



DEER PARK LANE

MAIN STREET NORTH

WALES AVENUE

347

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Plenus Developments Inc.
Draft Plan of Subdivision (19TM-21013)

Development Services Committee
March 26, 2024 | 9:30am

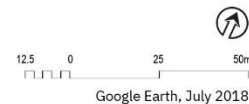
MALONE GIVEN PARSONS LTD.

SUBJECT SITE



Location	Southeast corner of Deer Park Lane and Main Street North
Size	0.26 hectares (0.64 acres)
Current Status	Currently occupied by a used car dealership

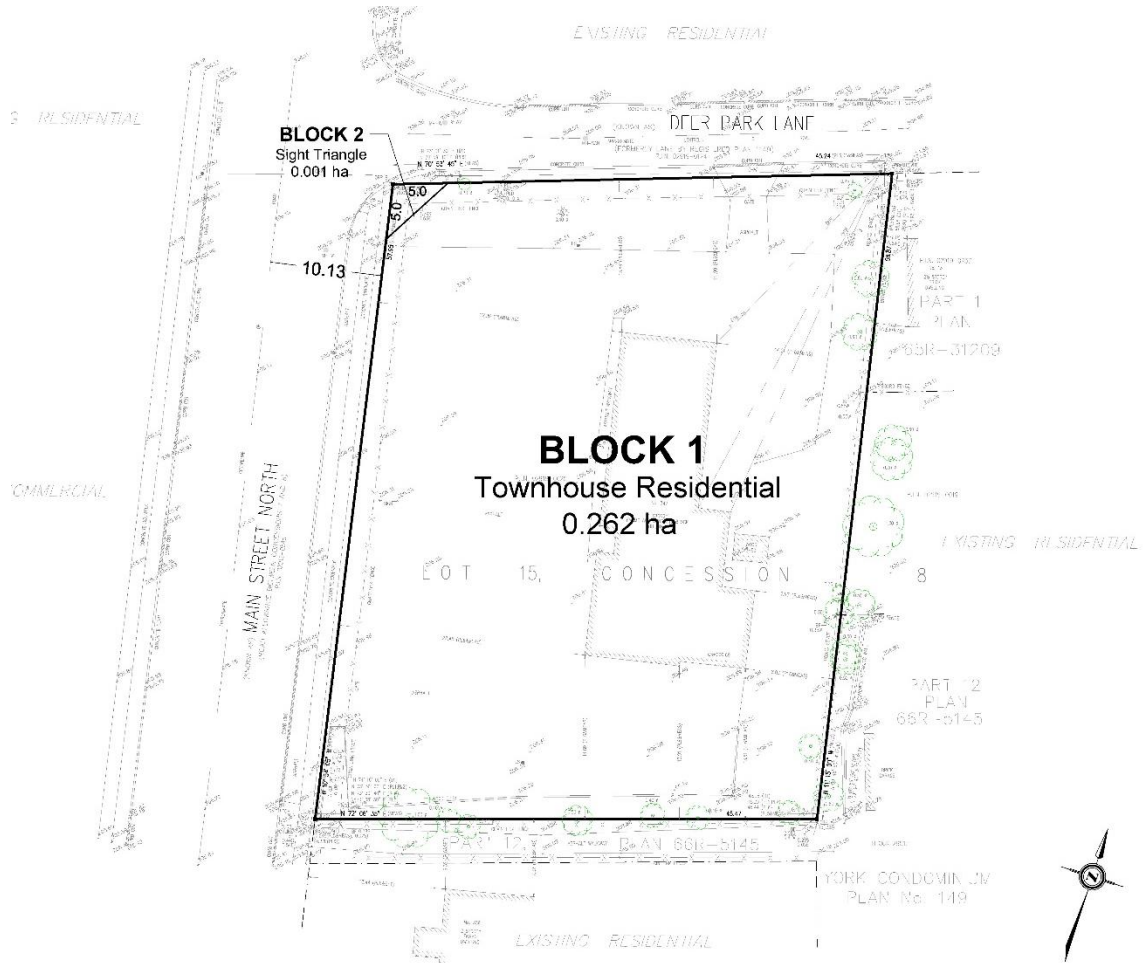
 **SUBJECT LANDS**
347 Main Street North, Markham



