



SIXTEENTH LAND HOLDINGS INC.

A new residential neighbourhood

4134 16th Avenue, City of Markham
(former York Downs Golf & Country Club)

March 2017



Property Location



Proposed Land Use Plan



Subject Property

- Greenway
- Countryside
- Hamlets
- Transportation and Utilities
- Parkway Belt West (YR Mod. 126 - See Map 7)
- Private Open Space
- Residential Estate
- Residential Low Rise
- Residential Mid Rise
- Residential High Rise
- Mixed Use Low Rise
- Mixed Use Mid Rise
- Mixed Use High Rise
- Mixed Use Office Priority
- Mixed Use Health Care Campus
- Mixed Use Heritage Main Street
- Commercial
- Business Park Employment
- Business Park Office Priority Employment
- Service Employment
- General Employment
- Intensification Area
- Future Urban Area (YR Mod. 125 - See Map 1)
- Future Neighbourhood Area
- Future Employment Area
- Secondary Plan Area Specific Policy
- Deferral Area

Proposed Markham 2014 Official Plan Land Use Designations

RESIDENTIAL DWELLING TYPES	WEST DRAFT PLAN	EAST DRAFT PLAN	TOTAL PROPERTY
RESIDENTIAL LOW DENSITY (Single Detached & Townhouse Units)	28.3	36	64.3
RESIDENTIAL MEDIUM DENSITY (Stacked Townhouses, Back-to-Back Townhouses, & Mid-Rise Condominium Block)	1.4	2.1	3.5
MIXED USE BLOCK (Total Block Area)	3.5	-	3.5
INSTITUTIONAL (Elementary School)	-	2.5	2.5
PARKLAND BLOCKS	2.6	3.6	6.2
STORMWATER MANAGEMENT PONDS	3.4	6.9	10.3
ROADS, LANEWAYS, WALKWAYS, WIDENINGS	15.2	20.3	35.6
NET DEVELOPABLE	54.4	71.6	126
OPEN SPACE (Valleyland, Woodlot)	3802	4.4	42.6
TOTAL PROPERTY	92.6	76	168.6

Proposed Land Use Summary

RESIDENTIAL DWELLING TYPES	WEST DRAFT PLAN	EAST DRAFT PLAN	TOTAL PROPERTY
LOW DENSITY Single Detached Dwelling Units	392	695	1,087
LOW DENSITY Townhouse Units	262	335	597
MEDIUM DENSITY Stacked Townhouse Blocks	-	151	151
MEDIUM DENSITY Back-to-Back Townhouse Blocks	-	76	76
MEDIUM DENSITY Mid-Rise Condominium Block	300	-	300
MIXED USE BLOCK (Residential Units Estimated)	210	-	210
TOTAL RESIDENTIAL UNITS	1,164	1,257	2,421

Proposed Residential Units Summary

This Application:	2,421 units	126 ha Developable = 19.2 units / ha
Angus Glen Village:	1,434 units	85.7 ha Developable = 16.7 units / ha
Upper Unionville:	1,677 units	83 ha Developable = 20 units / ha
Future Urban Area:	14,000 units	700 ha Developable = 20 units / ha
Proposed Provincial Growth Plan:		80 people + jobs / ha = minimum 25 units / ha

