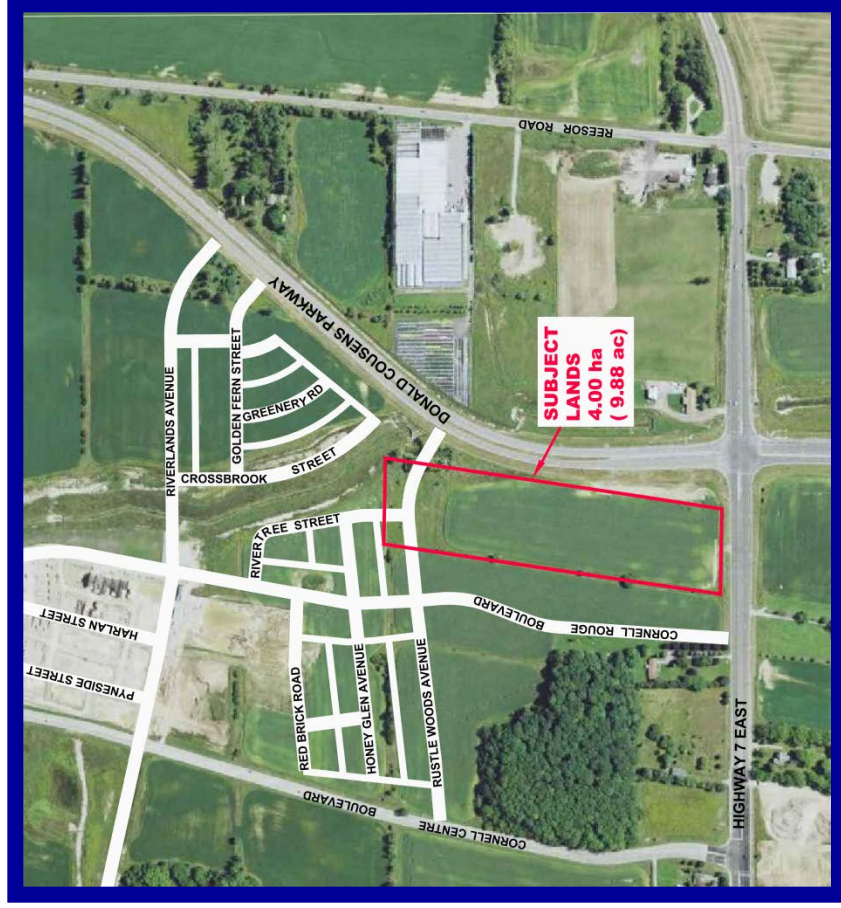


CITY of MARKHAM

Employment Conversion – Official Plan Review

Northwest Corner Donald Cousens & Highway 7 East



BRAMPTON

