

# Memorandum to the City of Markham Committee of Adjustment

January 26, 2025

**File:** A/192/22  
**Address:** 7323 7 Hwy East, Markham  
**Applicant:** Bousfields Inc. (Kate Cooper)  
**Agent:** Bousfields Inc. (Kate Cooper)  
**Hearing Date:** Wednesday, February 5, 2025

The Applicant is requesting relief from the following Community Amenity One\*349\*350 Holding One (CA1\*349\*350(H1)) Zone and Community Amenity One\*348\*350 (CA1\*348\*350) Zone requirements of By-law 177-96, as amended, as they relate to a proposed stacked townhouse development. The variances requested are to permit:

- a) **By-law 177-96, Section 7.348.1:**  
a Multiple Dwelling use, whereas the by-law does not permit this use;
  
- b) **By-law 177-96, Section 7.348.2 d):**  
a 0.2 metre setback from the streetline, whereas the by-law requires a 3.0 metre setback from a streetline other than the Highway 7 Streetline;
  
- c) **By-law 177-96, Section 7.349.2 d):**  
a minimum setback from the south limit of the CA1\*349\*350 zone of 11.9 metres, whereas the by-law requires a minimum setback of 12 metres;
  
- d) **By-law 177-96, Section 7.349.2 e):**  
a minimum setback from the streetline of 0.2 metres, whereas the by-law requires a minimum setback from the streetline 3 metres; and
  
- e) **By-law 177-96, Section 7.349.3 b):**  
the ground floor of a residential building to have a maximum of 100 percent residential use, whereas the by-law permits a maximum of 35 percent residential use for the ground floor.

## BACKGROUND

### Property Description

The 82,000 m<sup>2</sup> (88,264.65 ft<sup>2</sup>) subject property is located on the south side of Highway 7 and east side of Bur Oak Avenue, within Cornell Centre. The surrounding area includes:

- North: two 6-storey mid-rise buildings with non-residential uses at-grade, detached and townhouse dwellings, Cornell Community Centre, Markham Stouffville Hospital, Markham Fire Station, Cornell Community Park;
- East: vacant lands owned by the Owner that has been approved for future commercial uses;

- South: approvals for future residential uses including townhouses, mid-rise and high-rise buildings, commercial uses, school block, and open space areas, and Highway 407; and
- West: existing low-rise residential area, Grand Cornell Park.

#### Development Application Approvals for the Subject Lands

The subject lands formed part of the 2014 Lindvest Cornell South Draft Plan of Subdivision approval. Within this approval, the subject lands were identified as a mixed-use retail and residential block. Development Services Committee endorsed a site plan control application to permit the development of a multi-unit retail/office development, which was not completed and formal site plan approval was not issued.

A revised Draft Plan of Subdivision approval was issued for the subject lands in 2020 with a site-specific Zoning By-law Amendment (SU/ZA 18 154617) to permit the proposed development, subject to this minor variance application and concurrent site plan control application (SPC 24 197063). In 2024, the Applicants submitted redline revisions to the draft approval plan of subdivision which seeks to establish the required development blocks, block structure, and road networks.

The draft approved plan (Appendix 'B'), proposes six development blocks, a new north-south public street, a road widening block (Block 7), and three reserve blocks (Blocks 8-10). Blocks 1 and 2 are the subject of this application. They are located at the southwest and southeast corners of the subject lands bounded by Bur Oak Avenue, Thomas Catterall Street, and Romeo De Gasperis Avenue. Blocks 3 and 4, located at the northwest and northeast corners of the subject lands, are identified as future development blocks. These blocks are anticipated to include a mix of uses and building typologies which include mid and high-rise buildings.

The draft plan of subdivision is required to be registered prior to the issuance of any site plan approval and building permits. Further, the Holding Provision shall also be lifted prior to site plan approval.

#### **Proposal**

The applicant is proposing to develop Blocks 1 and 2 with four 5-storey multiple dwellings (stacked townhomes) on the subject lands. The proposed development will have a total gross floor area of 63,617 m<sup>2</sup> (684,767.68 ft<sup>2</sup>), 627 parking spaces within one level of below-grade parking, and 640 bicycle parking spaces.

