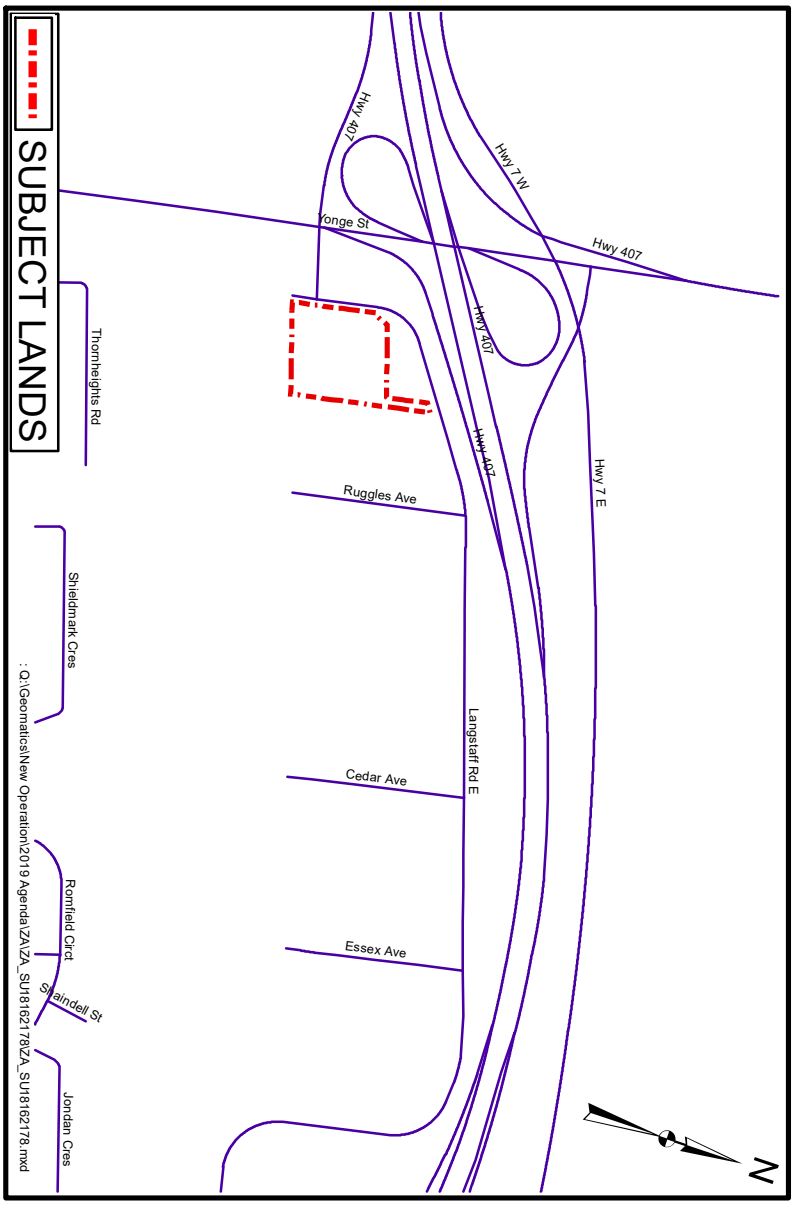