21 Queen Street East, Suite 500
Brampton, Ontario
L6W 3P1

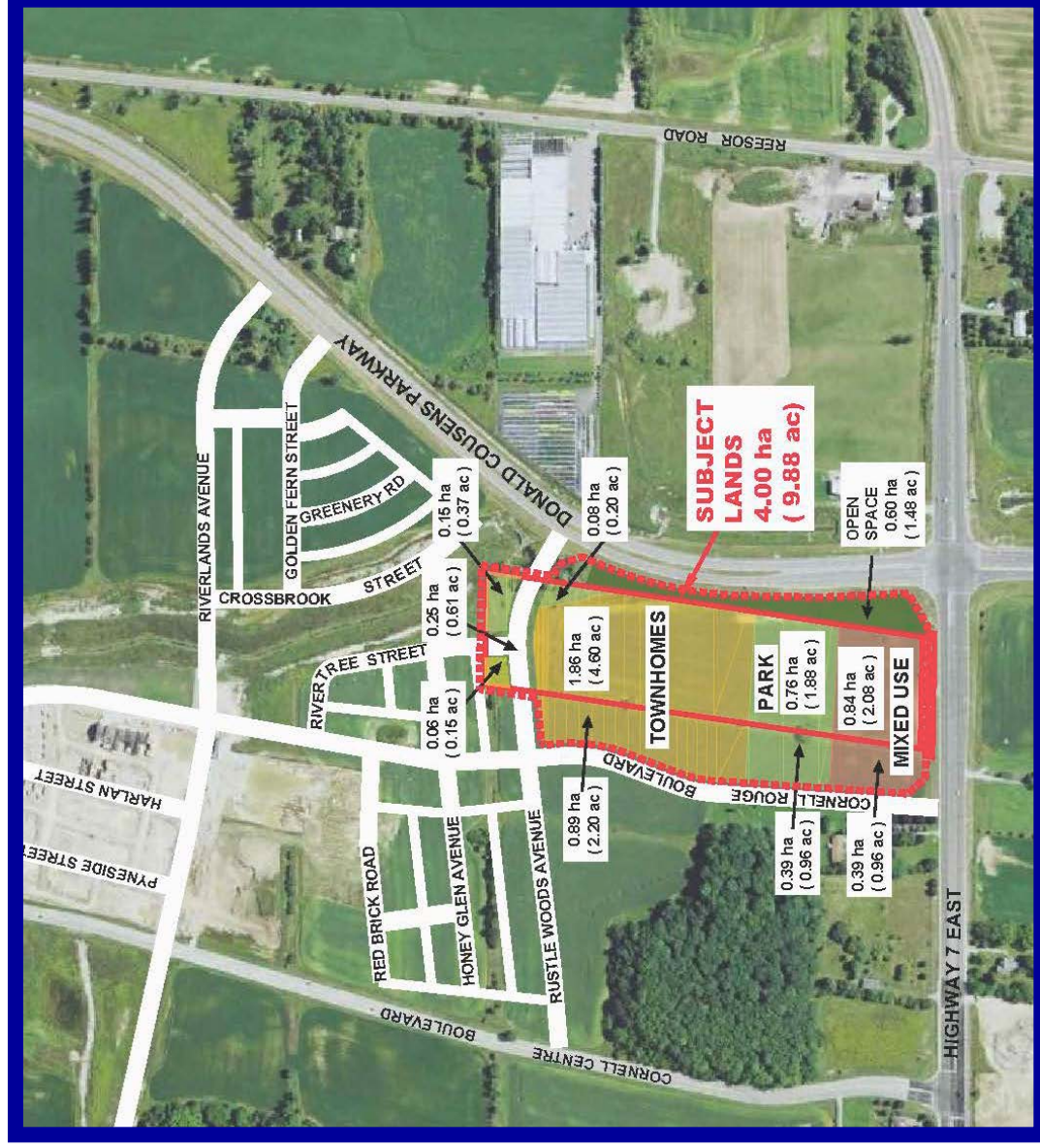
Michael Gagnon
Andrew Walker
Marc De Nardis
www.gagnonlawurbanplanners.com

