density:	1.72 Floor Space Index (“FSI”)
Building Heights	<ul style="list-style-type: none"> <li>• Building ‘A’ – 9 Storeys</li> <li>• Building ‘B’ – 11 Storeys</li> <li>• Building ‘C’ – 8 Storeys</li> <li>• Townhouse Buildings – 2 Storeys</li> </ul>



<b>Table 1: the Proposed Development</b>	
Parkland:	0.15 ha (0.37 ac), located on the 14 <sup>th</sup> Avenue frontage, between Apartment Buildings 'A' and 'B'

***The following Table summarizes York Region Official Plan 2022 (“ROP 2022”) Information***

<b>Table 2: Official Plan Amendment Information</b>	
Current Designation:	“Urban Area”, ROP 2022
Permitted uses:	Range of residential, commercial, employment, and institutional uses
Proposal:	The Proposed Development is compatible with the lands uses contemplated in the ROP 2022.

***The Owner proposes to amend the Markham 2014 Official Plan (the “2014 OP”) to permit the Proposed Development***

<b>Table 3: Official Plan Amendment Information</b>	
Current Designation:	“Service Employment”, 2014 OP
Permitted uses:	Offices; medical clinics; financial institutions; light industrial uses (manufacturing, warehousing, processing); retail (subject to <i>Gross Floor Area</i> size criteria); hotel; restaurants; banquet halls; trade and convention centres; community college or university; motor vehicle sales and rentals.
Proposal:	The Owner proposes to redesignate the Subject Lands to ‘Residential High Rise’, to permit the residential use with heights of eight to 11-storeys, including a site-specific policy allowing minimum heights of two-storeys for the townhouse buildings, and permission for a detached dwelling to preserve the existing heritage dwelling.

***A Zoning By-law Amendment application is required, as summarized in Table 4, to permit the Proposed Development, which is subject to By-law 177-96, as amended, and shown in Figure***

**3**

<b>Table 4: Zoning By-law Amendment Information</b>	
Current Zone:	Business Corridor Exception *590 (BC*590) and Business Corridor Exception *591 (BC*591)
Permissions:	Commercial, service and light industrial uses consistent with those outlined in the current Official Plan designation. Exception *591 also permits a detached dwelling related to the existing heritage dwelling.
Proposal:	<p>The Owner proposes to rezone the Subject Lands to a Residential Four (R4) Exception Zone in 177-96, as amended, to permit the Proposed Development comprised of apartment buildings, townhouses, and an existing detached heritage dwelling. This includes site specific provisions related to building height, density, setbacks and parking.</p> <p>(Staff note it may also be appropriate to rezone a portion of the Subject Lands to an Open Space Zone, reflecting the proposed parkland to be conveyed to the City.)</p>
By-law 2024-19, as amended	Comprehensive Zoning By-law 2024-19, as amended (the “CZBL”) is in full force and effect and Staff are determining the appropriateness of rezoning the Subject Lands into CZBL instead. Consequently, if Council approves the applications, the alternate rezoning may be to Residential - High Rise One (RES-HR1) and Open Space – Public (OS-PU) zones under By-law 20224-19, as amended, to permit the Proposed Development.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
- i) The appropriateness of the proposed Official Plan amendment to redesignate the Subject Lands from ‘Service Employment’ to ‘Residential High Rise’. Staff note that since the Subject Lands are designated ‘Community Area’ in ROP 2022, this proposed Official Plan Amendment is not considered an Employment Conversion.
  - ii) Review of the Proposed Development in the context of the existing policy framework.
- b) Community Benefits Charges (“CBC”) By-law**

- i) The Applications will be subject to and reviewed in consideration of the City's CBC By-law and contributions, if required, will be secured as a condition of any future Site Plan Approval, to be paid prior to the issuance of a first building permit.

**c) Parkland Dedication and Other Financial Contributions**

- i) The Owner proposes to convey 0.15 ha of parkland along the 14<sup>th</sup> Avenue frontage, as shown in Figure 4.
- ii) Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

**d) Affordable and Rental Housing**

- i) The Applications are being reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- iii) The Owner is proposing all the units as purpose built-rental housing. Approximately 50% of the purpose-built rental units in Apartment Buildings 'A' and 'B' are proposed to be in line with Federal affordability guidelines and designed to meet certain accessibility criteria to be eligible for apartment construction funding by the Canadian Mortgage and Housing Corporation (CMHC).
- iv) The Building 'C' lands are proposed to be transferred to a non-profit affordable housing provider to provide additional opportunities for affordable housing on the Subject Lands.
- v) The exiting heritage dwelling is proposed to be retained and repurposed for future use by a youth housing provider.