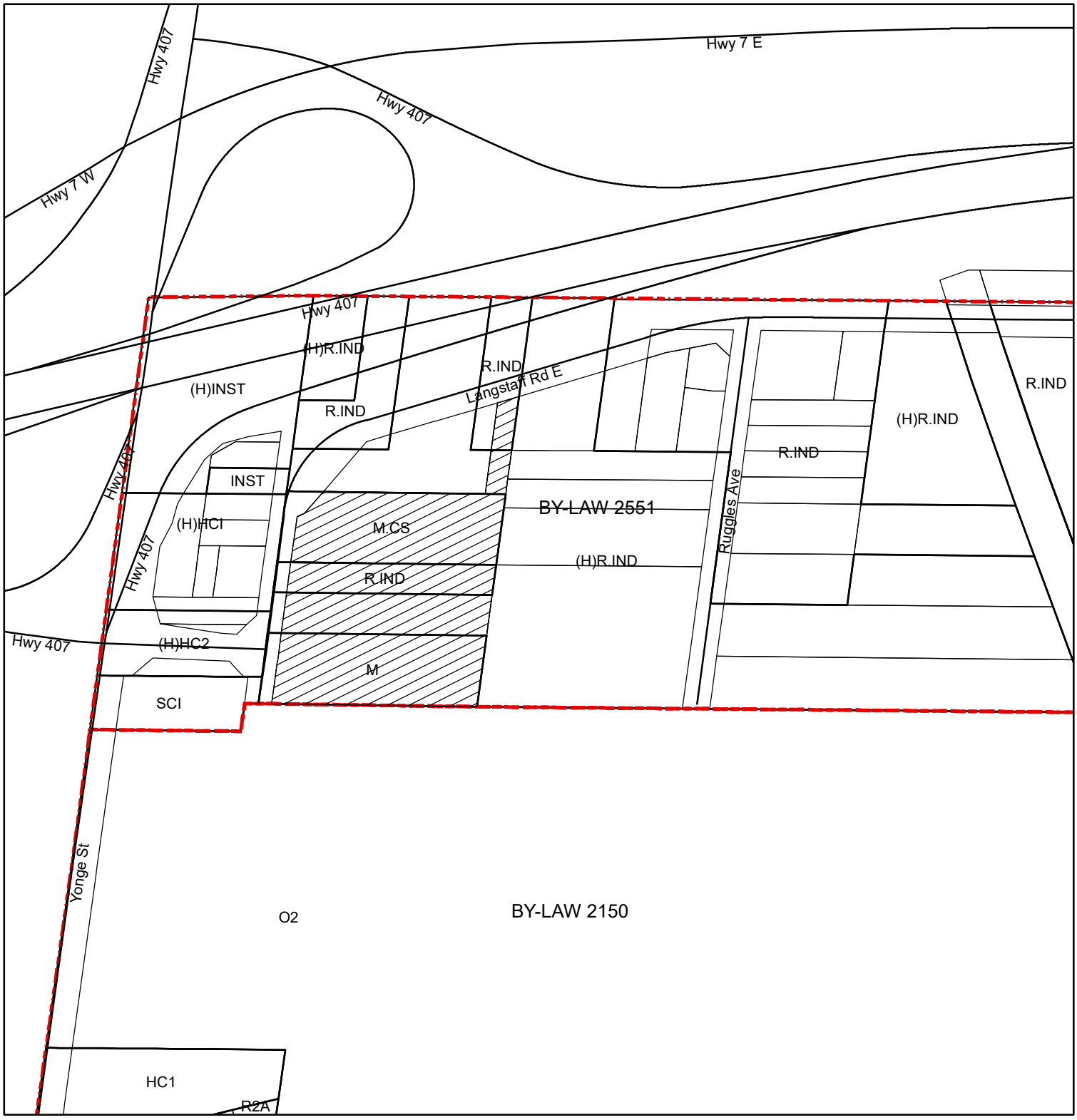