PLANNING STATUS

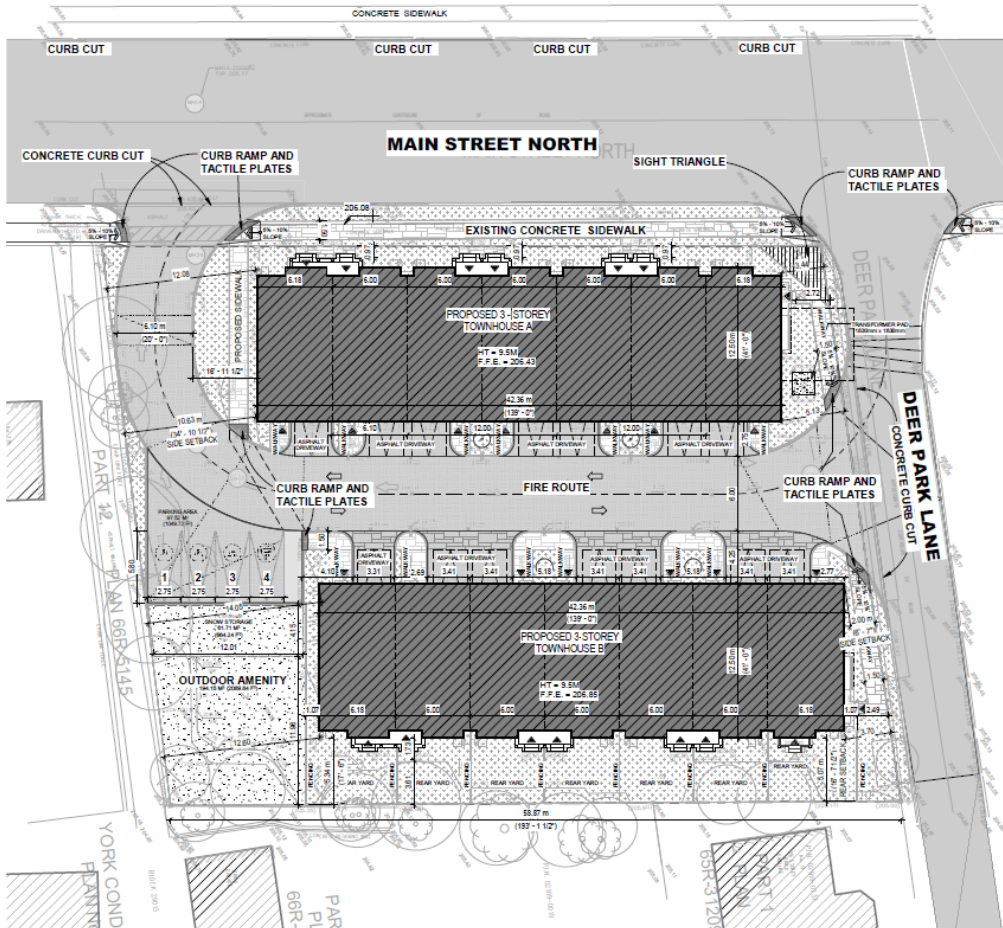
- Official Plan Amendment and Zoning Bylaw Amendment (OPA/ZBA) were approved by the City in June 2023.
- Major Heritage Permit (HE 23 142654) was approved by Heritage Markham on February 28, 2024.
- A draft plan of subdivision was submitted concurrently with the OPA and ZBA. It is required to create a block for the common element townhouses and the required daylighting triangle (5m x 5m).
- A site plan application will be submitted to the City shortly.

DRAFT PLAN OF SUBDIVISION



- The draft plan of subdivision consists of two blocks.
- Block 1 – Townhouse Block
- Block 2 – Daylighting triangle (5m x 5m)

PROPOSED CONCEPTUAL SITE PLAN



- Two blocks of townhouses (14 units)
- Two accesses are provided.
- A tot lot is provided at the southeast of the site.
- Optional in-law suite at ground level.

CONCEPTUAL ELEVATIONS



1 EAST ELEVATION (INTERIOR LANE) COLOUR
A-202 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION (MAIN STREET) COLOUR
A-202 SCALE: 1/8" = 1'-0"

CONCEPTUAL ELEVATIONS



2 SOUTH ELEVATION (COLORED)
A-203 SCALE: 1/8" = 1'-0"



1 NORTH ELEVATION (COLORED)
A-203 SCALE: 1/8" = 1'-0"



ANY QUESTIONS?