Proposed Development Density Comparison



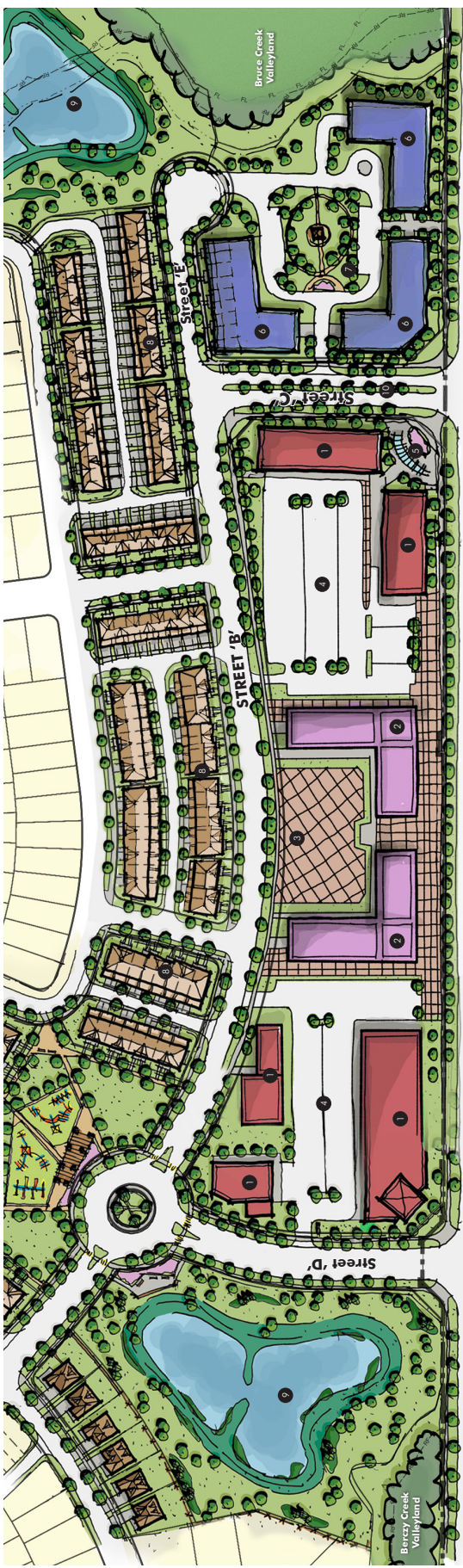
Proposed Land Use at Warden Avenue frontage



Airphoto of existing uses at Warden Avenue frontage



West Community – Proposed Design Overview



16th AVENUE

- | | |
|--|-------------------------------|
| 1 Commercial / Retail | 6 Medium Density Buildings |
| 2 Mixed Use Apartments (Ground Floor Retail) | 7 Condo Parkette |
| 3 Plaza / Gathering Area | 8 Laneway Townhomes |
| 4 Parking | 9 Storm Water Management Pond |
| 5 Gateway / Entrance Feature | 10 Planted Median |

West Community – Proposed 16th Avenue Community Edge



West Community – Proposed 16th Avenue Community Edge Imagery



West Community – Proposed Housing Imagery A



West Community – Proposed Housing Imagery B



East Community – Proposed Design Overview



- 1 Open Space / Vista Block
- 2 Multipurpose Valley Trail Connection
- 3 Stormwater Management Pond Maintenance Road

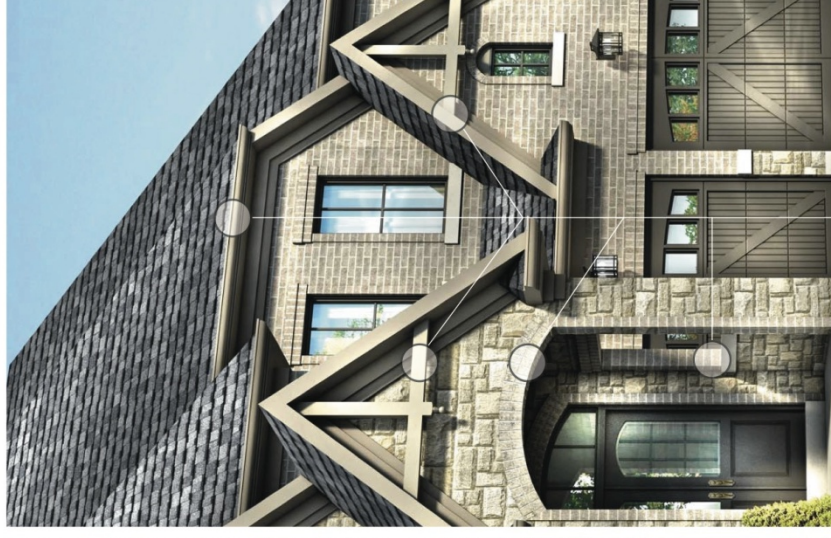
- 4 Stormwater Management Pond
- 5 Valleyland
- 6 Residential Enclave
- 7 Bioswale

East Community – Proposed Stormwater Management Pond



East Community – Proposed Housing Imagery

ELEVATION STYLE: TRADITIONAL



KEY FEATURES

USE OF HIGH QUALITY
CLADDING MATERIALS

STEEP, VARYING ROOF PITCH

ARTICULATION OF FACADE WITH
ARCHITECTURAL ELEMENTS &
DETAILING

East Community – Proposed Housing Imagery A

ELEVATION STYLE: CONTEMPORARY



KEY FEATURES

USE OF HIGH QUALITY
CLADDING MATERIALS

LARGE PICTURE WINDOWS

ARTICULATION OF FACADE WITH
BALCONY DETAIL OVER GARAGE

East Community – Proposed Housing Imagery B