**e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

**f) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the height, density, built form, building orientation, and land uses proposed are appropriate.

- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
  - iii) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Functional Servicing Report, Stormwater Management Brief, and Transportation Impact Study.
- g) Sustainable Development**
- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program, to be secured as part of any future Site Plan Approvals.
- h) Heritage Matters**
- i) The Applications will be reviewed to address the cultural heritage resources on the Subject Lands, including the George R. Cowie House (circa 1925) at 5933 14<sup>th</sup> Avenue.
- i) External Agency Review**
- i) The Applications are being reviewed by York Region, School Boards, and Utility Providers, and any applicable requirements must be incorporated into the Proposed Development.
- j) Submitted and Required Future Applications**
- i) The Owner has submitted a Site Plan Control application to initiate the detailed technical review for Apartment Buildings 'A' and 'B' and the Townhouse Buildings.
  - ii) The future Owner of the Apartment Building 'C' lands must submit an application for Site Plan Control to initiate the detailed design review
  - iii) The Owner will also be required to submit a Major Heritage Permit Application for any proposed works to the George R. Cowie House at 5933 14<sup>th</sup> Avenue.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

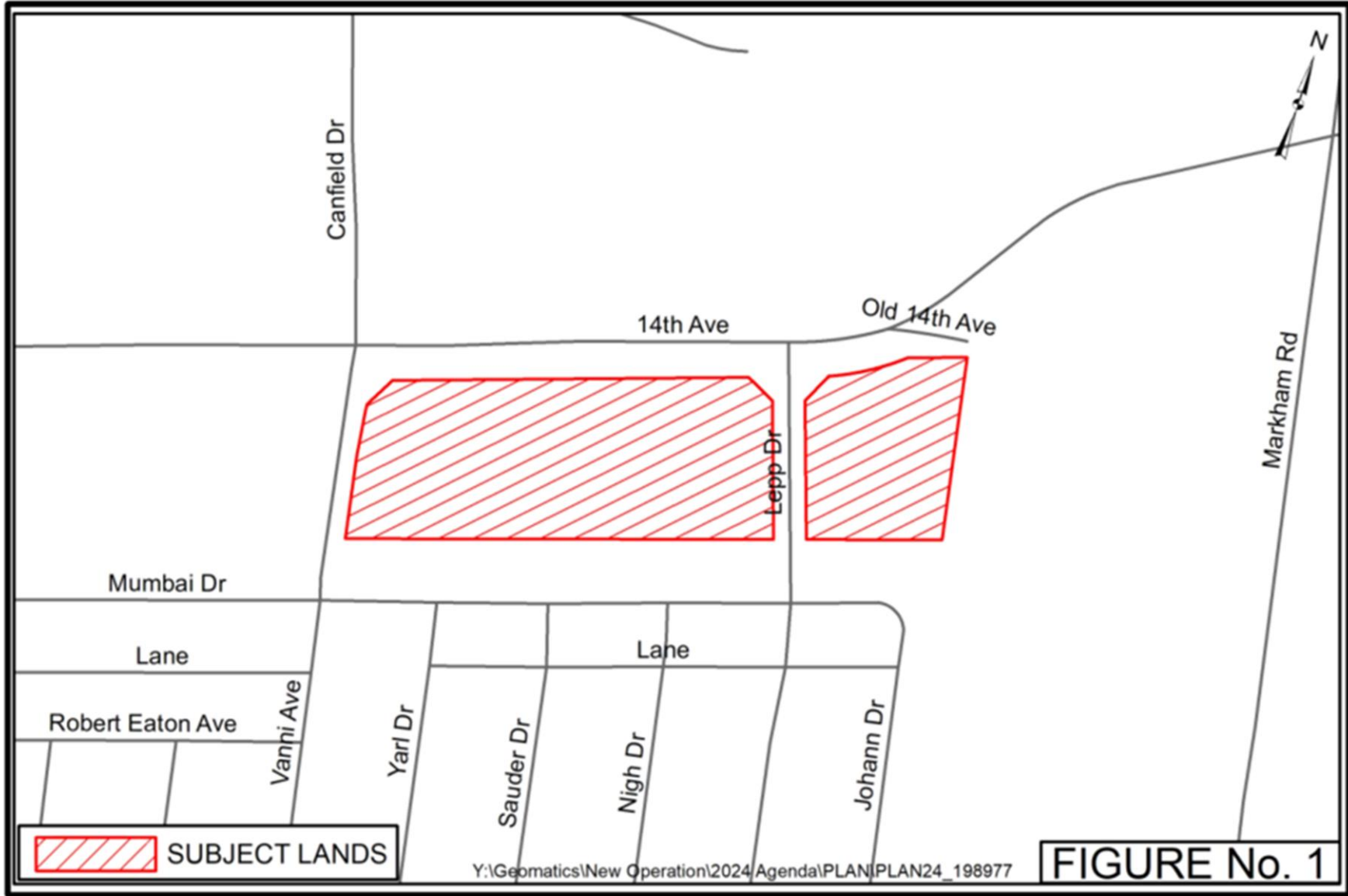
Figure 4: Conceptual Site Plan

Figure 5: Conceptual Renderings – Buildings 'A' and 'B'

Figure 6: Conceptual Renderings – Building 'C'

# Figure 1

## Location Map



# Figure 2

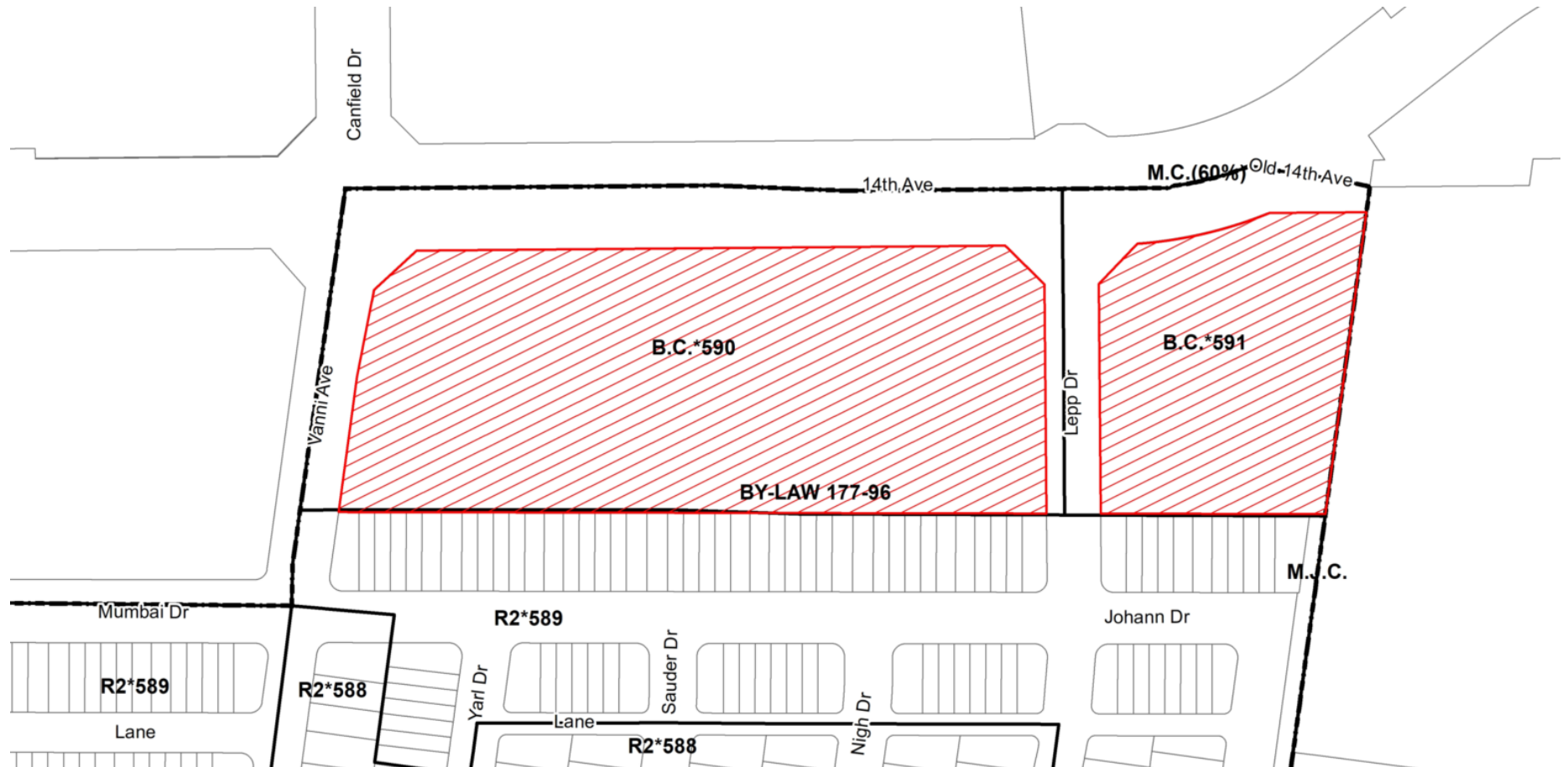
## Aerial Photo



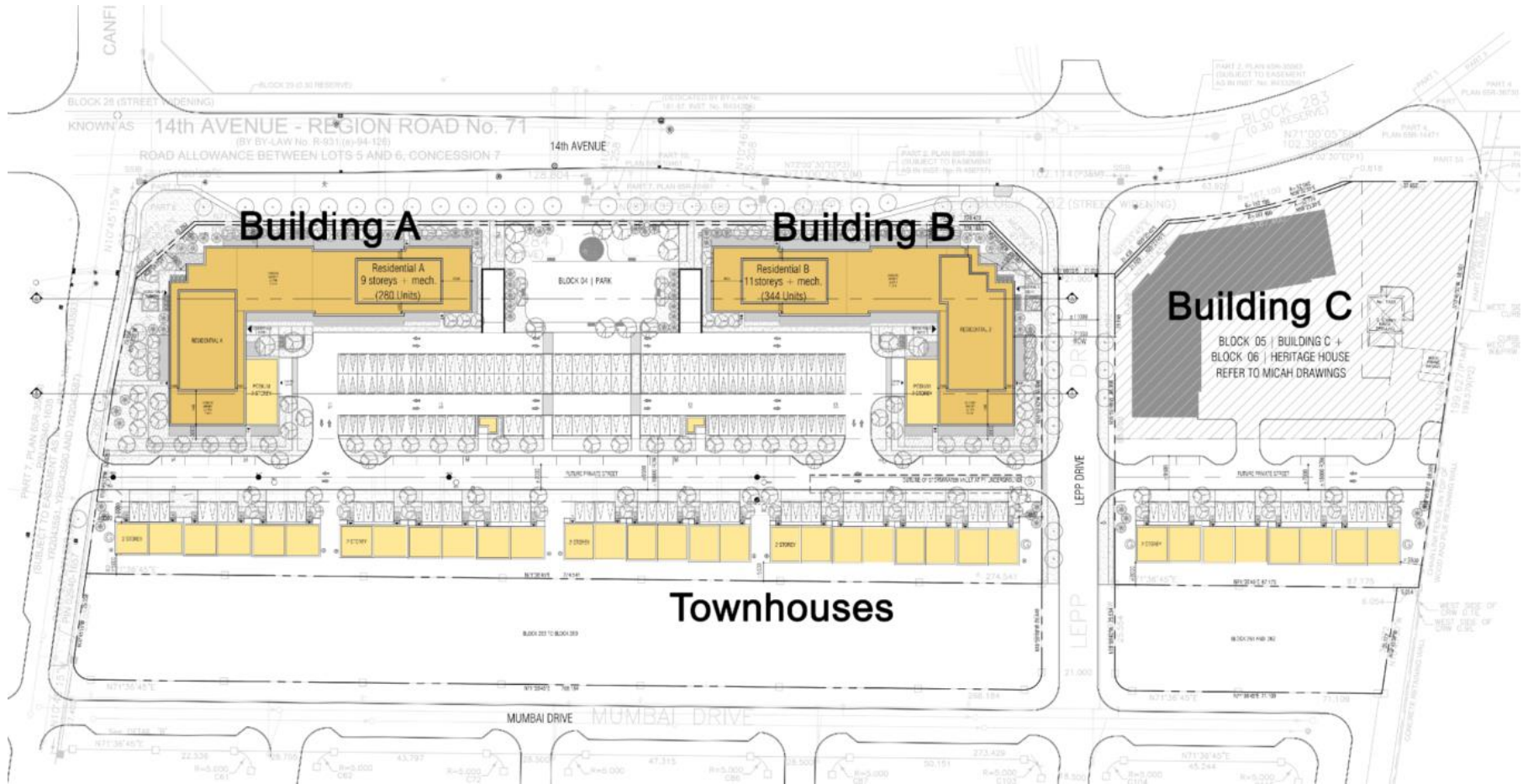


# Figure 3

## Area Context and Zoning



**Figure 4**  
**Conceptual Site Plan**





## Figure 5

### Conceptual Renderings Buildings 'A' and 'B'



## Figure 6

### Conceptual Building 'C' Rendering