MARKHAM

3601 Highway 7, Suite 310
Markham, Ontario
L3R 0M3

October 29, 2013

Land Ownership and Areas



September 24th and October 22nd , 2013

Development Services Committee

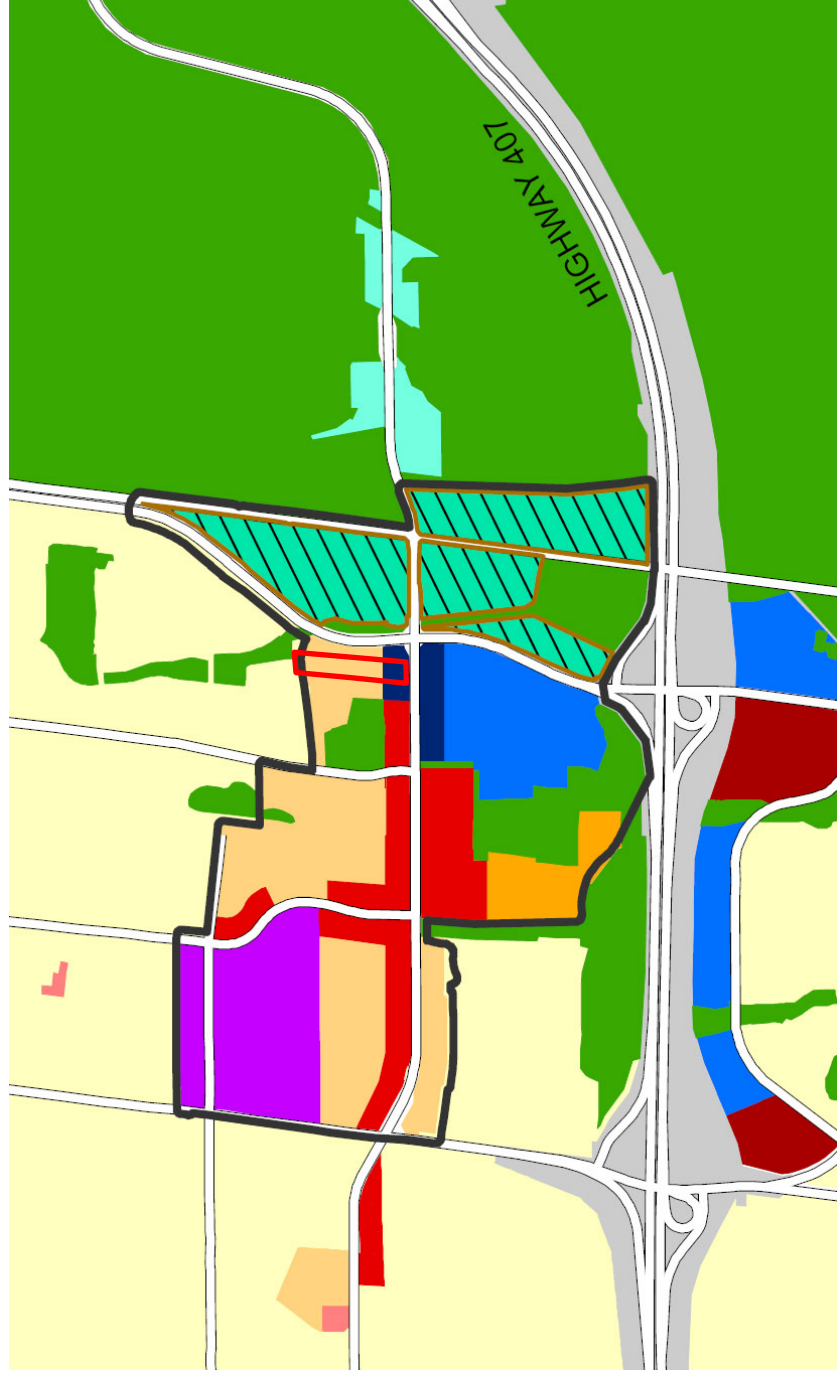
Employment Conversion Application

- Pre-Consultation Application filed for medium density built forms on August 28, 2013.
- Letter filed to Development Services Committee on September 24, 2013.
 - Request to maintain employment permissions and expand permitted uses on south portion of site.
- October 22, 2013 Development Services Committee recommended employment land re-designation request be Received.

