

AREA CONTEXT/ZONING

APPLICANT: PROCTOR INVESTMENTS LIMITED
34 PROCTOR AVENUE

FILE No: OP. 10121403 & ZA. 10121404 (GD)



DEVELOPMENT SERVICES COMMISSION

DATE: 01/10/10

DRAWN BY: CRW CHECKED BY: GD SCALE 1

FIGURE No.2



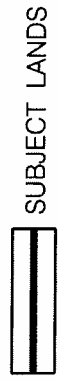
AIR PHOTO 2009

APPLICANT: PROCTOR INVESTMENTS LIMITED
 34 PROCTOR AVENUE

FILE No: OP. 10121403 & ZA. 10121404 (GD)



DEVELOPMENT SERVICES COMMISSION

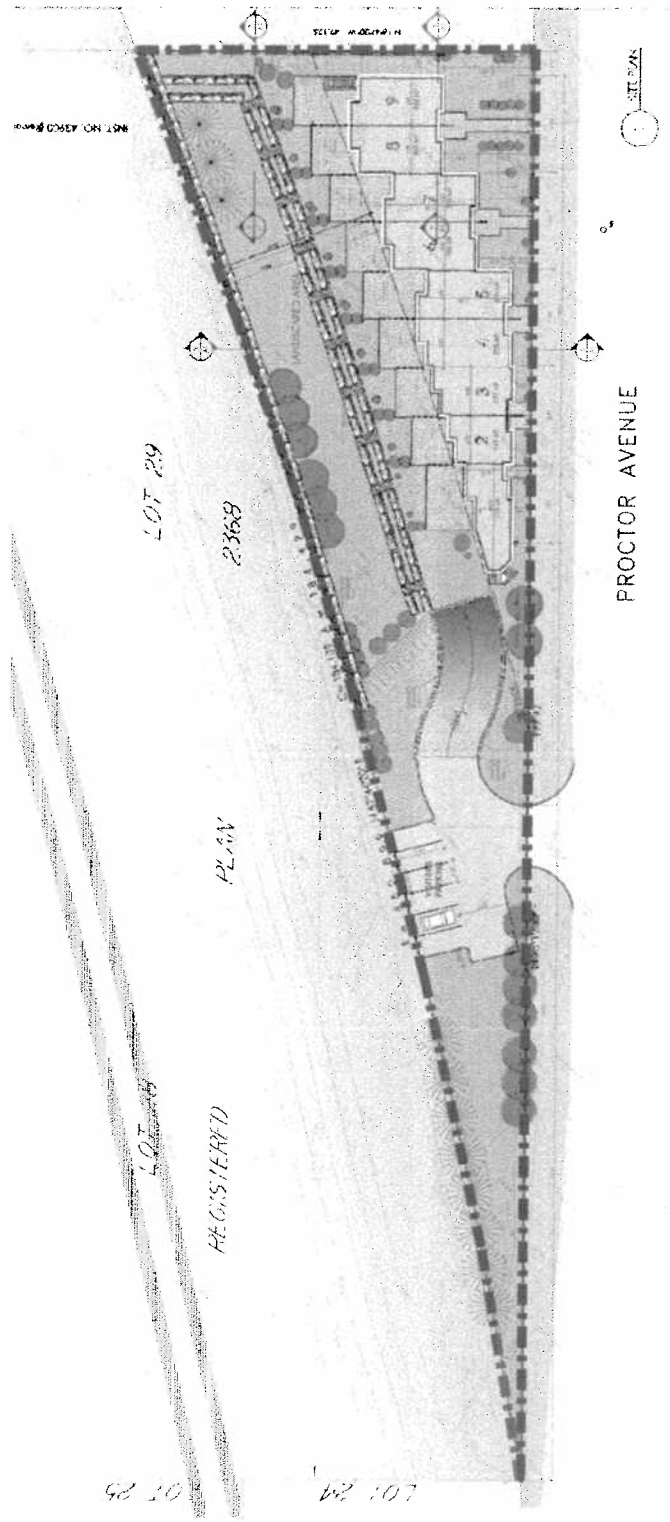


SUBJECT LANDS

DATE: 01/10/10

DRAWN BY: CPW CHECKED BY: GD SCALE 1:

FIGURE No.3



PROCTOR INVESTMENTS - RESIDENTIAL DEVELOPMENT - MARKHAM, ONTARIO

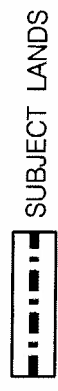
2004 CONCEPT PLAN

APPLICANT: PROCTOR INVESTMENTS LIMITED
 34 PROCTOR AVENUE

FILE No: OP. 10121403 & ZA. 10121404 (GD)



