

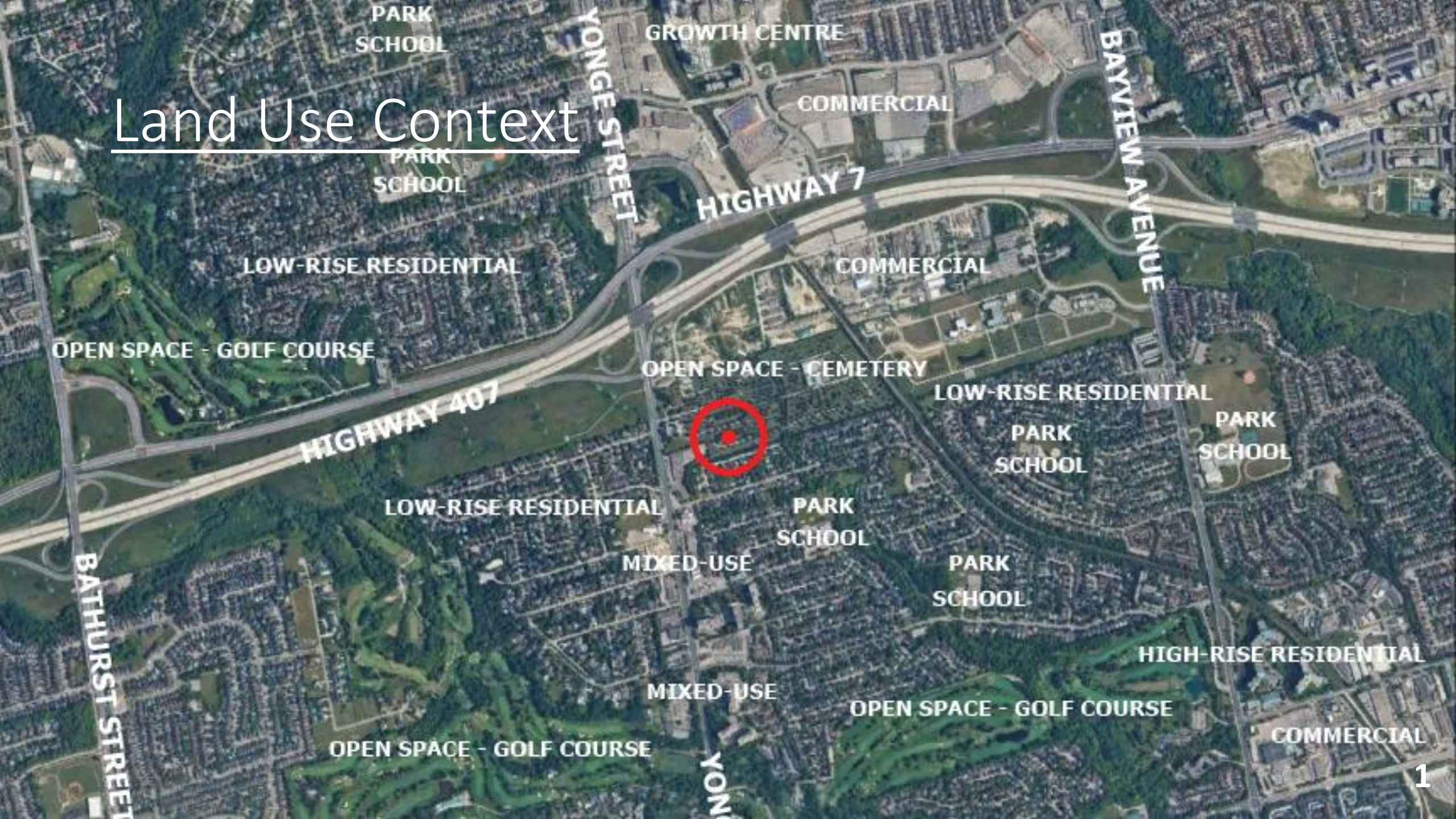


28 & 32 Kirk Drive

April 30, 2024

JKO Planning Services Inc.