The proposed development also contains two north-south private streets that will bisect Blocks 1 and 2, and an east-west private street located adjacent and parallel to the north property line. The proposed site plan is shown in Appendix 'C'.

#### **Official Plan and Zoning**

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Official Plan designates the subject property "Mixed Use Mid Rise" which provides for mid-rise housing forms including stacked townhouses.

Notwithstanding the above designation, the 2014 Official Plan also indicates that the subject lands are located within the Cornell Centre Key Development Area (KDA), which

requires a new Secondary Plan. Until a new Secondary Plan for Cornell Centre is approved by Council, the provisions of the 1987 Markham Official Plan and 2008 Cornell Secondary Plan (OPA 168) shall continue to apply.

Official Plan (Revised 1987) and 2008 Cornell Secondary Plan (OPA 168)

The Cornell Secondary Plan designates the subject lands as “Commercial” within a “Commercial Corridor Area and Community Area.”

The proposed future mixed-use apartment buildings in Blocks 3 and 4 and stacked townhouse development in Blocks 1 and 2 conform to the 1987 Official Plan and the 2008 Cornell Secondary Plan.

Zoning By-Law 177-96

The subject lands are zoned Community Amenity One\*349\*350 Holding One (CA1\*349\*350(H1)) Zone and Community Amenity One\*348\*350 (CA1\*348\*350) Zone under By-law 177-96, as amended.

The approved zoning for the subject lands was based on conceptual development plans submitted in support of the 2020 Draft Plan of Subdivision and Zoning By-law Amendment applications. As the proposal has been further refined through the redline revision to the approved draft plan of subdivision and through the submission of the site plan application, variances have been identified to facilitate components of the proposed development. This includes multiple dwelling unit use, reduction in setbacks, and the elimination of non-residential uses.

**Applicant’s Stated Reason(s) for Not Complying with Zoning**

According to the information provided by the applicant, the reason for not complying with Zoning is:

“The variances are required to reconcile site-specific provisions based on the detailed design of the block. Compliance with the provisions of the by-law reflect an earlier development proposal.”

**Zoning Preliminary Review (ZPR) Undertaken**

The owner has completed a Zoning Preliminary Review (ZPR) on October 16, 2024 to confirm the variances required for the proposed development.

**COMMENTS**

The Planning Act states that four tests must be met in order for a variance to be granted by the Committee of Adjustment:

- a) The variance must be minor in nature;
- b) The variance must be desirable, in the opinion of the Committee of Adjustment, for the appropriate development or use of land, building or structure;
- c) The general intent and purpose of the Zoning By-law must be maintained;
- d) The general intent and purpose of the Official Plan must be maintained.

**Multiple Dwelling Units as a Permitted Use**

The applicant is requesting to permit “Multiple Dwelling”, whereas the by-law does not permit this use. This variance relates specifically to the proposed stacked townhouses on Blocks 1 and 2 of the subject lands. The previously approved zoning by-law established a development concept to accommodate a commercial development. The requested

variance will facilitate the redevelopment of the subject lands to accommodate the stacked townhouse development. Further, the Official Plan permits stacked townhouse and provides for a minimum building height of 3 storeys. As such, Staff are of the opinion that the requested variance is appropriate for the subject lands.

### **Reduction in Side Yard Setbacks**

The applicant is requesting:

- a 0.2 metre setback from the streetline, whereas the by-law requires a 3.0 metre setback from a streetline other than the Highway 7 Streetline;
- a minimum setback from the south limit of the CA1\*349\*350 zone of 11.9 metres, whereas the by-law requires a minimum setback of 12 metres; and
- a minimum setback from the streetline of 0.2 metres, whereas the by-law requires a minimum setback from the streetline 3 metres.

These variances relate to the change in block structure due to the redline revisions to the approved draft plan of subdivision. The requested variances are technical in nature and are suited for the proposed building typology and siting.