DEVELOPMENT SERVICES COMMISSION



SUBJECT LANDS

DATE: 01/01/10

DRAWN BY: CPW CHECKED BY: GD SCALE 1:

FIGURE No.4

Figure 5



**Canadian National
Railway Properties**

**Propriétés ferroviaires du
Canadien National**

Nick Coleman
Manager,
Community Planning & Development
1 Administration Road
Concord, Ontario
L4K 1B9
Telephone: (905) 760-5007
Facsimile: (905) 760-5010
E-mail: nick.coleman@cn.ca

1 rue Administration
Concord (Ontario)
L4K 1B9
Téléphone: (905) 760-5007
Télécopieur: (905) 760-5010
Courriel: nick.coleman@cn.ca

Via Email

June 15, 2010

Allan Fenwick
Fenwick Group of Companies
8271 Keele Street, Unit 26
Concord, ON L4K 1Z1

Dear Allan

Subject: **CN Requirements for 34 Proctor Avenue, Markham**

I have reviewed our previous correspondence and your recent request to further scope CN's specific requirements for development of the subject property.

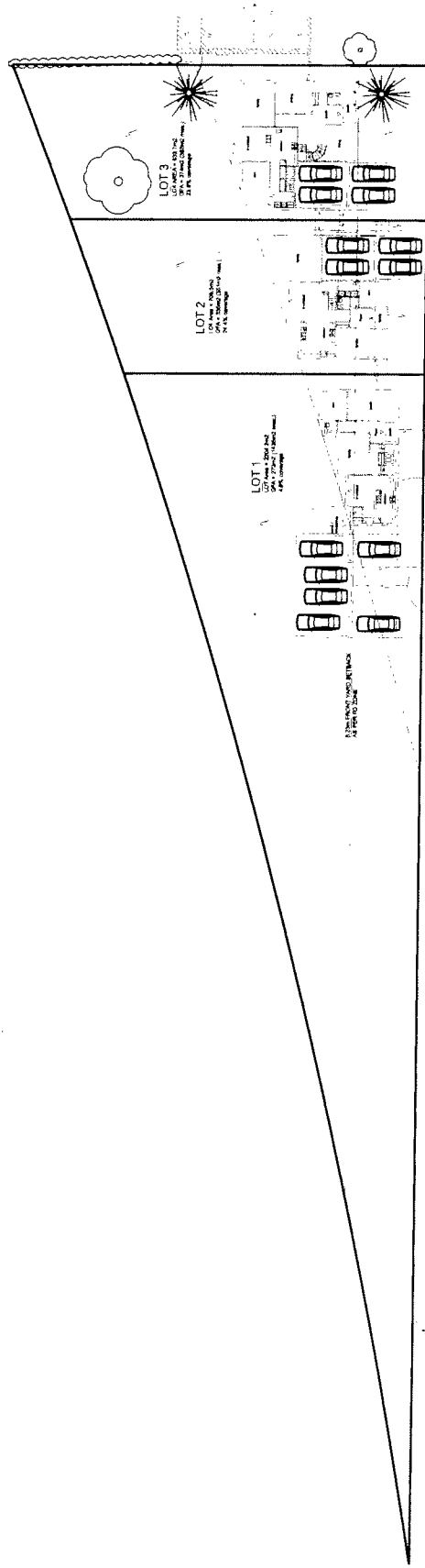
Taking into consideration the particulars of a 1994 Agreement, registered as Instrument Number 652650, between CN and the Owner, and the preparation of a 2004 Noise & Vibration report by J.E. Coulter Associates, CN requirements for development of up to three new dwellings on the 34 Proctor Avenue lands are:

1. No habitable buildings or associated enclosed outdoor amenity areas shall be constructed on the Owner Lands within a distance closer to the CN Lands, than 20 metres.
2. No alterations to the existing drainage pattern affecting the CN Lands are to be made on the Owner Lands without receiving prior written concurrence from CN.
3. The Owner shall construct and maintain a chain link security fence of minimum height of 6 feet along the common property line of the Owner Lands and CN Lands.

In view of the terms of the above noted Agreement, for development of up to 3 new dwellings at 34 Proctor Avenue, CN will not pursue construction of a 2.5 metre safety berm in this instance.

