



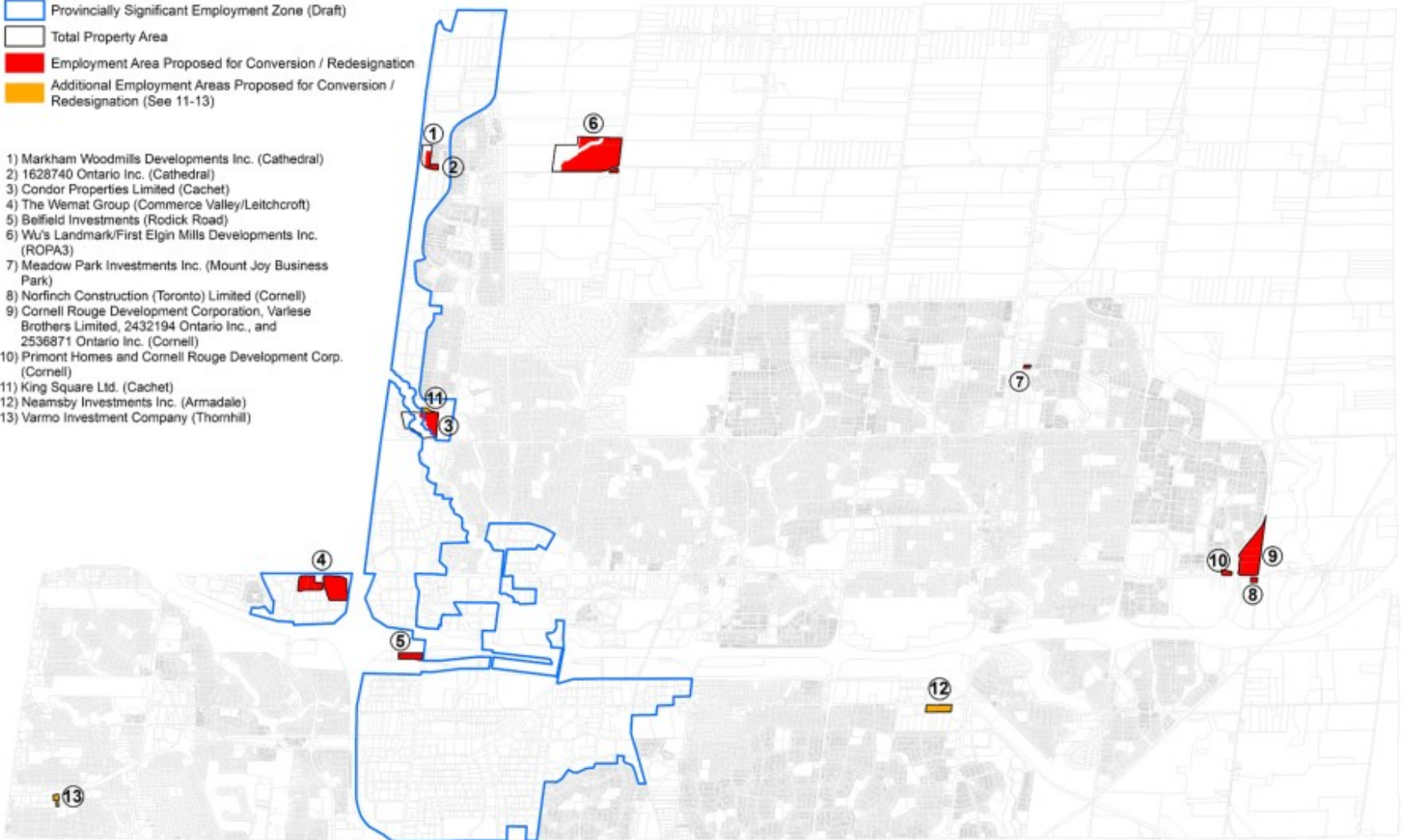


**Appendix 'B'**  
**Location Map and Description of Additional Employment Conversion Requests**

**Figure 1: Employment Conversion Requests 2019**

-  Provincially Significant Employment Zone (Draft)
-  Total Property Area
-  Employment Area Proposed for Conversion / Redesignation
-  Additional Employment Areas Proposed for Conversion / Redesignation (See 11-13)

- 1) Markham Woodmills Developments Inc. (Cathedral)
- 2) 1628740 Ontario Inc. (Cathedral)
- 3) Condor Properties Limited (Cachet)
- 4) The Wemat Group (Commerce Valley/Leitchcroft)
- 5) Belfield Investments (Rodick Road)
- 6) Wu's Landmark/First Elgin Mills Developments Inc. (ROPA3)
- 7) Meadow Park Investments Inc. (Mount Joy Business Park)
- 8) Norfinch Construction (Toronto) Limited (Cornell)
- 9) Cornell Rouge Development Corporation, Varlese Brothers Limited, 2432194 Ontario Inc., and 2536871 Ontario Inc. (Cornell)
- 10) Primont Homes and Cornell Rouge Development Corp. (Cornell)
- 11) King Square Ltd. (Cachet)
- 12) Neamsby Investments Inc. (Armadaile)
- 13) Varmo Investment Company (Thornhill)



**Appendix 'B'**  
**Location Map and Description of Additional Employment Conversion Requests**

<b>11. King Square Ltd (Cachet)</b>	
<b>Address</b>	136 Markland Street
<b>Site Area</b>	1.1 ha (gross)
<b>Site and Area Context</b>	<p>Subject site: The subject lands are located on the southwest side of Markland Street, (north of 16th Avenue and west of Woodbine Avenue).</p> <p>Surrounding uses:          North – Lands designated ‘Business Park Employment’ occupied by an office building; east of Markland Street, lands under application for residential development, and lands under application for high rise residential and hotel uses          East – Vacant lands intended for residential and mixed uses on the east side of Markland Street          South – Vacant lands designated ‘Business Park Employment’          West – Lands designated ‘Greenway’, and ‘Business Park Employment’ closer Highway 404</p>
<b>Identified in draft PSEZ mapping</b>	Yes

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<b>11. King Square Ltd (Cachet)</b>	
<b>Region Official Plan</b>	Urban Area
<b>Official Plan Designation(s)</b>	Business Park Employment, Greenway
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	<i>Commercial Recreation (CR) and Open Space (O1) per By-law 304-87</i>
<b>Proposal</b>	To allow the property to be developed with a building that would contain a mix of uses, including employment uses (office, personal service, etc.), residential uses, and potentially community uses. A preliminary concept (not included with submission) demonstrates that a tall building with a total gross floor area of approximately 13,500 square metres could be accommodated on the site.

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<b>12. Armadale (Nearsby Investments Inc.)</b>	
<b>Address</b>	5821, 5845, 5865, 5875, 5933 14th Ave
<b>Site Area</b>	4.8 ha (gross) 3.75 ha (net)
<b>Site and Area Context</b>	<p>Subject site: The subject lands are located on the south side of 14th Avenue between Middlefield Road and Markham Road, and comprises the northern portions of five individually addressed lots.</p> <p>North – Employment lands designated for ‘Service Employment’ and ‘General Employment’ uses on the north side of 14<sup>th</sup> Avenue            East – An established commercial plaza            South – Low rise residential lands developed by Nearsby Investments Inc. following an employment conversion request in 2013            West – The recently completed Aaniin Community Centre</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Region Official Plan</b>	Urban Area

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**Location Map and Description of Additional Employment Conversion Requests**

<b>12. Armadale (Nearsby Investments Inc.)</b>	
<b>Official Plan Designation(s)</b>	Service Employment
<b>Secondary Plan Designation(s)</b>	9.2 Armadale – See section 9.2.10 for site specific policy.
<b>Zoning</b>	<i>Business Corridor (BC), Residential Two (R2), and Major Commercial Zone (M.J.C.) per By-law 177-96</i>
<b>Proposal</b>	To provide for residential uses

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**Location Map and Description of Additional Employment Conversion Requests**

<b>13. Varmo Investment Company (Thornhill)</b>	
<b>Address</b>	108, 111-113 and 112-118 Doncaster Avenue
<p><b>MARKHAM</b></p> <p><b>Legend:</b></p> <ul style="list-style-type: none"> <li>Total Area Under Application (Black outline)</li> <li>Employment Area Proposed for Conversion / Redesignation (Red hatched pattern)</li> <li><b>Official Plan Land Uses:</b> <ul style="list-style-type: none"> <li>Business Park Employment (Blue)</li> <li>Business Park Office Priority Employment (Dark Blue)</li> <li>Commercial (Red)</li> <li>Countryside (Light Green)</li> <li>Future Employment Area (Light Blue)</li> <li>Future Neighbourhood Area (Orange)</li> <li>General Employment (Light Purple)</li> <li>Greenway (Green)</li> <li>Hamlet (Light Green)</li> <li>Mixed Use Health Care Campus (Purple)</li> <li>Mixed Use Heritage Main Street (Dark Purple)</li> <li>Mixed Use High Rise (Pink)</li> <li>Mixed Use Low Rise (Light Red)</li> <li>Mixed Use Mid Rise (Red)</li> <li>Mixed Use Office Priority (Light Purple)</li> <li>Private Open Space (Light Green)</li> <li>Residential Estate (Light Green)</li> <li>Residential High Rise (Orange)</li> <li>Residential Low Rise (Light Orange)</li> <li>Residential Mid Rise (Light Orange)</li> <li>Service Employment (Blue)</li> <li>Transportation and Utilities (Grey)</li> </ul> </li> </ul> <p>Map labels: Glen Cameron Rd, Doncaster Ave, Henderson Ave, Meadowview Ave, Jewell St, Grandview Ave.</p>	
<b>Site Area</b>	0.94 ha (gross)
<b>Site and Area Context</b>	<p>Subject site: The subject lands are located on the north and south sides of Doncaster Avenue, east of Yonge Street and west of Henderson Avenue. 108-110 and 112-118 Doncaster Avenue are located on the north side of Doncaster Avenue, while 111-113 Doncaster Avenue is located on the south side of the street.</p> <p>North – The railway corridor as well as lands designated for ‘Service Employment’ uses          East – ‘Service Employment’ lands occupied by several businesses on both sides of Doncaster Avenue, and by low rise residential properties further east          South – A school, park and a low rise residential neighbourhood          West – ‘Service Employment’ lands occupied by several businesses on both sides of Doncaster Avenue</p>
<b>Identified in draft PSEZ mapping</b>	No
<b>Region Official Plan</b>	Urban Area

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**Location Map and Description of Additional Employment Conversion Requests**

<b>13. Varmo Investment Company (Thornhill)</b>	
<b>Official Plan Designation(s)</b>	Service Employment
<b>Secondary Plan Designation(s)</b>	N/A
<b>Zoning</b>	<i>Industrial (M) per By-law 2053</i>
<b>Proposal</b>	To provide for residential uses (townhomes or stacked townhomes)