Designated “Urban Residential”



DRAFT New Markham Official Plan

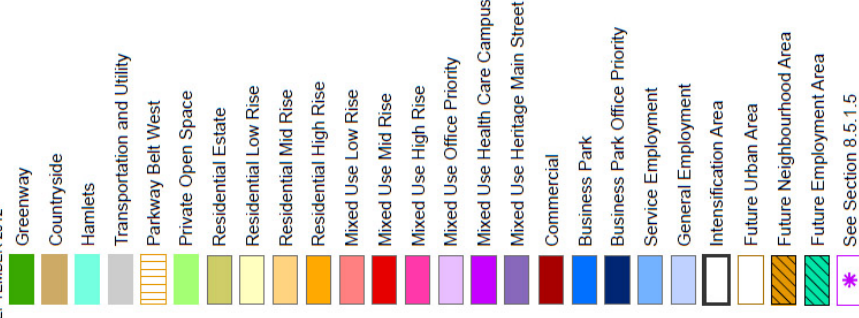


Designated “Residential Mid-Rise”
and “Business Park Office Priority”

OFFICIAL PLAN

MAP 3 - LAND USE

SEPTEMBER 2012



Preliminary Concept Plan

(October 29, 2013)

STATISTICS

Residential

- Townhouse - 91, Singles - 2
 - Apartments - 348 Units
- Retail – 2,605 sq.m (28,040 sq.ft)
 Office – 8,685 sq.m (93,485 sq.ft)
 Park/Open Space – 0.99 ha.

- Employment Jobs generated to be consistent with Official Plan.
- Forthcoming Formal Amendment Application.



Draft Potential Evaluation Criteria

Employment Conversion Application

Donald Cousens & Highway 7 East

- ☒ 1. Compatibility with adjacent land uses.
- ☒ 2. Increase in number of future jobs to be provided on site, or at a minimum, no net reduction in jobs.
- ☒ 3. Proximity to existing and/or proposed transportation and transit network.
- ☒ 4. Provision of lands for a VIVA terminal.
- ☒ 5. Achieving better public amenities.
- ☒ 6. Where the location is appropriate, designate a site for an affordable or seniors housing project.

GOAL: To plan and develop a comprehensive Mixed-Use (Office, Retail and Residential) Master Planned Community.