### **Increase in Residential Use**

The applicant is requesting to permit the ground floor of a residential building to have a maximum of 100 percent residential use, whereas the by-law permits a maximum of 35 percent residential use for the ground floor. The general intent of the by-law is to develop the lands south of Highway 7 with residential, employment, and retail uses. The future development of Blocks 3 and 4 will achieve the mix of residential and non-residential uses that will continue to maintain the intended function of the Official Plan. Further, as Blocks 1 and 2 are not adjacent to any major roads, keeping the lands entirely residential are considered more appropriate and desirable.

## **EXTERNAL AGENCIES**

### **TRCA Comments**

In a letter dated January 8, 2025, the TRCA advised that they have no objections to the variance application conditional upon the application review fee to be submitted to the TRCA and that the applicant obtains a permit pursuant to the *Conservation Authorities Act*. This is included as a recommended condition of approval in Appendix 'A'.

## **PUBLIC INPUT SUMMARY**

No written submissions were received as of January 27, 2025. It is noted that additional information may be received after the writing of the report, and the Secretary-Treasurer will provide information on this at the meeting.

## **CONCLUSION**

Planning Staff have reviewed the application with respect to Section 45(1) of The Planning Act, R.S.O. 1990, c. P.13, as amended, and are of the opinion that the variance request meets the four tests of the Planning Act and have no objection. Staff recommend that the Committee consider public input in reaching a decision.

The onus is ultimately on the applicant to demonstrate why they should be granted relief from the requirements of the zoning by-law, and how they satisfy the tests of the Planning Act required for the granting of minor variances.

Please refer to Appendix "A" for conditions to be attached to any approval of this application.

PREPARED BY:



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Brashanthe Manoharan, Planner II, East District

REVIEWED BY:



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Stacia Muradali, Development Manager, East District

Attachments:

- Appendix A – Conditions of Approval
- Appendix B – Redline Draft Plan of Subdivision
- Appendix C – Site Plan
- Appendix D – TRCA Memo dated January 8, 2025
- Appendix E – Drawings

**APPENDIX "A"**

**CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/192/22**

1. The variances apply only to the proposed development as long as it remains;
2. That the variances apply only to the subject development, in substantial conformity with the plan attached as Appendix C to this Staff Report; or further revised by any site plan 'endorsed' or 'approved' drawings under File SPC 24 197063, and that the Secretary-Treasurer receive written confirmation from the Supervisor of the Committee of Adjustment or designate that this condition has been fulfilled to their satisfaction.
3. That the Owner submit a clearance letter indicating that the Toronto Region Conservation Authority (TRCA) variance application review fee be paid to the satisfaction of the TRCA, and that a permit be issued pursuant to the *Conservation Authorities Act*.

CONDITIONS PREPARED BY:



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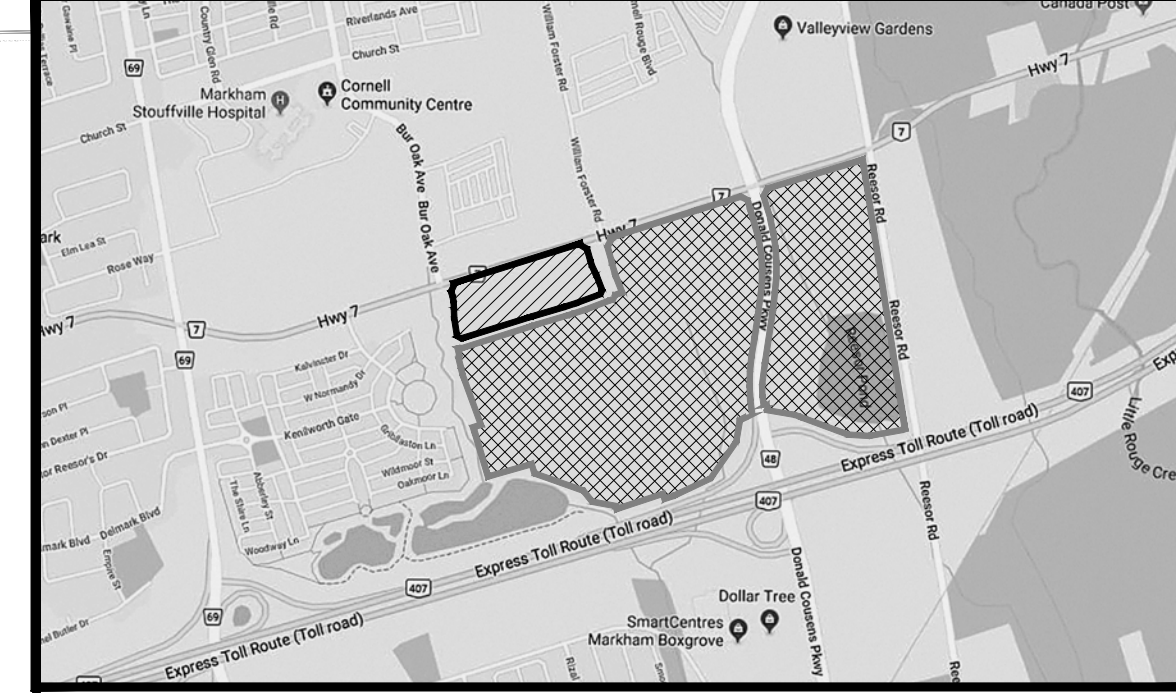
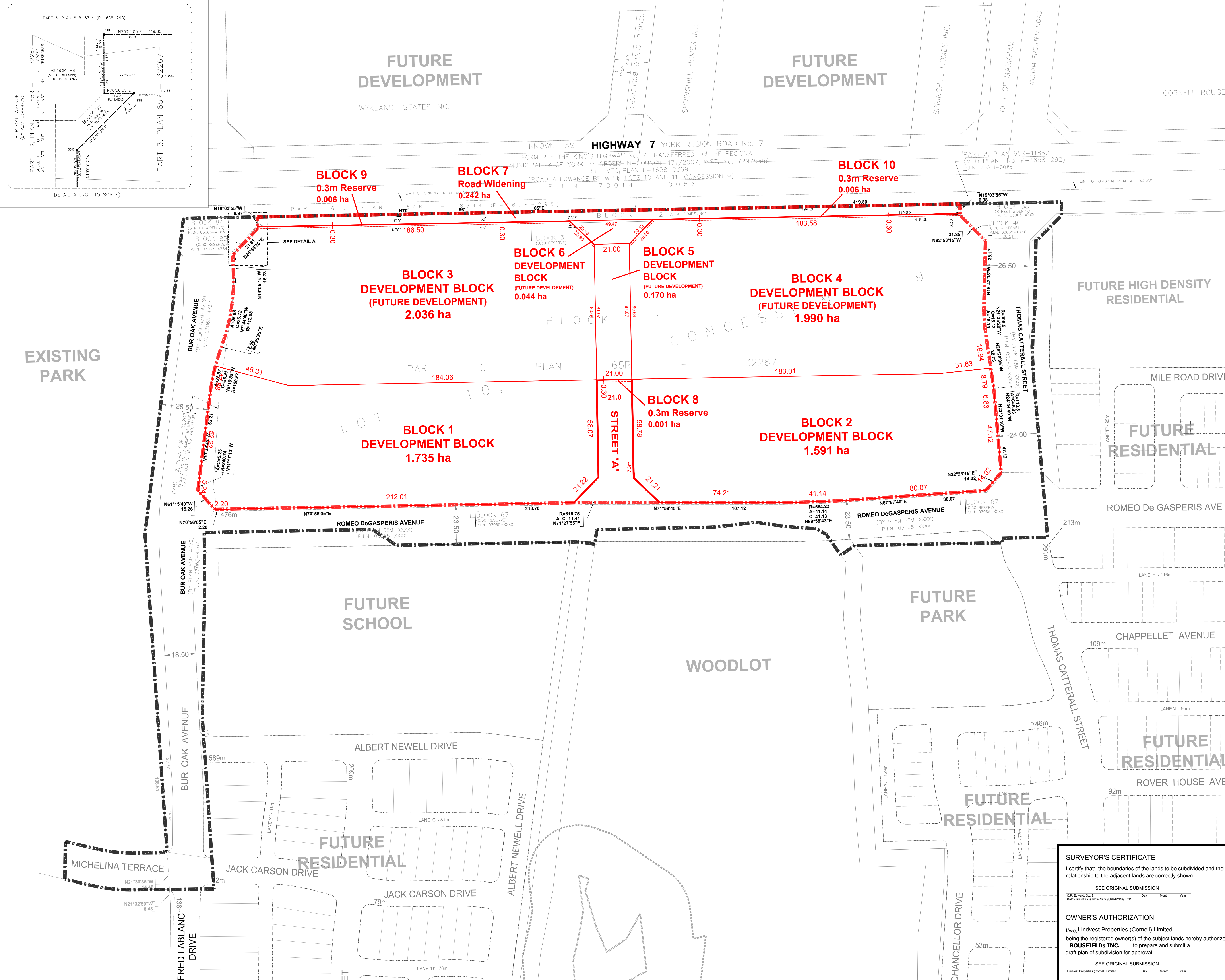
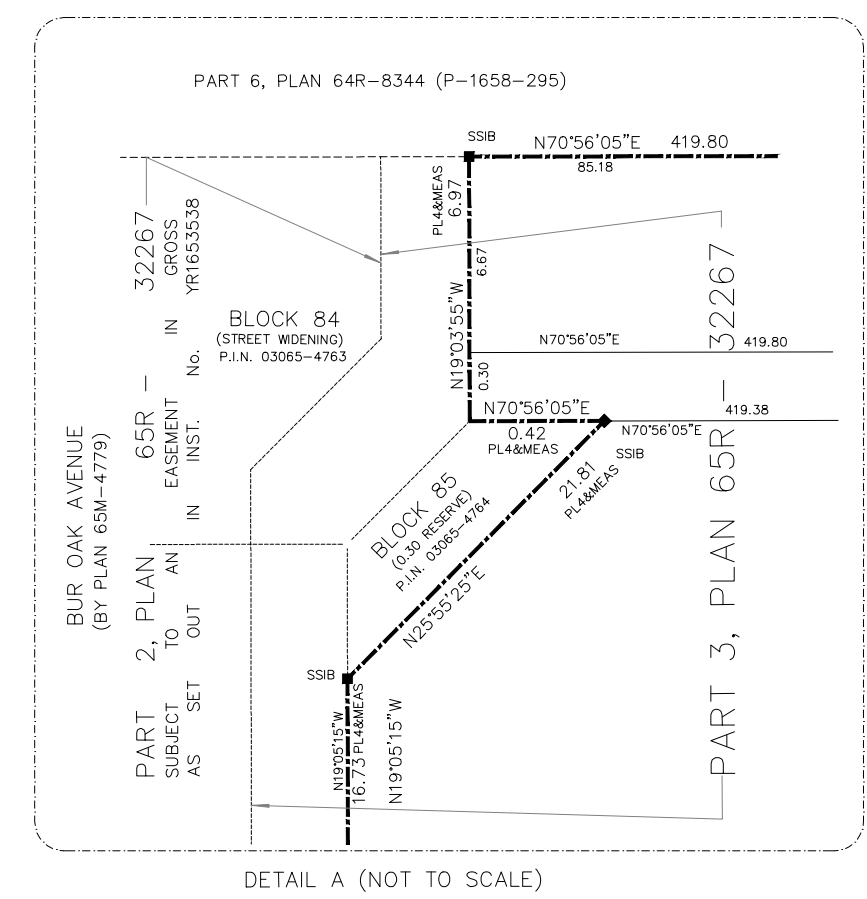
Brashanthe Manoharan, Planner II, East District

REVISED DRAFT PLAN OF PROPOSED SUBDIVISION

**Appendix B**

File: **22.259678.000.00.MNV**

Date: **1/27/2025**



**KEYPLAN**

Subject Property (Hatched)

Additional Lands Owned by Applicant (Cross-hatched)

**ORIGINAL SUBMISSION (19TM-06012)**

AREA TABLE	11139-5	19TM-06012	February, 2015
Mixed-Use Block		Block 1	6.942 ha±
Park		Block 2	0.084
Buffer Blocks		Blocks 3, 4, 6	0.499
Institutional / Residential		Block 8	0.271
Future ROWs		Blocks 5, 7	1.486
Road Widening		Block 9	0.518
0.3m Reserves		Blocks 10-15	0.021
Roads			1.103
<b>Total</b>			<b>10.925 ha±</b>

ROADS		
Public R.O.W.s	448 m	1.103
<b>Total</b>	<b>448 m</b>	<b>1.103 ha±</b>

**REDLINE RE-SUBMISSION (19TM-06012)**

AREA TABLE	11139-5	19TM-06012	February, 2024
Development Blocks		Blocks 1-6	7.572 ha±
Road Widening		Block 7	0.242
0.3m Reserves		Blocks 8-10	0.013
Roads			0.176
<b>Total</b>			<b>8.003 ha±</b>

ROADS		
21m Public R.O.W.	73 m	0.176
<b>Total</b>	<b>73 m</b>	<b>0.176 ha±</b>

**LEGEND**

Original Submitted Subject Property (Dashed line)

Revised Subject Property (Red line)

**NOTES**

A. All dimensions are in metres.

B. All area measurements are computer generated.

C. All elevations refer to Geodetic Datum.

**ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT**

A, B, E, F, G, J, L - As Shown on Plan

C. Additional lands owned by the applicant as shown on the key plan.

D. Development Blocks, Road Widening, Reserves, Public Road

H. Piped water to be provided.

I. Clay loam soil.

K. Sanitary & storm sewers to be provided.

**SURVEYOR'S CERTIFICATE**

I certify that: the boundaries of the lands to be subdivided and their relationship to the adjacent lands are correctly shown.

SEE ORIGINAL SUBMISSION

C.P. EDWARD, O.L.S.  
NADY-POSTEX & EDWARD SURVEYING LTD. Day Month Year

**OWNER'S AUTHORIZATION**

I, Iwe Lindvest Properties (Cornell) Limited, being the registered owner(s) of the subject lands hereby authorize **BOUSFIELDS INC.** to prepare and submit a draft plan of subdivision for approval.

SEE ORIGINAL SUBMISSION

Lindvest Properties (Cornell) Limited Day Month Year

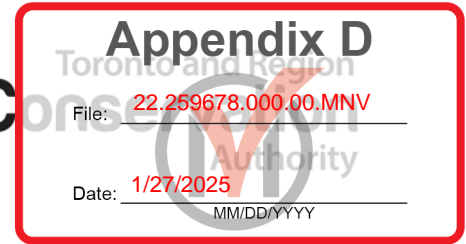
**BOUSFIELDS INC.**

3 Church Street, Suite 200  
Toronto, Ontario M5E 1M2  
P (416) 947-9744  
F (416) 947-0781

1 : 1000 February 9, 2024 11139-5 - 7dp  
Scale Date Drawing Number







January 8, 2025

TRCA File No. PAR-DPP-2025-00469  
Ex Ref: PAR-DPP-2024-00417, CFN 51412, CFN 38887

**VIA E-Plan**

Brashanthe Manoharan, Planner II  
Planning and Urban Design Department  
City of Markham  
101 Town Centre Boulevard  
Markham, ON L3R 9W3

**Re: Minor Variance Application – A/192/22  
6937 Highway 7 East, Markham  
Lots 9 and 10, Concession 9, City of Markham  
Nearest Intersection: Highway 7 and Donald Cousens Parkway  
Applicant: Bousfields Inc. c/o Kate Cooper  
Owner: Lindwide Developments (Cornell) Limited c/o Nik Mracic**

Toronto and Region Conservation Authority (TRCA) staff provide the following comments in response to the referenced Committee of Adjustment application, received by TRCA on December 17, 2024. We provide the following in accordance with TRCA's commenting role under the Planning Act and regulatory role under the Conservation Authorities Act (CA Act). For additional information, please see [Ontario Regulation 686/21](#).

**Purpose of the Application**

TRCA staff understand that the purpose of this application is to request relief from the following requirements of By-law 177-96, as amended, as it relates to a proposed stacked townhouse development:

- a) **By-law 177-96, Section 7.348.1:** a Multiple Dwelling use, whereas the by-law does not permit this use;
- b) **By-law 177-96, Section 7.348.2 d):** a 0.2 metre setback from the streetline, whereas the by-law requires a 3.0 metre setback from the streetline;
- c) **By-law 177-96, Section 7.349.2 d):** a minimum setback from the south limit of the CA1\*349\*350 zone of 11.9 metres, whereas the by-law requires a minimum setback of 12 metres;
- d) **By-law 177-96, Section 7.349.2 e):** a minimum setback from the streetline of 0.2 metres, whereas the by-law requires a minimum setback from the streetline 3 metres; and
- e) **By-law 177-96, Section 7.349.3 b):** the ground floor of a residential building to have a maximum of 100 percent residential use, whereas the by-law permits a maximum of 35 percent residential use for the ground floor.

**Background**

The subject lands were previously approved under the Draft Plan of Subdivision (19TM-06012). TRCA had been involved in the review of the Draft Plan of Subdivision for several years. On April 19, 2024, TRCA staff provided comments on the associated pre-consultation application (Municipal File No.

PRCN 24 162255). On December 12, 2024, TRCA staff reviewed the associated Redline Revision to Draft Plan of Subdivision 19TM-06012 and provided comments that need to be addressed prior to recommending approval.

**TRCA Permit Requirements**

The subject lands are partially within TRCA’s Regulated Area. This is due to their proximity to a modified flood plain associated with a tributary of the Rouge River watershed and their position within the adjacent regulated allowance.

Due to the presence of natural hazards, the issuance of a TRCA permit pursuant to the Conservation Authorities Act is required prior to any development or site alteration within the regulated portion of the property.

Based on the review of materials circulated with this application, the proposed development is located within the regulated portions of the property. Thus, **a permit is required** from TRCA to facilitate the development associated with this application.

**TRCA Plan Review Fee**

By copy of this letter, the applicant is advised that TRCA have implemented a fee schedule for its planning application review services in accordance with applicable provincial regulations. This Minor Variance Application is subject to a fee of \$1,250 (Minor Variance - Subdivision - Minor). The applicant is responsible for fee payment within 60 days of the committee hearing date. Please contact the Planner noted below for an electronic invoice to facilitate payment.

**Recommendations**

Based on the comments provided, TRCA staff have **no objection** to the approval Minor Variance Application A/192/22 subject to the **conditions** identified in Appendix A.

**Note:** TRCA staff have been involved in reviewing the associated Redline Revision to Draft Plan of Subdivision 19TM-06012. However, comments are still outstanding. Please note that TRCA’s conditional approval of this Minor Variance Application does not include any clearance and/or approvals of the outstanding technical issues related to the associated Redline Revision to Draft Plan of Subdivision 19TM-06012.

Should you have any questions or comments, please contact the undersigned.

Regards,



Rameez Sadafal, M.Sc.PI  
Planner – York East Review Area  
Development Planning and Permits | Development and Engineering Services  
Telephone: (437) 800-2163  
Email: [rameez.sadafal@trca.ca](mailto:rameez.sadafal@trca.ca)

Attached: Appendix A: TRCA Conditions of Approval

**Appendix A: TRCA Conditions of Approval**

#	TRCA Conditions
1	The applicant submits the TRCA plan review fee of \$1,250 within 60 days of the committee hearing date.
2	The applicant seeks and is issued a permit by TRCA pursuant to the <u>Conservation Authorities Act</u> .