SUBJECT LANDS
Thornheights Rd
Shieldmark Cres
Romfield Circt
Strandell St
Jordan Cres
Ruggles Ave
Cedar Ave
Essex Ave
Langstaff Rd E
Hwy 407
Hwy 407
Hwy 407
Hwy 407
Hwy 7 W
Hwy 7 E
Yonge St
N
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Figure 1



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AREA CONTEXT/ZONING

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

N

SUBJECT LANDS

DATE: 02811/19

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: DD Checked By: CT

FIGURE No. 2



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AIR PHOTO 2018

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

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SUBJECT LANDS

DATE: 02811/19

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: DD Checked By: CT

FIGURE No. 3

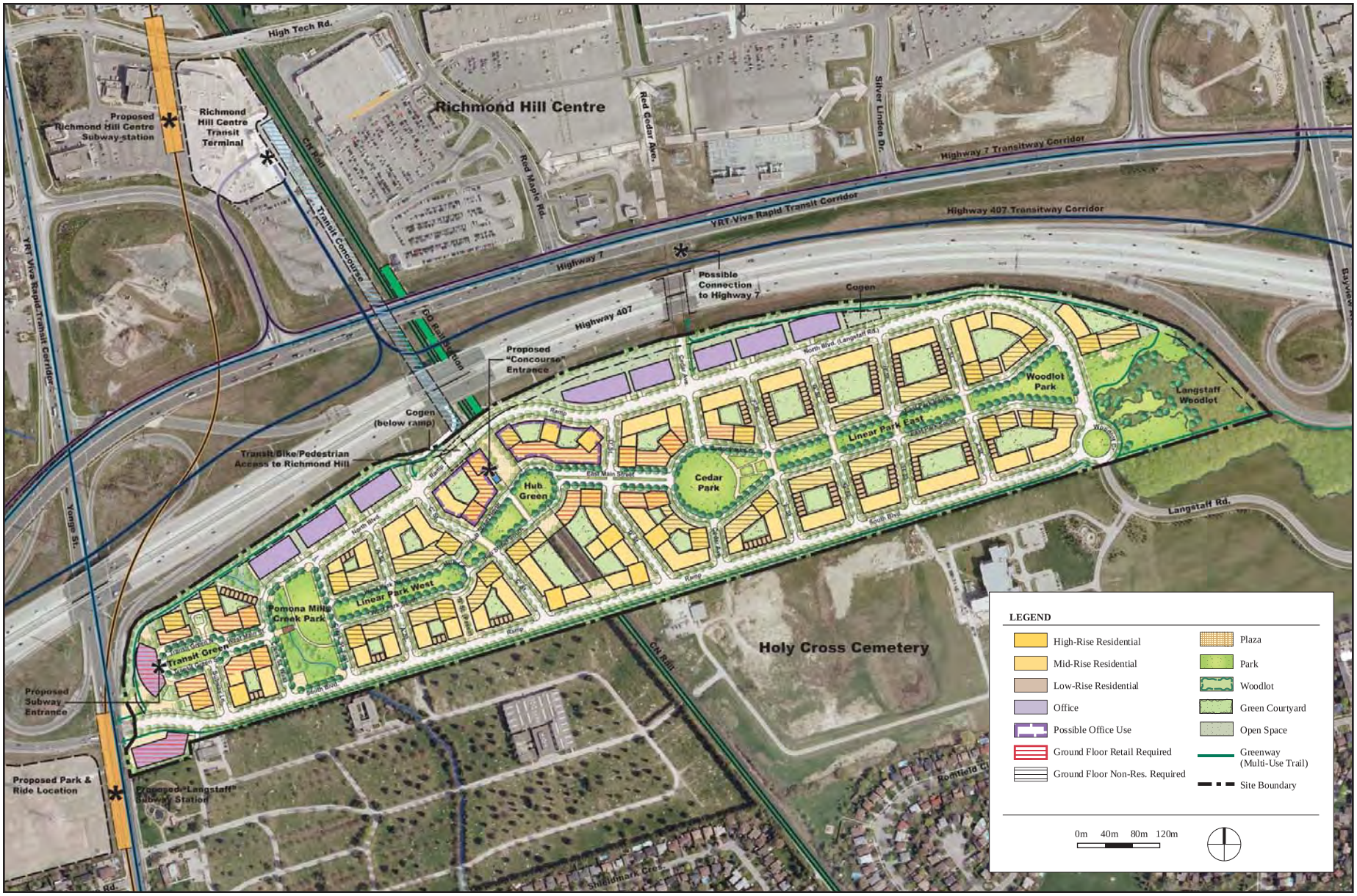
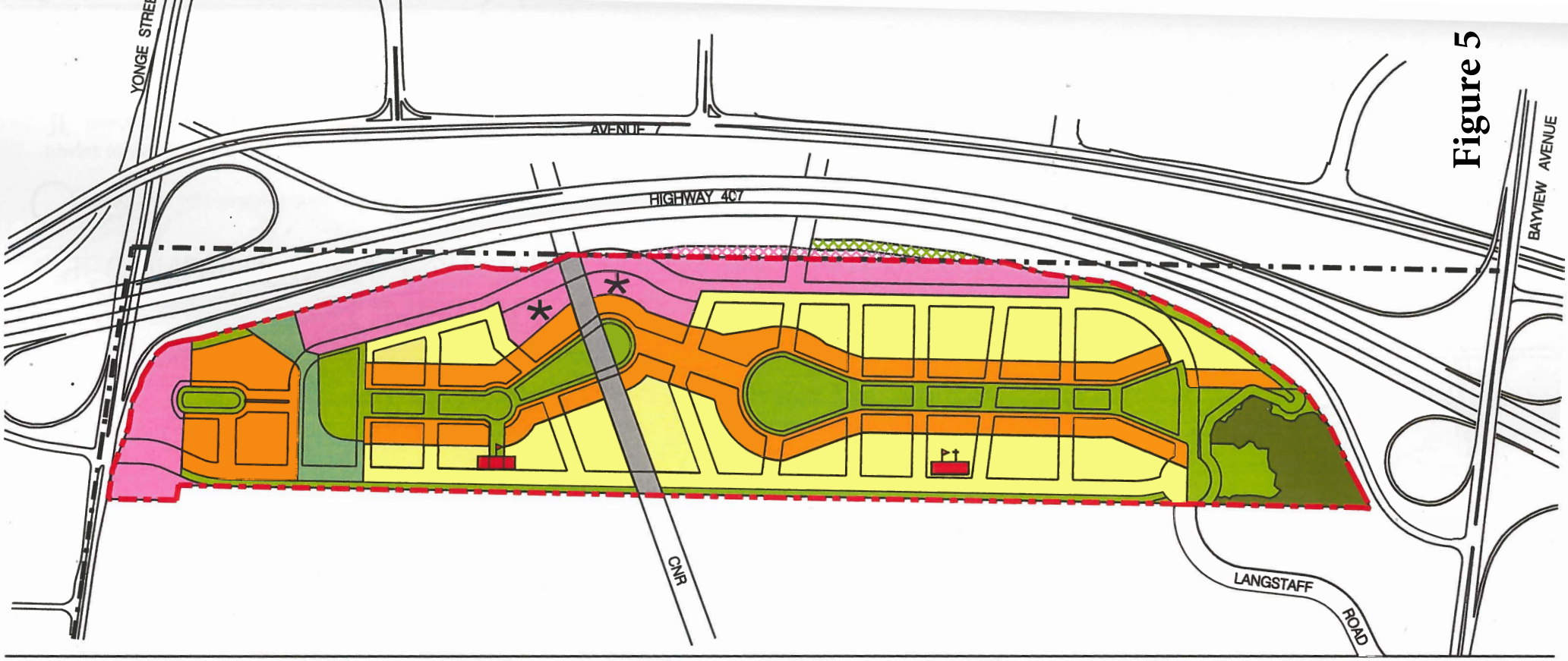


Figure 4

The Langstaff Land Use and Built Form Master Plan (above) is a true mixed-use plan that focuses density, office and retail at the two transit nodes that access the subway and rail stations.

Figure 5



SCHEDULE 'AA' – DETAILED LAND USE PLAN

SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (P.D. 44–1)

LANGSTAFF GATEWAY REGIONAL CENTRE

- RESIDENTIAL
- RESIDENTIAL – MIXED USE
- OFFICE
- OFFICE OUTSIDE AREA COVERED BY THIS PLAN
- PARKS & OPEN SPACE

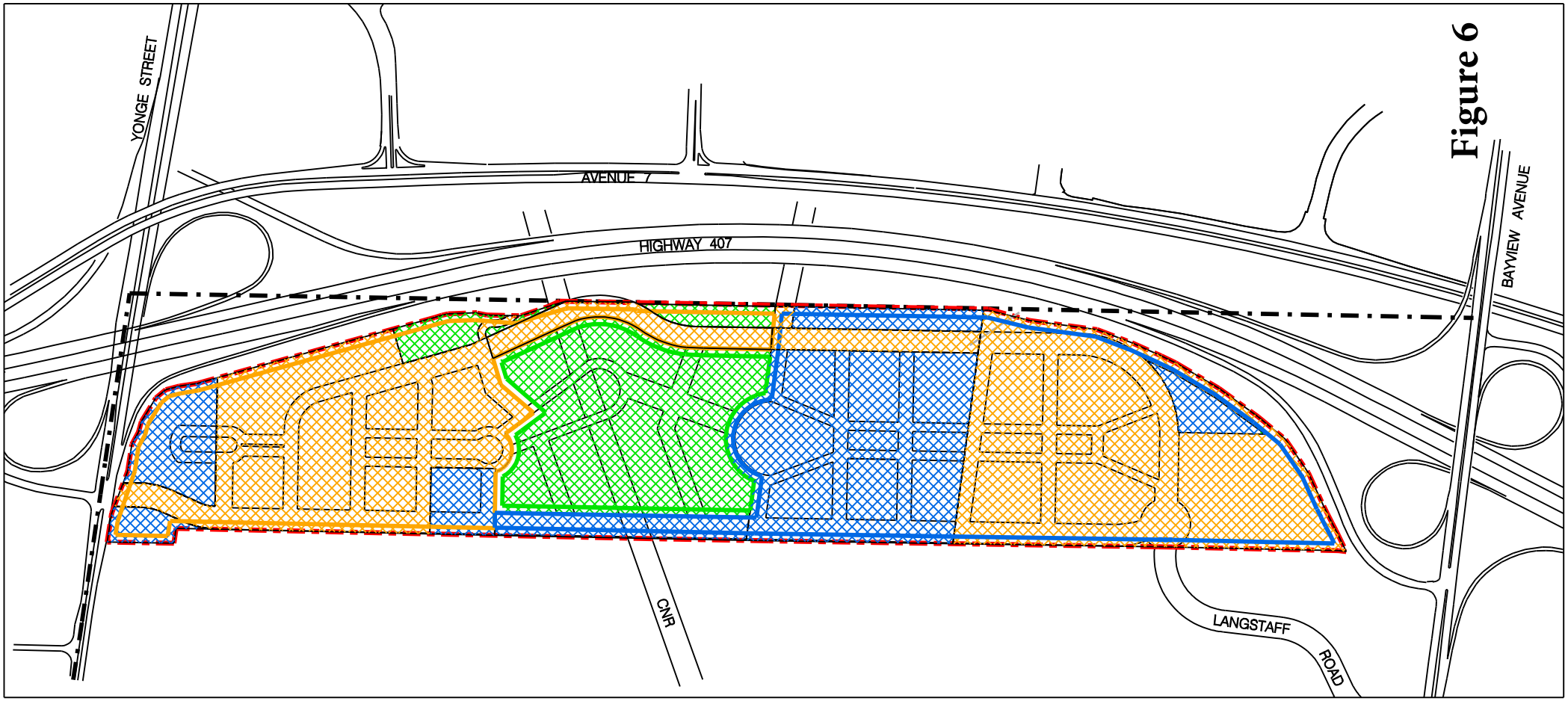
- BOUNDARY OF AREA COVERED BY THIS AMENDMENT
- TOWN BOUNDARY

- ENVIRONMENTAL PROTECTION AREA – WOODLOT (See Section 6.7.1b)
- ENVIRONMENTAL PROTECTION AREA – VALLEYLANDS (See Section 6.7.2b)
- TRANSPORTATION & UTILITIES

- (SEE SECTION 6.4 e)
- ELEMENTARY SCHOOLS (PUBLIC)
- ELEMENTARY SCHOOLS (PUBLIC & CATHC

MARKHAM DEVELOPMENT SERVICES COMMISSION	OFFICIAL PLAN AMENDMENT No. 183	DRAWN BY: CPW CHECKED BY: DM	SCALE: NTS DATE: 18/05/10

Figure 6



SCHEDULE 'II' – DEVELOPMENT PHASING AND PRECINCT PLAN

SECONDARY PLAN FOR THE LANGSTAFF GATEWAY PLANNING DISTRICT (P.D. 44–1)