APPENDIX #1

**SCHEDULE 'AA' – DETAILED LAND USE
SECONDARY PLAN FOR THE CORNELL PLANNING DISTRICT (P.D. 29-1)**



VISION PLAN



FIGURE 2.5. VISION PLAN

SUBJECT SITE

DISTRIBUTION OF EMPLOYMENT USES WITHIN EMPLOYMENT DISTRICT



FIGURE 4.6: DISTRIBUTION OF EMPLOYMENT USES WITHIN THE EMPLOYMENT DISTRICT

CORNELL CENTRE STREET NETWORK

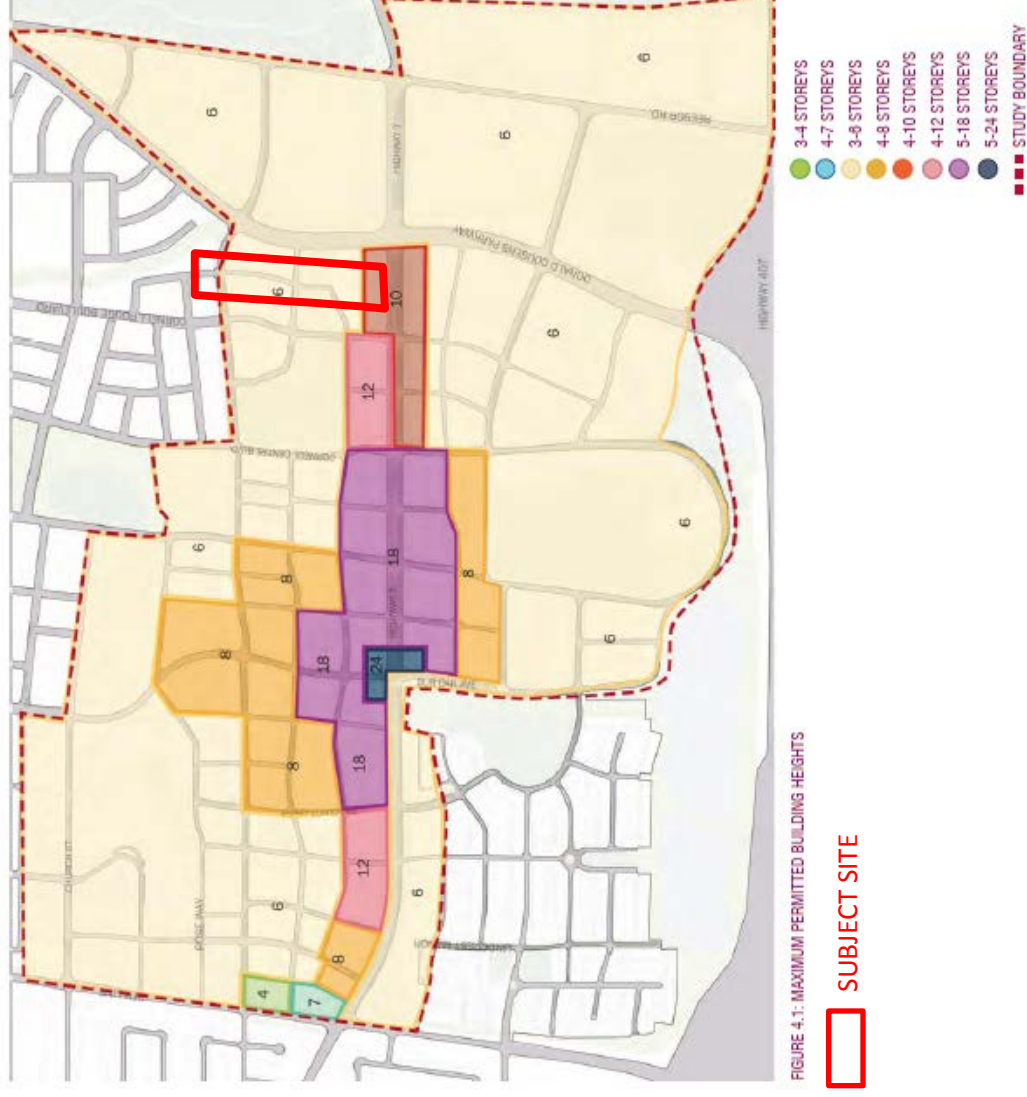


- ↔ REGIONAL STREETS
- ↔ BUR OAK AVENUE
- ↔ LOCAL STREET
- SIGNALIZED INTERSECTION
- Ⓣ POTENTIAL TRANSIT FACILITY LOCATION

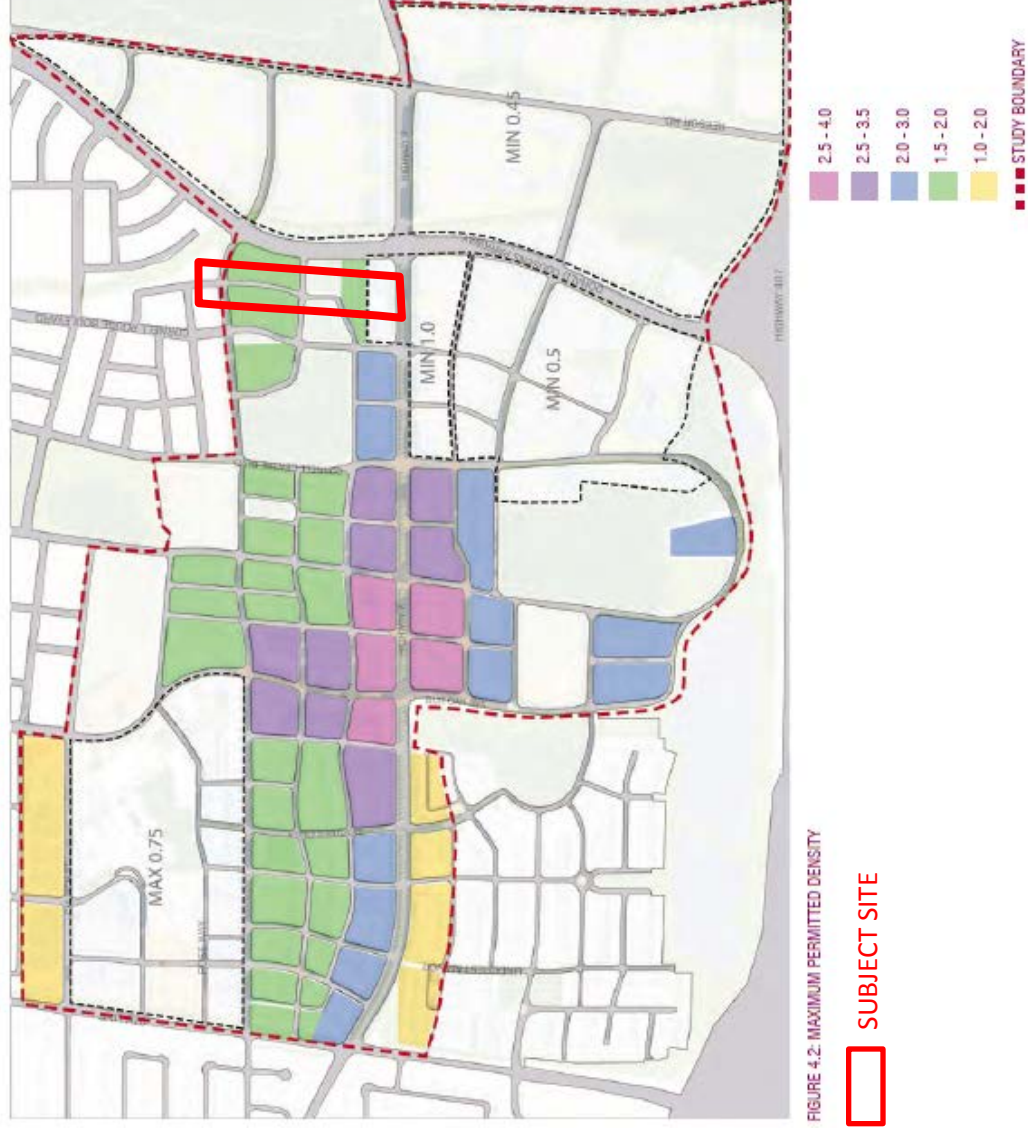
FIGURE 3.2: CORNELL CENTRE STREET NETWORK