Sincerely,

Nick Coleman
Manager,
Community Planning & Development



PROCTOR AVENUE

2010 PROPOSED SITE PLAN

APPLICANT: PROCTOR INVESTMENTS LIMITED
34 PROCTOR AVENUE

FILE No: OP. 10121403 & ZA. 10121404 (GD)



DEVELOPMENT SERVICES COMMISSION

DATE: 01/01/10

DRAWN BY: CPW CHECKED BY: GD SCALE 1:

FIGURE No.6

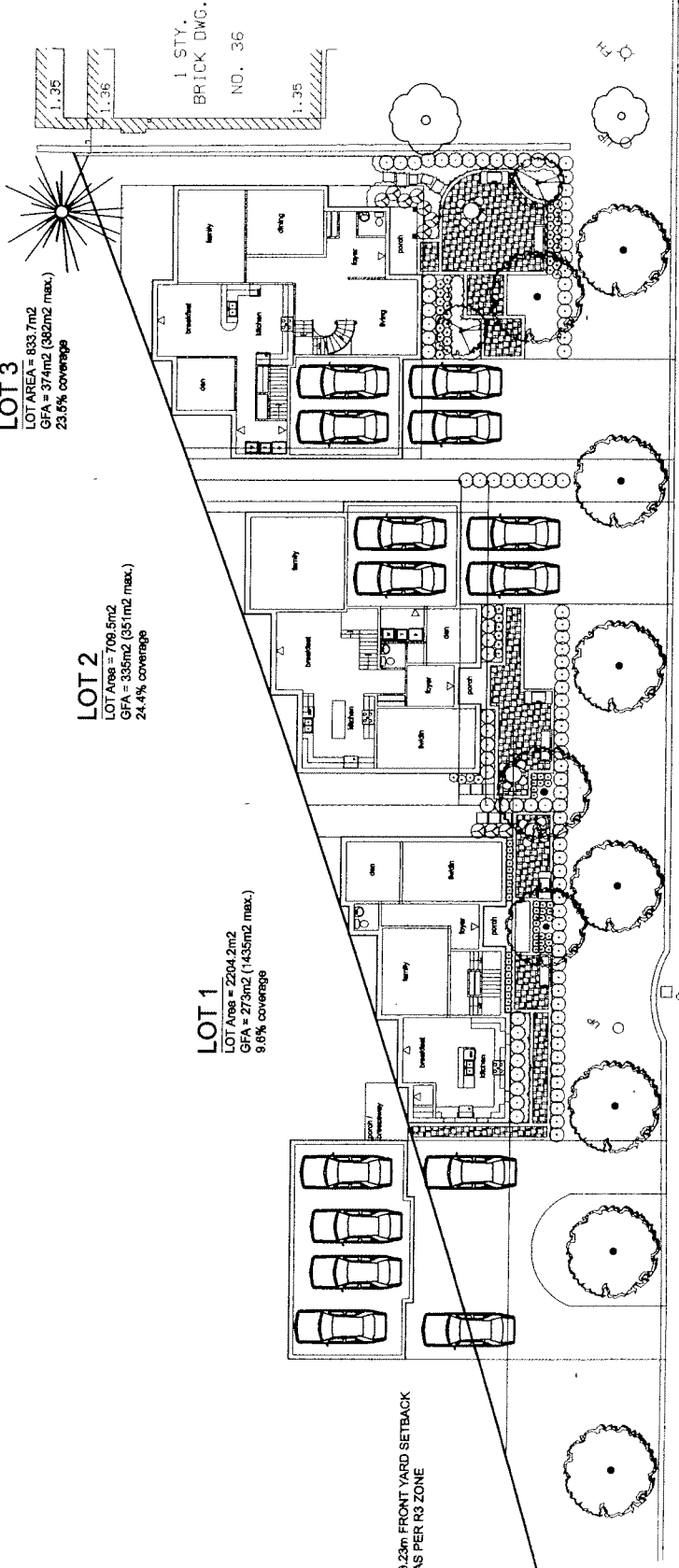
LOT 3
 LOT AREA = 833.7m²
 GFA = 374m² (382m² max.)
 23.5% coverage

LOT 2
 LOT Area = 708.5m²
 GFA = 335m² (351m² max.)
 24.4% coverage

LOT 1
 LOT Area = 2204.2m²
 GFA = 273m² (1435m² max.)
 9.6% coverage

1 STY.
 BRICK DWG.
 NO. 36

8.23m FRONT YARD SETBACK
 AS PER R3 ZONE



PROCTOR AVENUE

2010 PROPOSED FRONT YARD AMENITY AREAS

APPLICANT: PROCTOR INVESTMENTS LIMITED
 34 PROCTOR AVENUE

FILE No: OP. 10121403 & ZA. 10121404 (GD)



DEVELOPMENT SERVICES COMMISSION

DATE: 01/10/10

FIGURE No. 7

DRAWN BY: CPW CHECKED BY: GD SCALE 1: