

# AREA CONTEXT/ZONING

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MACKENZIE DRIVE EAST

FILE No: SC08108962(NS)



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

SUBJECT LANDS

DATE: 05/26/08

FIGURE No.2

SC08108962.dgn 28/05/2008 8:48:24 AM




# AIR PHOTO 2007

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

 SUBJECT LANDS

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

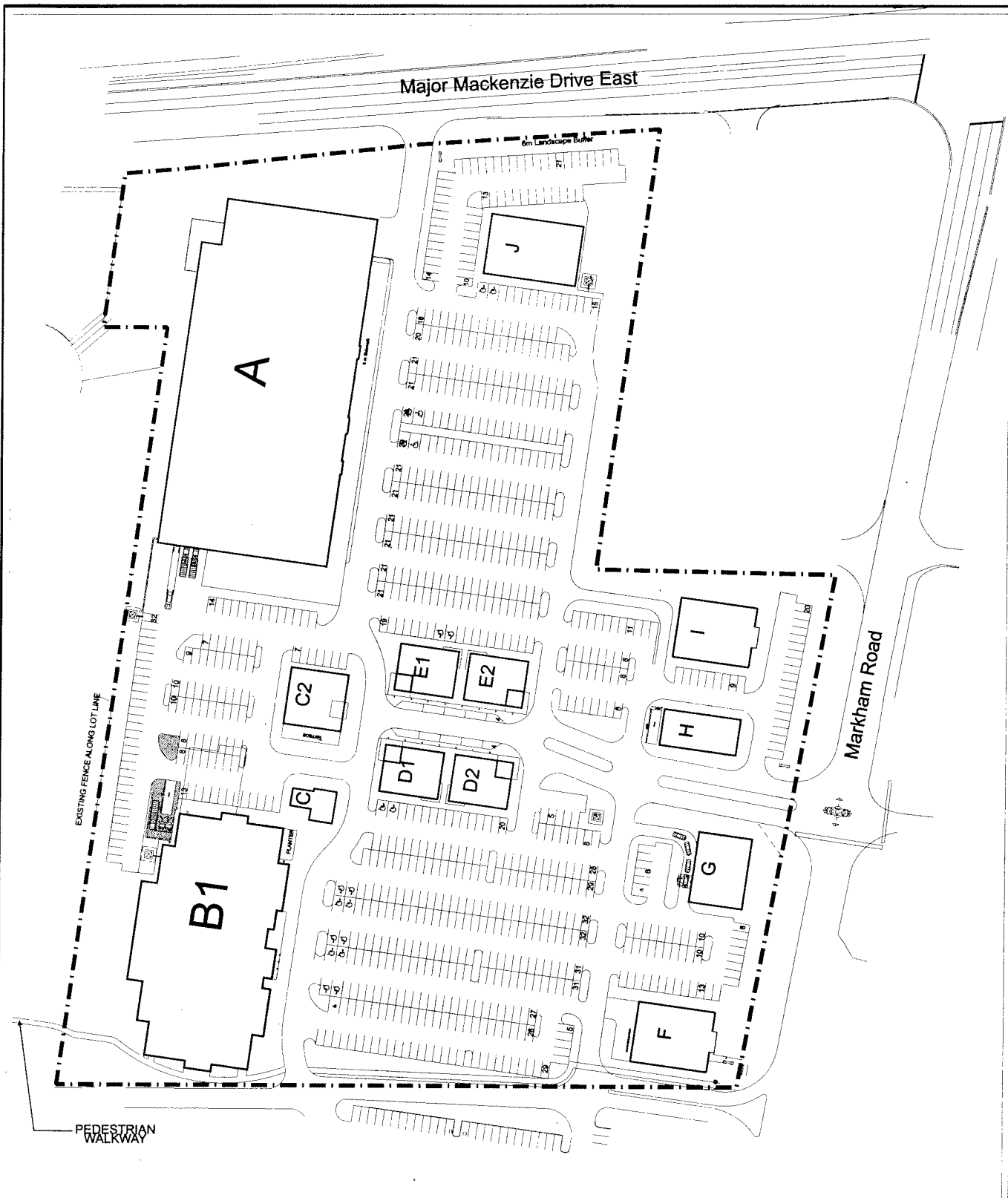
DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No.3



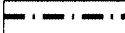


# SITE PLAN

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MACKENZIE DRIVE EAST

FILE No: SC08108962(NS)

 SUBJECT LANDS

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DEVELOPMENT SERVICES COMMISSION

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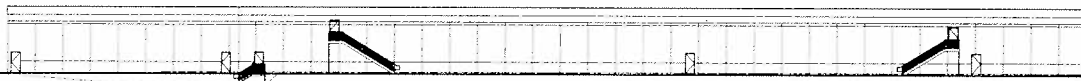
CHK BY: NS

SCALE 1:

FIGURE No.4



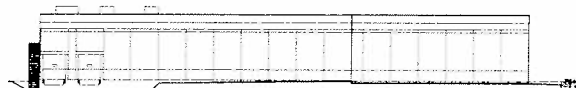
EAST



WEST



NORTH



SOUTH

## ELEVATIONS BLD. A

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

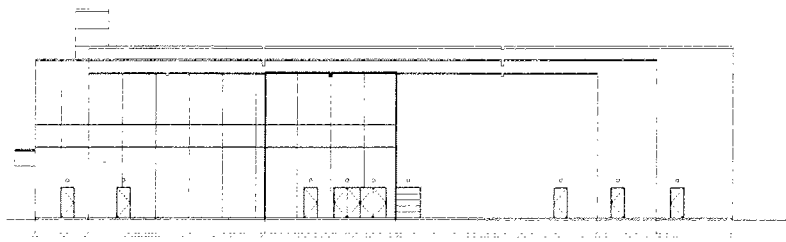
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CHK BY: NS

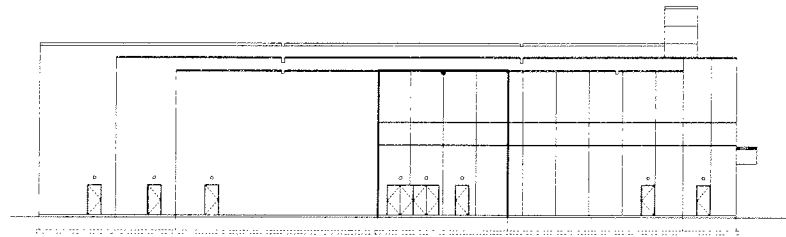
SCALE 1:

FIGURE No.5a

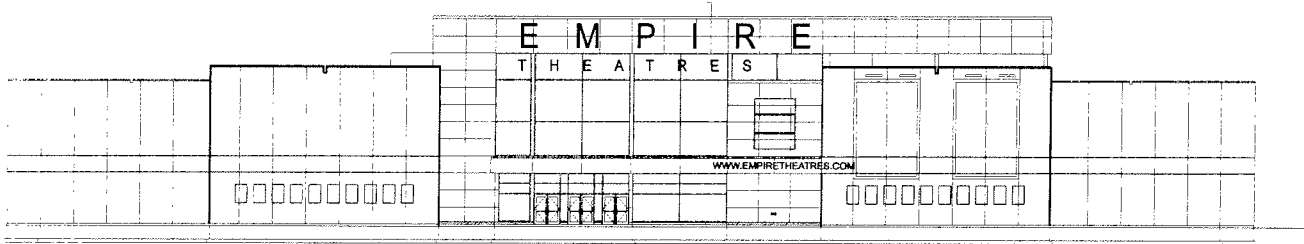
SC08108962.dgn 28/05/2008 8:48:42 AM



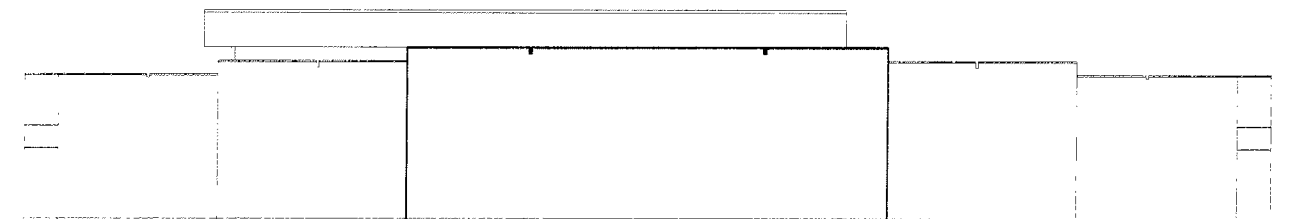
NORTH



SOUTH



EAST



WEST

## ELEVATIONS BLD. B

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

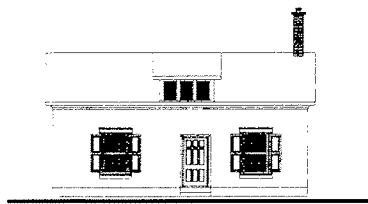
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CHK BY: NS

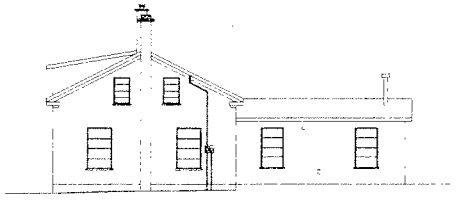
SCALE 1:

FIGURE No.5b

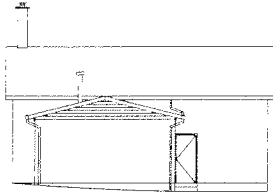
SC08108962.dgn 28/05/2008 8:48:55 AM



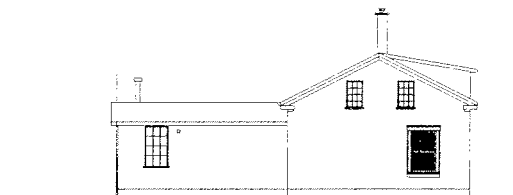
EAST



NORTH

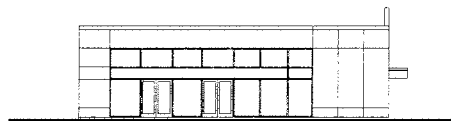


WEST

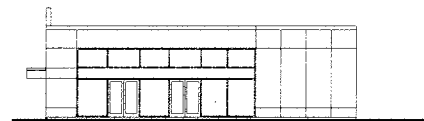


SOUTH

WILLIAM CLARRY  
HOUSE  
130 SM.  
(1,400 SF.)  
BLDG'S C1

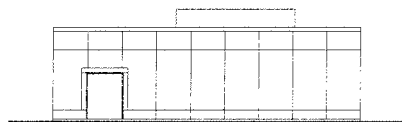


SOUTH

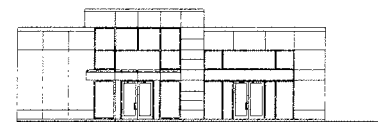


NORTH

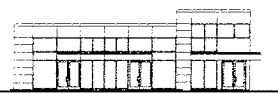
BLDG'S C2



WEST



EAST



NORTH

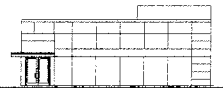


WEST

BLDG'S D1



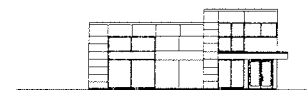
SOUTH



EAST



NORTH



EAST

BLDG'S D2



SOUTH



WEST

# ELEVATIONS BLD. C & D

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

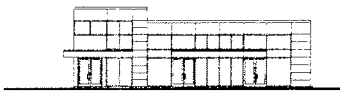
DWN BY: DD

CHK BY: NS

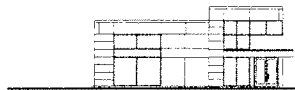
SCALE 1:

FIGURE No.5c

SC08108962.dgn 28/05/2008 8:49:03 AM

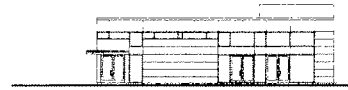


SOUTH

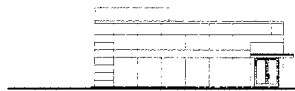


WEST

BLDG'S E2



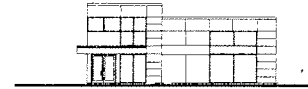
NORTH



EAST

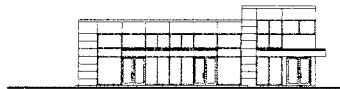


NORTH

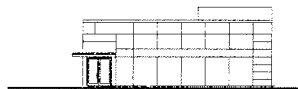


EAST

BLDG'S E1



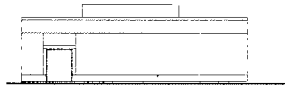
SOUTH



WEST



NORTH

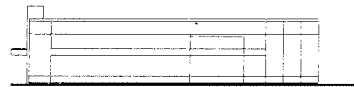


WEST

BLDG'S F



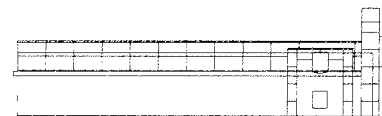
EAST



SOUTH

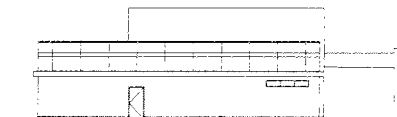


SOUTH



WEST

BLDG'S G



NORTH



EAST

# ELEVATIONS BLD. E,F & G

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No.5d

SC08108962.dgn 28/05/2008 8:49:09 AM





EAST

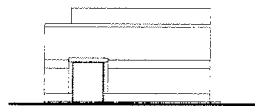


NORTH

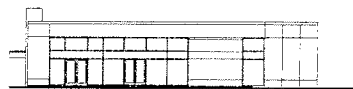
BLDG' H



SOUTH



WEST

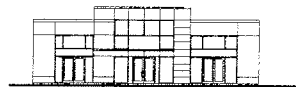


SOUTH



WEST

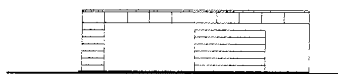
BLDG'S I



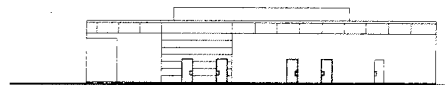
EAST



NORTH



EAST

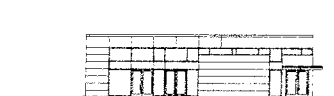


SOUTH

BLDG J



NORTH



WEST

# ELEVATIONS BLD. H, I & J

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

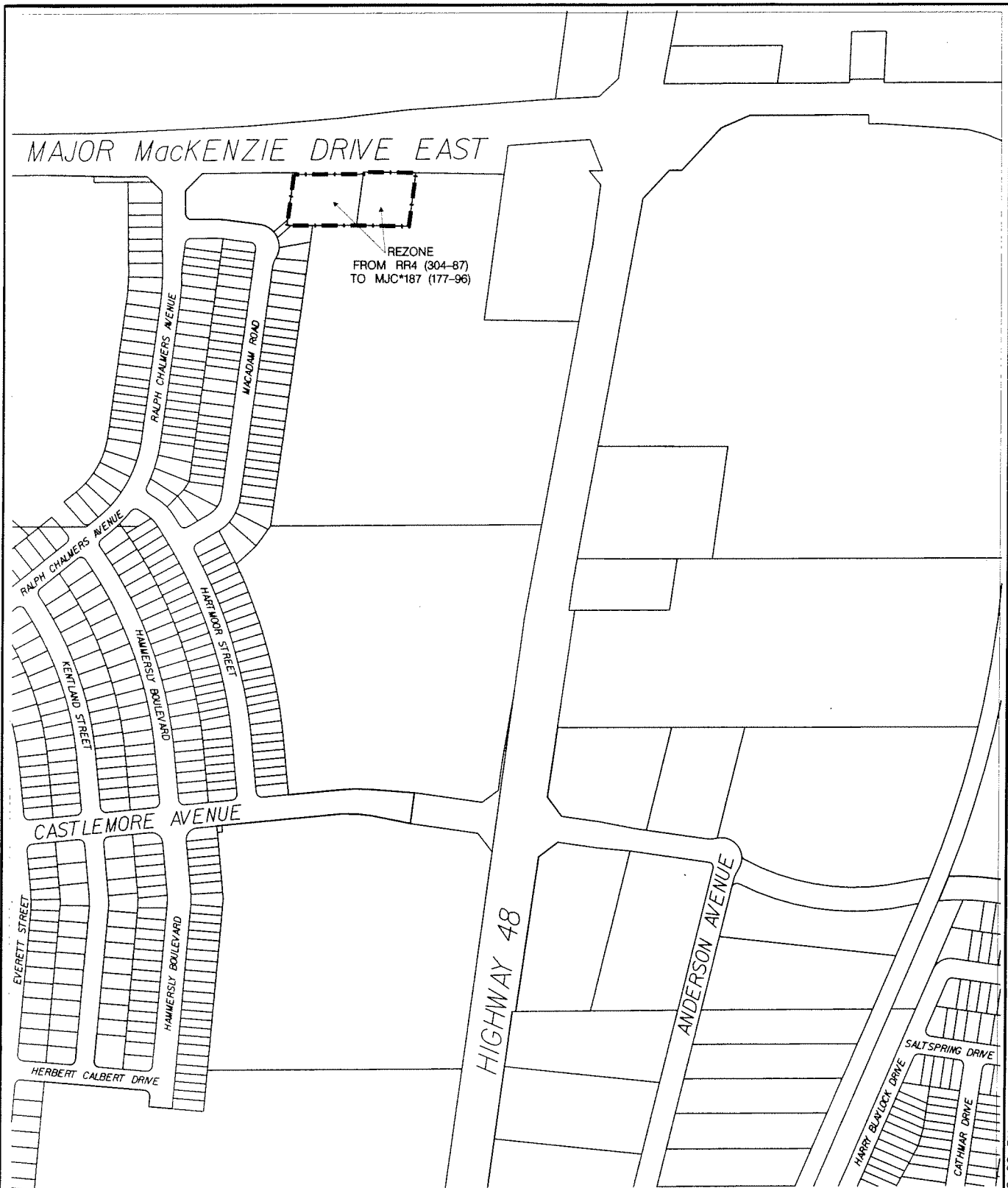
DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No. 5e

SC08108962.dgn 28/05/2008 8:49:17 AM



# LANDS TO BE REZONED

APPLICANT: CRET 9900 MARKHAM LIMITED.

NEAR THE SW CORNER OF HWY 48 & MAJOR MacKENZIE DRIVE EAST

FILE No: SC08108962(NS)

--- SUBJECT LANDS

DATE: 05/26/08



DEVELOPMENT SERVICES COMMISSION

DWN BY: DD

CHK BY: NS

SCALE 1:

FIGURE No.6

SC08108962.dgn 30/05/2008 2:43:29 PM

## **APPENDIX "A"**

### **SITE PLAN CONDITIONS**

1. That the Owner enter into a site plan agreement with the Town of Markham, containing all standard and special provisions and requirements of the Town and other public agencies including:
  - a) Provision for the payment by the Owner of all applicable fees, recoveries, development charges, and cash in-lieu of parkland dedication;
  - b) Provisions for satisfying all requirements of the Town Departments and external agencies;
  - c) Provision to ensure all exterior lights on the property are appropriately shielded and do not impact the residential properties immediately to the west;
  - d) Provision to ensure that all garbage is stored internally within the main buildings;
  - e) Provision of a \$75,000 Letter of Credit to ensure the restoration work with regard to the Heritage Building;
  - f) Provision for proper boarding and protection of the Heritage Building through fencing and signage;
  - g) Provision to maintain the Heritage Building in good and sound conditions at all time prior to and during the development of the property;
  - h) Provision of a marketing plan, to the satisfaction of the Commissioner of Development Services, within six months of site plan approval, to detail the ways and means the Heritage Building will be marketed to prospective purchasers;
  - i) Provision of a restoration plan for the Heritage Building and plans for any additions and alterations, and to complete the exterior restoration of the Heritage House, connection of all municipal services to the allocated lot (water, gas, hydro, cable, telephone etc.) and ensure basic standards of occupancy as confirmed by Building Standards Department within two years of site plan approval;
  - j) Provision for one interpretative baked enamel plaque to be designed according to the specifications of the "Markham Remembered" program to address the William Clarry House;
  - k) Provision for the standard heritage warning clauses for inclusion in any future Offers of Purchase and Sales for the Heritage Building; and

- l) Provision to ensure that the Owner implements the sustainability initiatives as outlined in a letter dated May 15, 2008.
2. That prior to execution of the site plan agreement, the owner shall submit:
  - a) Final site plan and elevation drawings, and comply with all requirements of the Town and authorized public agencies, to the satisfaction of the Commissioner of Development Services;
  - b) A restoration plan (with detailed drawings and specifications) for the exterior of the William Clarry House which will be referenced in the site plan agreement; and
  - c) A reference plan showing a parcel of land containing the Heritage Building and sufficient lands around the house to provide a buffer to facilitate the registration of the designation and easement agreements.
3. That prior to execution of the site plan agreement, the Owner shall enter into a Heritage Easement Agreement with the Town for the William Clarry House;
4. That prior to the site plan and elevation drawings being endorsed by the Director of Planning and Urban Design, the Owner submit the following:
  - a) a parking utilization study to justify the reduction in the required number of parking spaces;
  - b) a letter from the Owner's solicitor confirming that all of the individual parcels that make up this site have merged on title, to the satisfaction of the Town Solicitor;
  - c) an updated traffic analysis to address the distance separation between the proposed signalized intersection to Markham Road and the full movement access from the abutting property to the north to the satisfaction of the Director of Engineering;
  - d) a noise study, prepared by a qualified noise consultant, with recommended mitigation measures for noise resulting from truck delivery, roof top mechanical equipment and any other noise sources. The noise study will be peer reviewed at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to achieve the recommendations of the Noise Impact Study; and
  - e) an illumination plan for review and approval to the satisfaction of the Director of Planning and Urban Design. The illumination plan may be subject to peer review at the applicant's cost. The Owner agrees to make any revisions to the site plan that may be required to ensure that the residential properties located to the west are not negatively impacted by the lighting from the proposed development.
5. That the Owner submit a Minor Variance Application to reduce the minimum parking requirements; to eliminate loading space requirements for commercial buildings less than

1,000 m<sup>2</sup>; to eliminate landscape strip requirement along the interior lot line; and to increase building setback for Buildings F, G, H and I from Markham Road;

6. That a landscape plan, prepared by a landscape architect having O.A.L.A. membership, be submitted to the satisfaction of the Director of Planning and Urban Design.
7. That a sign uniformity plan be submitted for review and approval, prior to the submission of a building permit, to the satisfaction of the Director of Planning and Urban Design;
8. That the Owner shall meet with the Fire Department to finalize the location of the Fire Department connection, private hydrant, fire access route signage and rapid entry key box, to the satisfaction of the Fire Chief, prior to the Director of Planning and Urban Design signing the site plan "endorsed in principle";
9. That the location, size and construction of all internal refuse storage areas be approved to the satisfaction of the Town of Markham Waste Management Department;
10. That the Owner shall work with the landowner to the south (Wisner Markham Developments Inc.) to ensure that the shared driveway entrance along the mutual property line as well as the north-south driveway isles are appropriately designed to the satisfaction of the Director of Planning and Urban Design to allow for uninterrupted traffic flow;
11. That the Owner shall enter into appropriate easement agreements and/or right-of-way agreements with the adjoining landowner to the south (Wisner Markham Developments Inc.) for cross use and joint maintenance of shared driveways to the satisfaction of the Director of Planning and Urban Design;
12. That the Owner submit to the Engineering Department for approval, site serving and grading drawings, municipal service connections details, and a storm water management report, prior to the Director of Planning and Urban Design signing the site plan "endorsed in principle". Drawings are to be prepared and stamped by a Professional Engineer with a Certificate of Authorization from Professional Engineers of Ontario; and
13. That this endorsement shall lapse and site plan approval will not be issued, after a period of three years commencing June 17, 2008 in the event a site plan agreement is not executed within that period.

## **APPENDIX 'B'**

### **EXPLANATORY NOTE**

#### **BY-LAW No. 2008-XXX**

A By-law to amend By-law 304-87, as amended

On the south side of Major Mackenzie Drive, west of Markham Road.  
East half of Lot 20, Concession 7 and Part Lot 21, Concession 7  
Wismer Commons Planning District

#### **LANDS AFFECTED**

This proposed By-law Amendment applies to a 0.5 hectares (1.24 acres) parcel of land legally described as East half of Lot 20, Concession 7 and Part Lot 21, Concession 7 located on the south side of Major Mackenzie Drive west of Markham Road, within the Wismer Commons community.

#### **EXISTING ZONING**

The lands are Zoned Rural Residential Four (RR4) under By-law 304-87, as amended. The subject lands are to be deleted from the designated area of By-law 304-87, as amended.

#### **PURPOSE AND EFFECT OF THIS BY-LAW**

The purpose and effect of this By-law Amendment is to delete the subject lands from the designated area of By-law 304-87, as amended, and to incorporate the lands within the designated area of By-law 177-96, as amended.



## **BY-LAW 2008 - XXX**

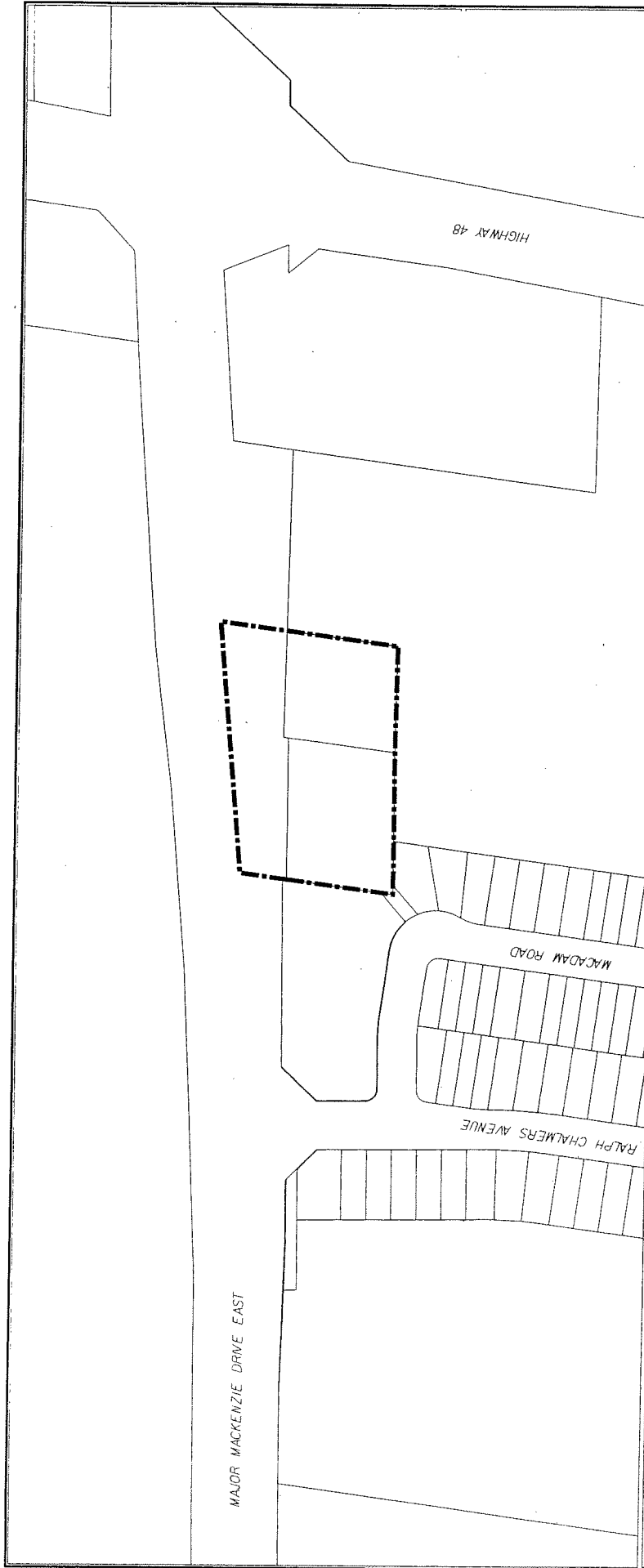
A By-law to amend By-law 304-87, as amended  
To delete lands comprising of the East half of Lot 20,  
Concession 7 and Part Lot 21, Concession 7, Box  
Grove Planning District from the designated area of  
By-law 304-87

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law 304-87, as amended, is hereby further amended by deleting those lands comprising the East half of Lot 20, Concession 7 and Part Lot 21, Concession 7, as shown on Schedule 'A' attached hereto, from the designated area of By-law 304-87, as amended.
2. This By-law shall not come into effect until By-law 2008-XXX, amending By-law 177-96, as amended, comes into effect and the lands, as shown on Schedule 'A' attached hereto, are incorporated into the designated area of By-law 177-96, as amended.
3. All other provisions of By-law 304-87, as amended, not inconsistent with the provisions of this by-law shall continue to apply

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
\_\_\_\_ DAY OF JUNE, 2008



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 304-87

THIS IS SCHEDULE 'A' TO BY-LAW .....  
 PASSED THIS ..... DAY .....  
 ..... MAYOR  
 ..... CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW

NOTE: 1) DIMENSIONS ARE IN METRES  
 2) REFERENCE SHOULD BE MADE TO  
 THE ORIGINAL BY-LAW LODGED IN  
 THE OFFICE OF THE CLERK

SCALE 1: 2000



## **EXPLANATORY NOTE**

### **BY-LAW No. 2008-XXX**

On the south side of Major Mackenzie Drive, west of Markham Road.  
East half of Lot 20, Concession 7 and Part Lot 21, Concession 7  
Wismer Commons Planning District

#### **LANDS AFFECTED**

This proposed By-law Amendment applies to a 0.5 hectares (1.24 acres) parcel of land legally described as East half of Lot 20, Concession 7 and Part Lot 21, Concession 7 located on the south side of Major Mackenzie Drive west of Markham Road, within the Wismer Commons community.

#### **EXISTING ZONING**

The lands are Zoned Rural Residential Four (RR4) under By-law 304-87, as amended. The subject lands are to be deleted from the designated area of By-law 304-87, as amended.

#### **PURPOSE OF THIS BY-LAW**

The purpose of this By-law is to:

1. expand the designated area of By-law 177-96, as amended, to include those lands as outlined on Schedule 'A' to this By-law; and
2. zone the lands to Major Commercial (MJC) as outlined on Schedule 'A' to this By-law .

#### **EFFECT OF THIS BY-LAW**

The effect of this By-law is to permit the development of the subject lands for a retail plaza.



## **BY-LAW 2008 - XXX**

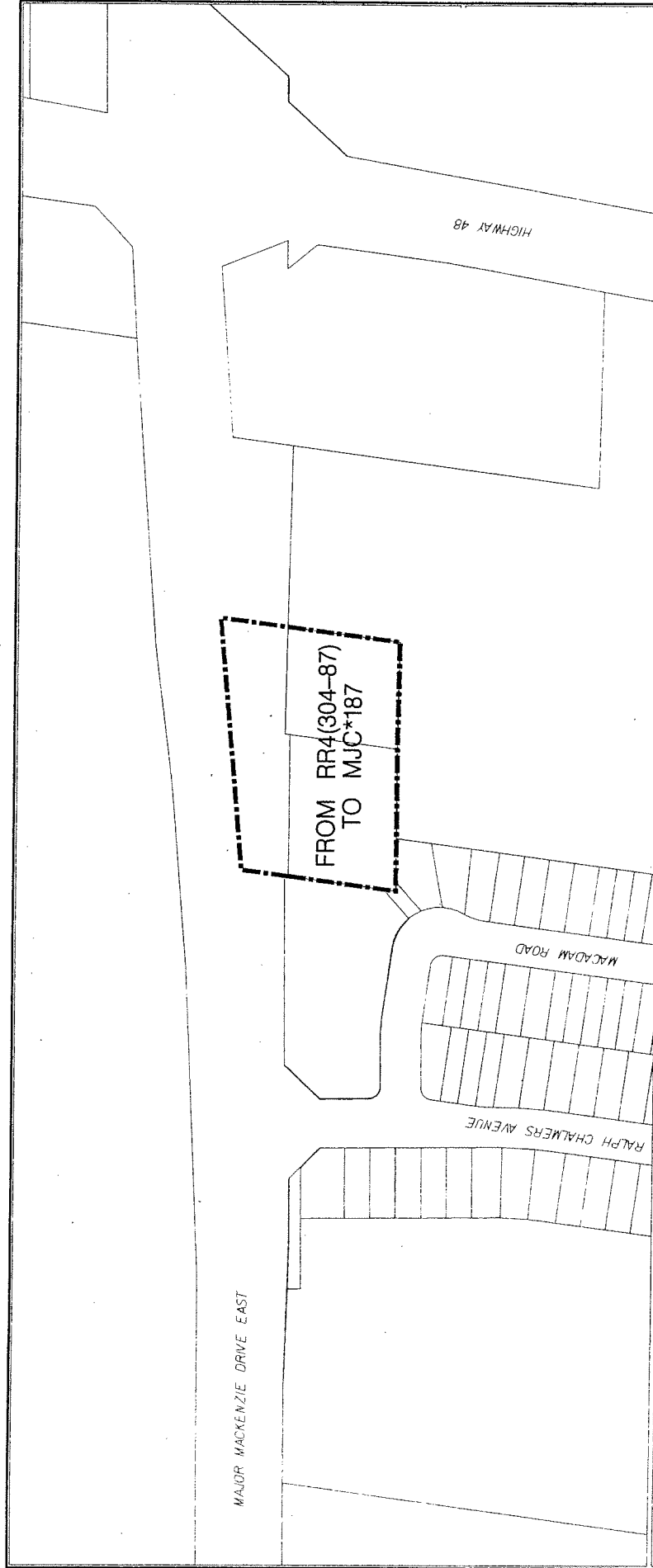
A By-law to amend Urban Expansion Area  
Zoning By-law 177-96, as amended