BOUNDARY OF AREA COVERED BY THIS AMENDMENT

TOWN BOUNDARY

WEST PRECINCT

EAST PRECINCT

CENTRAL PRECINCT

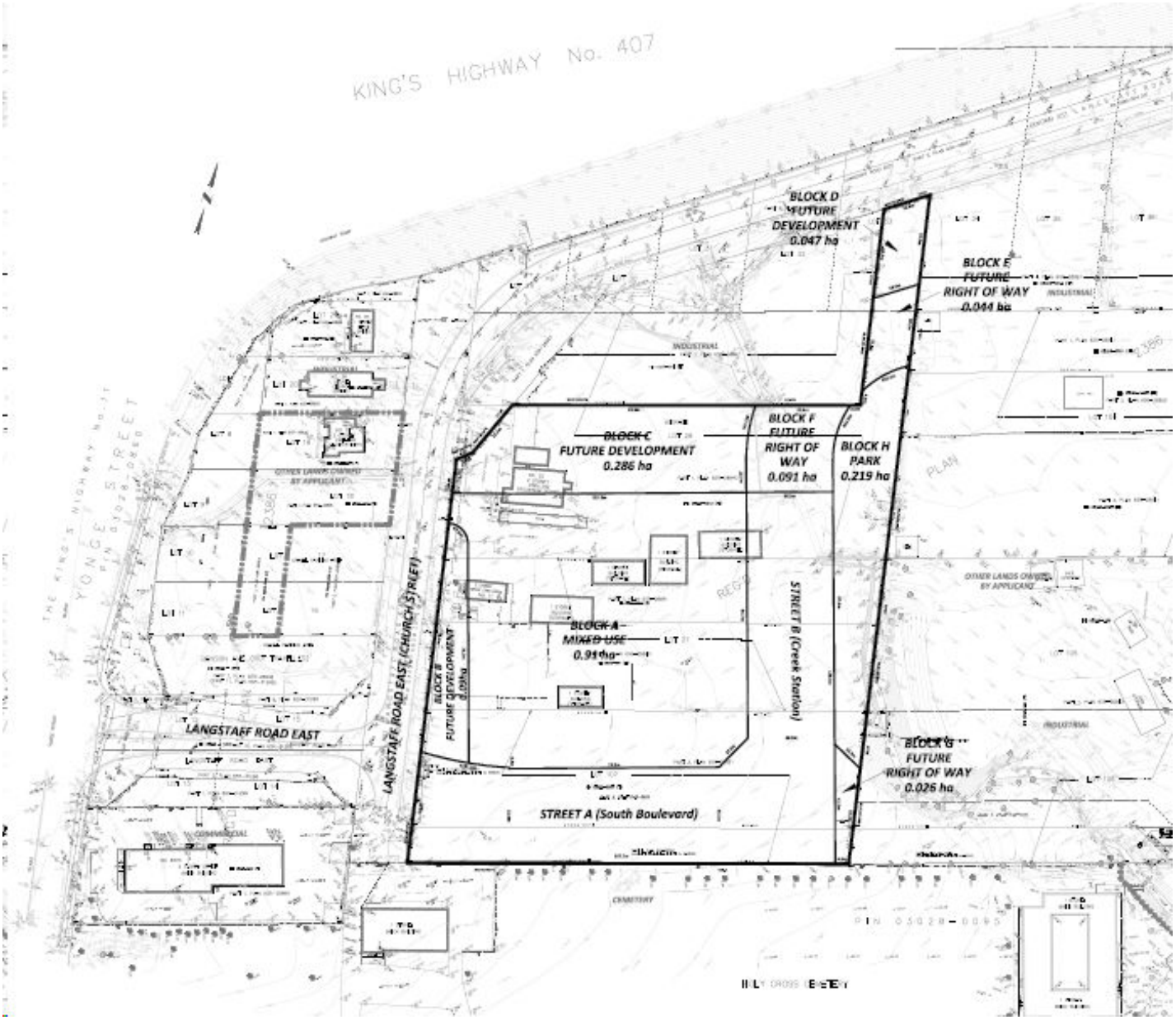
PHASE 1

PHASE 2

PHASE 3

THE TRANSPORTATION, SERVICING AND COMMUNITY SERVICE AND FACILITIES, MINIMUM NON–RESIDENTIAL FLOOR AREA AND PUBLIC PARK AND OPEN SPACE REQUIREMENTS FOR EACH PHASE SHALL BE MET PRIOR TO APPROVAL OF DEVELOPMENT IN ANY SUBSEQUENT PHASE.

MARKHAM DEVELOPMENT SERVICES COMMISSION	OFFICIAL PLAN AMENDMENT No. 183	DRAWN BY: CPW CHECKED BY: DM	SCALE: NTS DATE: 12/07/20