Land Use Context



PARK SCHOOL

GROWTH CENTRE

COMMERCIAL

PARK SCHOOL

HIGHWAY 7

BAYVIEW AVENUE

LOW-RISE RESIDENTIAL

COMMERCIAL

OPEN SPACE - GOLF COURSE

OPEN SPACE - CEMETERY

LOW-RISE RESIDENTIAL

HIGHWAY 407

PARK SCHOOL

PARK SCHOOL

LOW-RISE RESIDENTIAL

PARK SCHOOL

MIXED-USE

PARK SCHOOL

BATHURST STREET

MIXED-USE

HIGH-RISE RESIDENTIAL

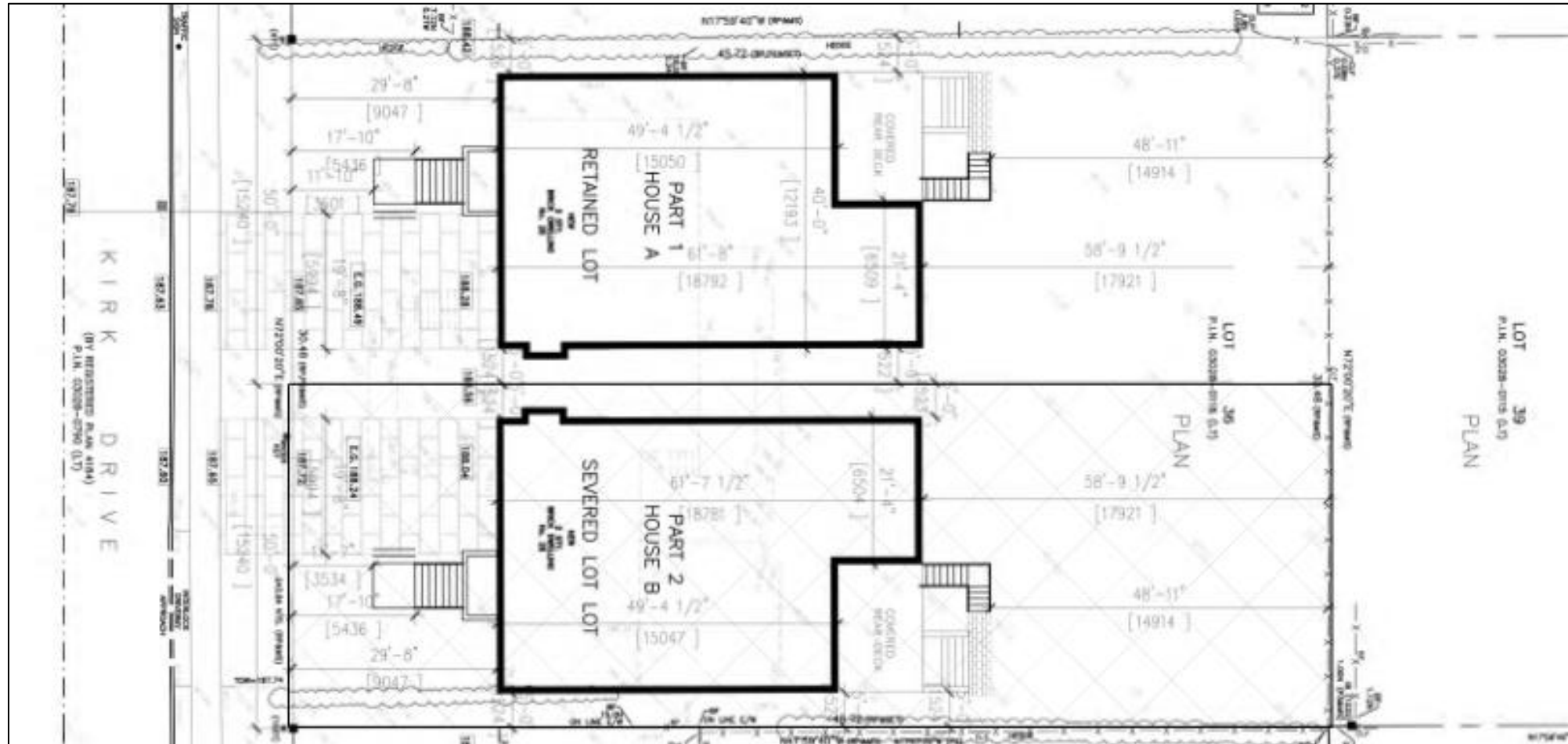
OPEN SPACE - GOLF COURSE

OPEN SPACE - GOLF COURSE

COMMERCIAL

YONGE STREET

Site Plan & Building Concept – 28 Kirk Dr.



Official Plan

Map 1 – Markham Structure

The subject properties are located within a Neighbourhood land use designation.

The subject properties are located within 200m of a Regional Corridor along Yonge Street which contains Mixed-Use Neighbourhood area land use designations.



Zoning By-law

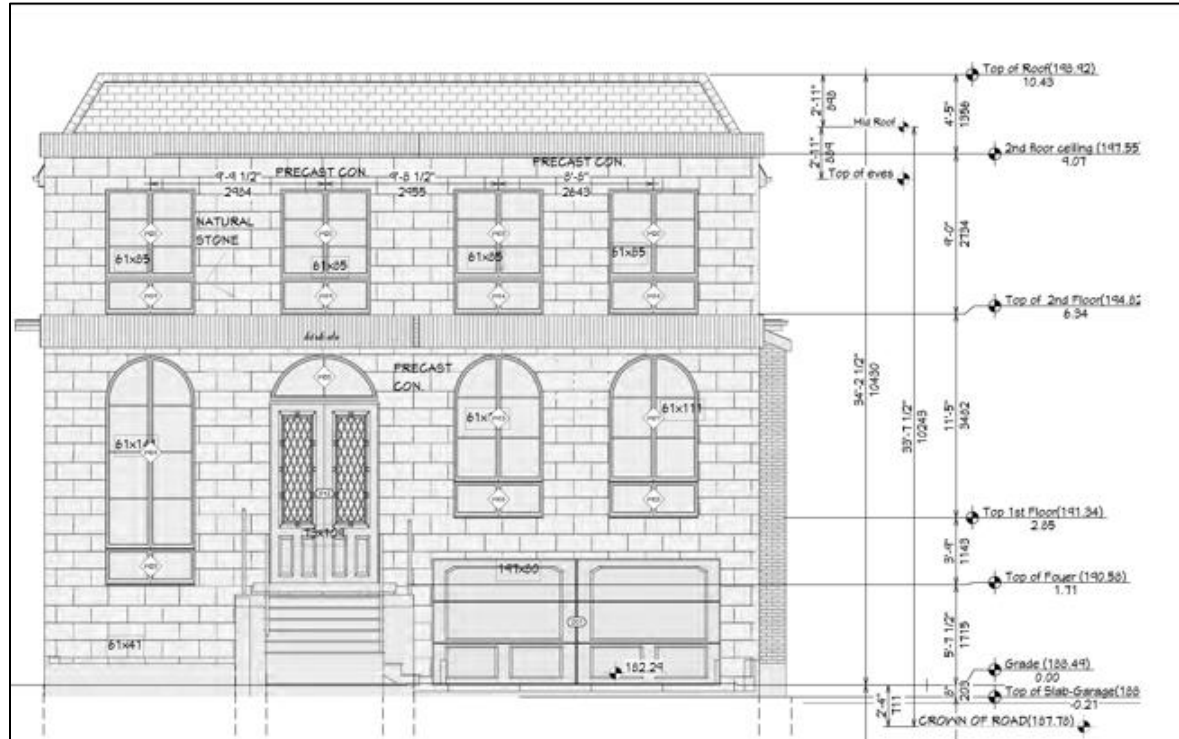
The subject properties are zoned as “Second Density Single Family Residential (R2A)” under By-law No. 2150, as amended. The ZBA application that has been included in this submission seeks to delete the subject properties from By-law 2150 and incorporate them into Zoning By-law 177-97, as amended, to zone the subject properties as “Residential Two (R2)”.



Zoning

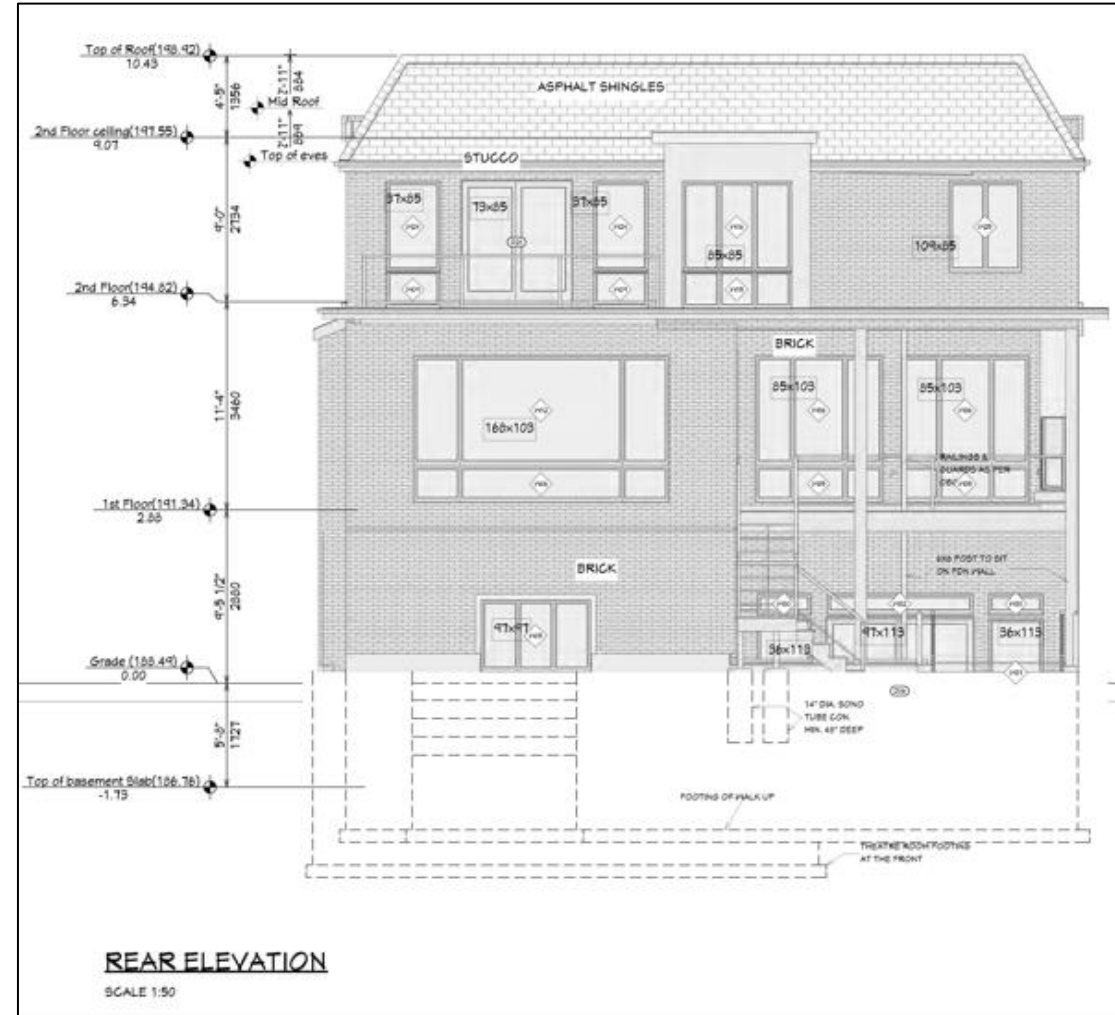
| Standard | Requirement (R2 – 177-96) | Existing 28 Kirk | Existing 32 Kirk | Proposed Part 1 (28 Kirk) | Proposed Part 2 (28 Kirk) | Proposed Part 1 (32 Kirk) | Proposed Part 2 (32 Kirk) |
|-------------------|---------------------------|------------------|------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Min. Lot Frontage | 9.0m | 30.48m | 30.48m | 15.24m | 15.24m | 15.24m | 15.24m |
| Lot Area | - | - | - | 697.07m ² | 697.07m ² | 697.07m ² | 697.07m ² |
| GFA | - | - | - | 390.93m ² | 390.93m ² | 390.93m ² | 390.93m ² |
| Setbacks | | | | | | | |
| Front | 4.5m | 8.98m | 8.98m | 9.04m | 9.04m | 9.04m | 9.04m |
| Rear | 7.5m | 28.0m | 28.0m | 17.82m | 17.82m | 17.82m | 17.82m |
| Int. Side | 1.2m, 0.6m | 3.54m, 4.55m | 3.59m, 4.93m | 1.52m | 1.52m | 1.52m | 1.52m |
| Ext. Side | 2.4m | n/a | n/a | n/a | n/a | n/a | n/a |
| Max Height | 11.0m | 5.5m | 5.5m | 10.4m | 10.4m | 10.4m | 10.4m |
| Lot Coverage | 33.33% | +/-10% | +/-10% | 28.04% | 28.04% | 28.04% | 28.04% |
| Max. Garage Width | 6.1m | 5.2m | 5.2m | 5.8m | 5.8m | 5.8m | 5.8m |

Elevations



PART 1

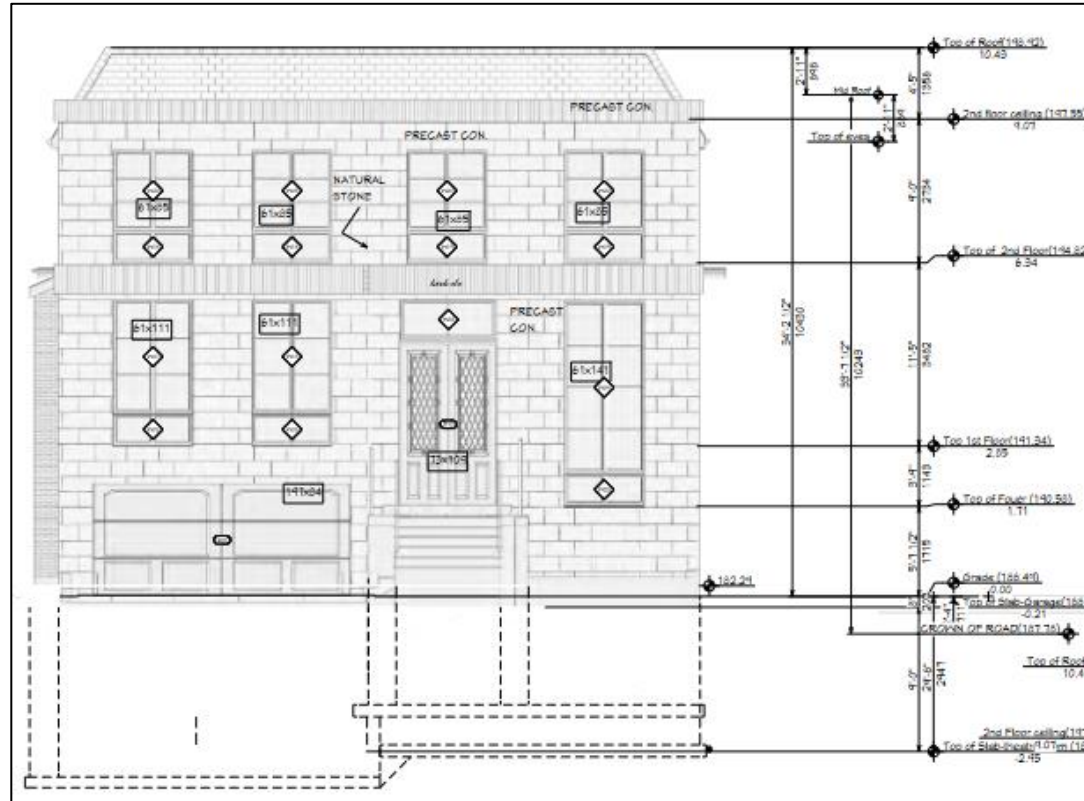
Front and Rear



REAR ELEVATION

SCALE 1:50

Elevations



PART 2

Front and Rear