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THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. By-law No. 177-96, as amended, is hereby further amended as follows
  - 1.1 By expanding the designated area of the By-law to include those lands comprising the East half of Lot 20, Concession 7 and Part Lot 21, Concession 7, as shown on Schedule 'A' attached hereto.
  - 1.2 By zoning the lands  
Major Commercial \*187 (MJC\*187) zone
2. All other provisions of By-law 177-96, as amended, not consistent with the provisions of this By-law shall continue to apply.

READ A FIRST, SECOND AND THIRD TIME AND PASSED THIS  
\_\_\_\_ DAY OF JUNE, 2008



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 177-96

THIS IS SCHEDULE 'A' TO BY-LAW  
PASSED THIS ..... DAY .....

..... MAYOR  
..... CLERK

BOUNDARY OF AREA COVERED BY THIS BY-LAW



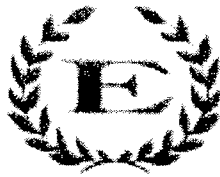
MJC

\* (No) EXCEPTION NUMBER

RR4

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 2000



ECL Properties Limited

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May 15, 2008

Nilesh Surti, Project Planner, East District  
Town of Markham  
101 Town Centre Blvd.  
Markham, ON  
L3R 9W3

Dear Sir:

RE: Site Plan Application (file: SC 08 108962)  
CRET 9900 Markham Limited  
9900 Markham Road & 5899 Major Mackenzie Drive  
Town of Markham

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ECL Properties Limited is committed to supporting the well-being of communities through our environmental initiatives and charitable work. As you know, we are working with our designers, construction department and tenants to create a development in Markham that is based on the goals of water and energy efficiency, utilizing environmentally friendly building materials and systems, and providing quality indoor environments.

We are currently preparing design and operations criteria for all tenants, and we are pleased to inform you that we've already received commitments from secured tenants for the implementation of a wide range of 'green' initiatives and technologies. For example, the following summarizes some of the building design elements and operations/maintenance procedures that Empire Theatres, our major anchor tenant, has committed to implementing:

- White roof that reduces energy costs and mitigates the 'heat island effect'
- Building materials (carpet, tiles, insulation, etc.) that use high percentages of recycled content
- Materials, adhesives, grouts, etc. that contain low VOC's, and low or no odour
- Low E-Glass to reduce the need for cooling systems, while delivering a high solar heat gain coefficient
- Sourcing materials that are extracted and manufactured from local/regional areas to reduce the environmental impacts from transportation, and to support the local economy
- Using a range of energy efficient lighting products, sensors and control systems
- Regular monitoring and maintenance of air, water and energy systems

- Maintenance contracts requiring use of low VOC materials, natural/solvent free cleaning products, etc.

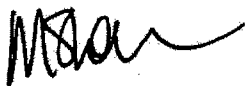
We also commit, with Empire Theatres and our other partners, to the following:

- Water efficient, low flush fixtures with occupant sensors
- Water efficient and drought tolerant landscaping
- Permeable pavers to encourage natural infiltration
- Designating priority parking spaces for hybrid cars
- Bicycle racks for customers and employees
- Modern erosion controls to prevent soil loss and sedimentation impacts
- Working with suppliers and reclamation centres for material recycling to maximize landfill diversion
- Implementation of waste recycling programs
- Assisting tenants and operations/management staff with respect to benefits of design elements and proper long-term maintenance
- Regular systems and air quality testing and monitoring
- Ensuring materials from building demolitions are recycled, reused or donated to non-profit organizations

We have also updated our proposed site plan to reduce the amount of hard surfaces, and this additional green space will further reduce the heat island effect and increase natural infiltration.

Please contact the undersigned should you have any questions respecting this matter.

Yours truly,



Mark Stone, Manager  
Real Estate Planning