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SUBDIVISION PLAN

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

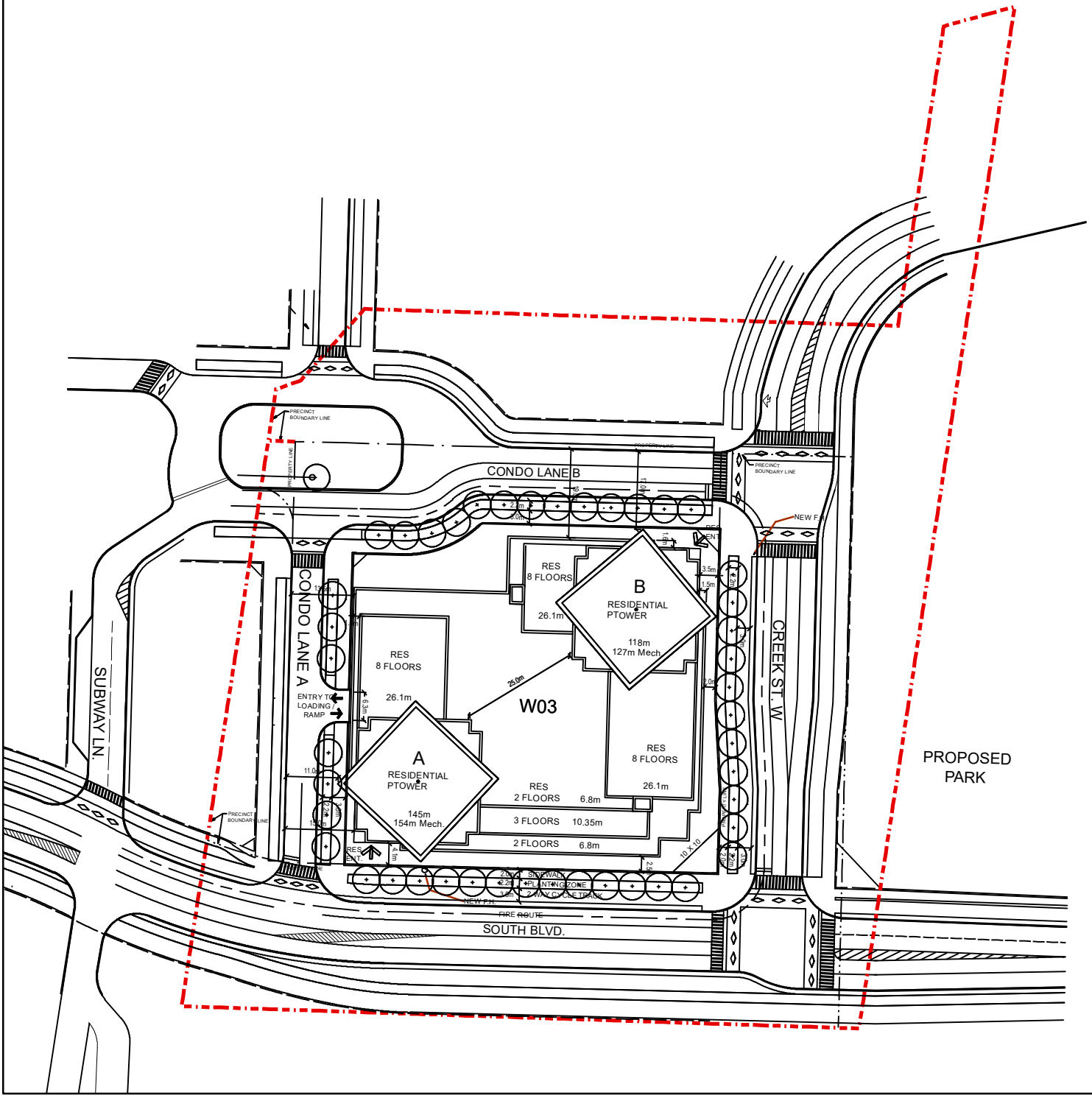
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SUBJECT LANDS

DATE: 02811/19

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: DD Checked By: CT

FIGURE No. 7



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CONCEPTUAL SITE PLAN

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

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SUBJECT LANDS

DATE: 02811/19

MARKHAM DEVELOPMENT SERVICES COMMISSION

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FIGURE No. 8



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RENDERINGS

APPLICANT: CONDOR PROPERTIES LTD.
25,11,9 & 5 LANGSTAFF RD.

FILE No: ZA_SU18162178(CT)

DATE: 02811/19

MARKHAM DEVELOPMENT SERVICES COMMISSION Drawn By: DD Checked By: CT

FIGURE No. 9

Figure 10



BOUNDARY OF WEST PRECINCT

ELEMENTARY SCHOOL (PUBLIC)

IBI

IBI GROUP ARCHITECTS
7th Floor-55 St. Clair Avenue West
Toronto ON M4V 2Y7 Canada
tel 416 596 1930 fax 416 596 0644
ibigroup.com

N

YONGE & LANGSTAFF WEST PRECINCT

PROPOSED MASTER PLAN

DEC 12- 2018

PROJECT NO. 113319
SCALE 1:1000

A0

Langstaff Gateway Secondary Plan

Precinct Plan and Phasing Plan Requirements

* Public & Private Realm & Urban Design includes detail design of grade separation of CNR tracks - **Section 7.1.1,** refinement of community structure - **Section 5.1** development blocks, public roads, parks & open spaces, and EPA Section - **6.1l,p, 6.6.1g, 6.6.2c, 8.1.1a** and strategy for integrating heritage resources - **Section 10.0f**

Public Realm is comprised of public streets, lanes, parks and open spaces, and public use activity areas of public lands and buildings. Private realm includes private open space, tower placements, parking, siting and massing - **Section 7.2, 7.4**