SUBJECT SITE

MAXIMUM PERMITTED BUILDING HEIGHTS



MAXIMUM PERMITTED DENSITY



Demonstration Block 3

DEMONSTRATION BLOCKS

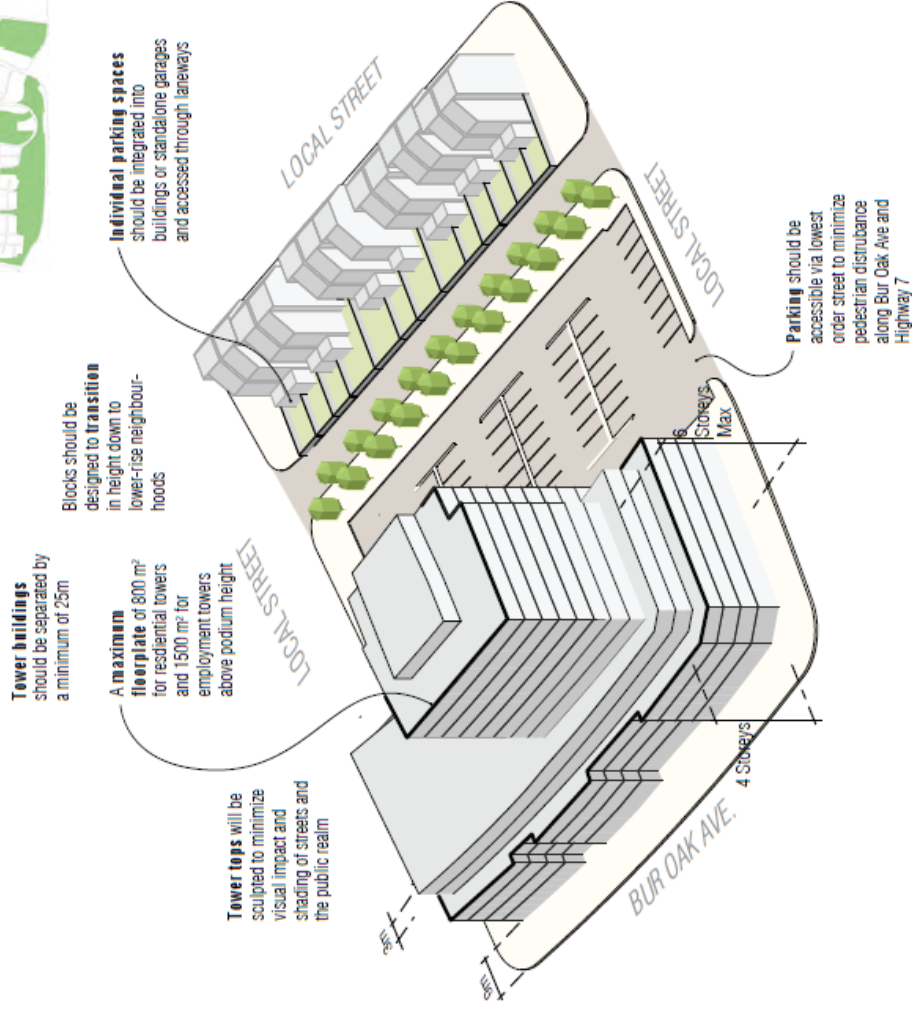
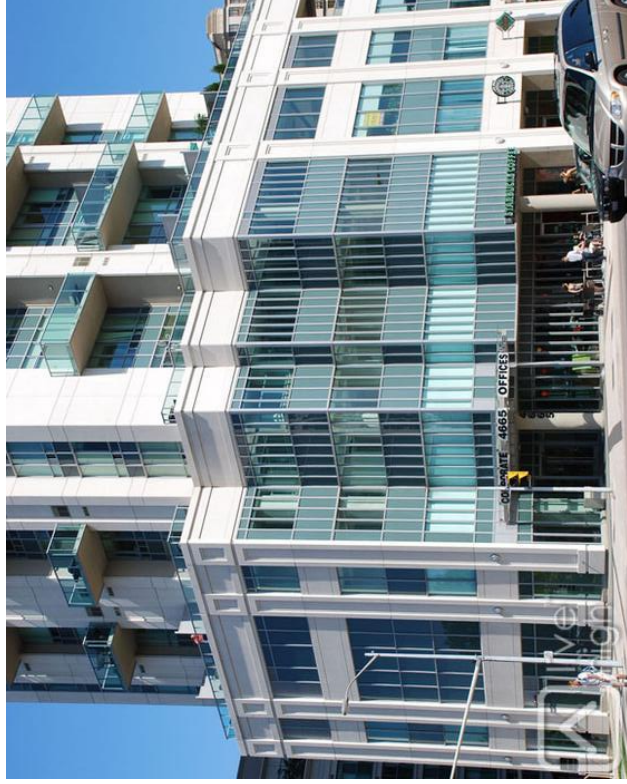


FIGURE 4.5: DEMONSTRATION BLOCK 3

MIXED USE EXAMPLES



Avondale Lofts

1 Avondale Avenue
Toronto, Ontario

MIXED USE EXAMPLES



Republic of Yonge & Eglinton

70 Roehampton Street
Toronto, Ontario

MIXED USE EXAMPLES



Chicago Building

385 Prince of Wales Drive
Mississauga, Ontario