** Community Services and Facilities Study includes the exact location, size, configuration and phasing of Schools - **Section 6.5.1g** and location of public institutions, places of worship, day care centres - **Section 6.1d, 6.5.3c**

*** **MESP** includes Environmental Management Study – EPA Valleyland - **Section 8.2.5, 9.6, 11.3e** and Environmental Site Assessments - **Section 9.7.1a, 9.7.2, 11.3e**

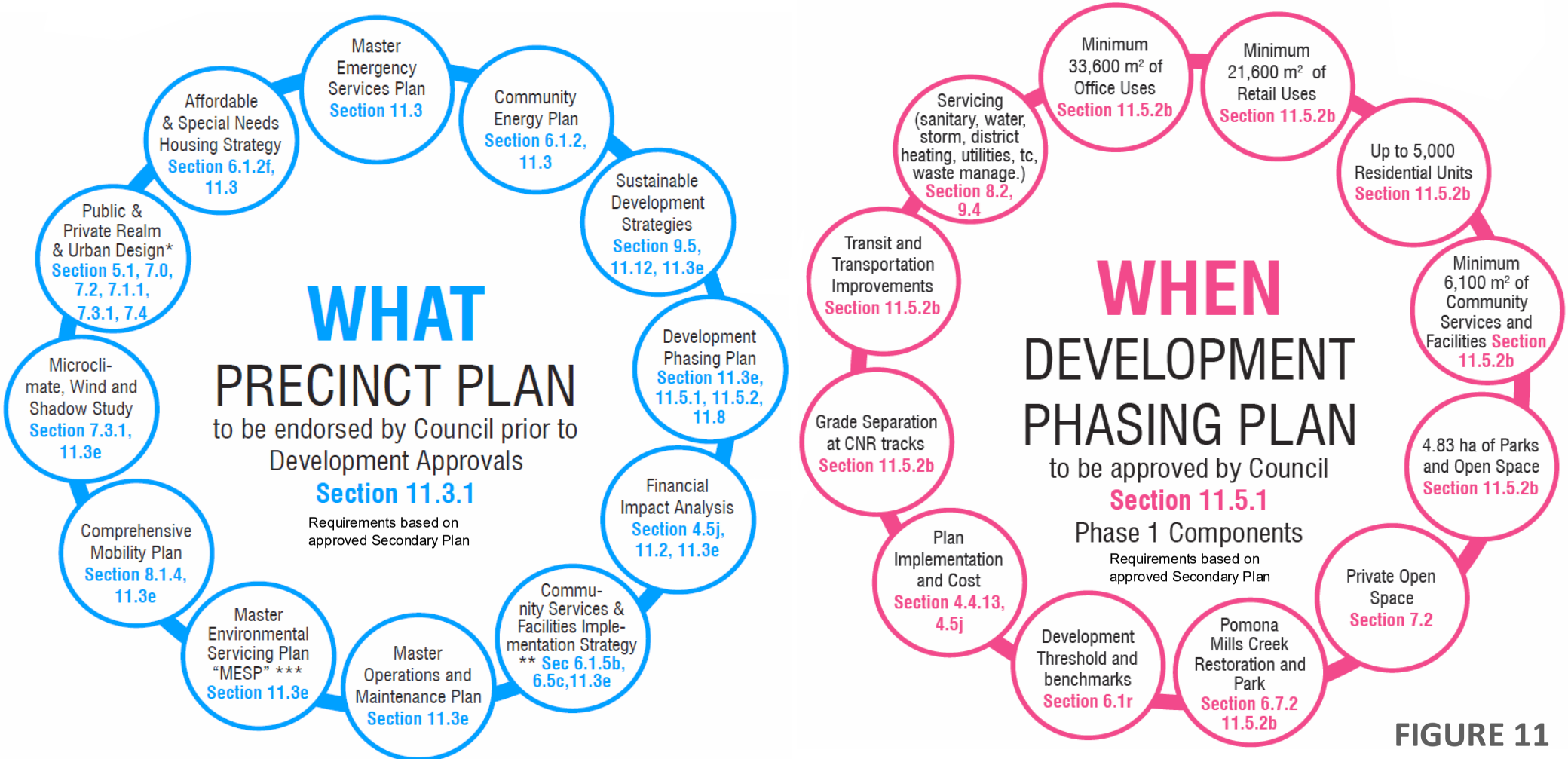


FIGURE 11