# PROPOSED RES. DEVELOPMENT

Hwy. 7 & Bur Oak Ave  
Markham, ON

Lindwide Developments (Cornell) Limited

Project: 21099  
Date: October 29, 2024  
Issued for: SPA



## Appendix E

File: 22.259678.000.00.MNV

Date: 1/28/2025  
MM/DD/YYYY

ARCHITECTURAL DRAWING LIST	
SHEET NUMBER	SHEET NAME
A000	COVER / DRAWING LIST
A001	CONTEXT PLAN + PROJECT STATS
A003	RENDERINGS
A100	SITE PLAN
A200	BLOCK E - PARKING
A201	BLOCK E - 1ST FLOOR PLAN
A202	BLOCK E - 2ND FLOOR PLAN
A203	BLOCK E - 3RD FLOOR PLAN
A204	BLOCK E - 4TH FLOOR PLAN
A205	BLOCK E - 5TH FLOOR PLAN
A206	BLOCK E - ROOF TERRACE PLAN
A210	BLOCK F - PARKING
A211	BLOCK F - 1ST FLOOR PLAN
A212	BLOCK F - 2ND FLOOR PLAN
A213	BLOCK F - 3RD FLOOR PLAN
A214	BLOCK F - 4TH FLOOR PLAN
A215	BLOCK F - 5TH FLOOR PLAN
A216	BLOCK F - ROOF TERRACE PLAN
A220	BLOCK G - PARKING
A221	BLOCK G - 1ST FLOOR PLAN
A222	BLOCK G - 2ND FLOOR PLAN
A223	BLOCK G - 3RD FLOOR PLAN
A224	BLOCK G - 4TH FLOOR PLAN
A225	BLOCK G - 5TH FLOOR PLAN
A226	BLOCK G - ROOF TERRACE PLAN
A230	BLOCK H - PARKING
A231	BLOCK H - 1ST FLOOR PLAN
A232	BLOCK H - 2ND FLOOR PLAN
A233	BLOCK H - 3RD FLOOR PLAN
A234	BLOCK H - 4TH FLOOR PLAN
A235	BLOCK H - 5TH FLOOR PLAN
A236	BLOCK H - ROOF TERRACE PLAN
A400	BLOCK E - ELEVATIONS
A401	BLOCK E - ELEVATIONS
A402	BLOCK F - ELEVATIONS
A403	BLOCK F - ELEVATIONS
A404	BLOCK G - ELEVATIONS
A405	BLOCK G - ELEVATIONS
A406	BLOCK H - ELEVATIONS
A407	BLOCK H - ELEVATIONS
A450	COLOURED ELEVATIONS
A501	BLOCK E - SECTIONS
A502	BLOCK F - SECTIONS
A503	BLOCK G - SECTIONS
A504	BLOCK H - SECTIONS

## PROJECT CONSULTANTS

### ARCHITECTURE

RAW DESIGN  
317 ADELAIDE ST WEST, UNIT 405  
TORONTO, ON M5V 1P9  
T: 416 599 9729

### STRUCTURAL

TBD

### ELECTRICAL (LIGHTING)

RTG SYSTEMS INC.  
3518 MAINWAY, SUITE 201  
BURLINGTON, ON L7M 1A8  
T: (905) 827-7887

### CIVIL

SCS CONSULTING GROUP LTD.  
30 CENTURIAN DRIVE, SUITE 100  
MARKHAM, ON, L3R 8B8  
T: 905.475.1900

### SURVEY

R-PE SURVEYING LTD.  
643 CHRISTLEA ROAD, SUITE 7  
WOODBIDGE, ON, L4L 8A3  
T: 416.635.5000

### TRANSPORTATION

TYLIN  
209 DUNDAS STREET EAST, SUITE 301  
WHITBY, ON, L1N 7H8

### ACOUSTICS

JADE ACOUSTICS INC.  
411 CONFEDERATION PARKWAY, UNIT 19  
CONCORD, ON, L4K 0A8

### PLANNING

BOUSFIELDS INC.  
3 CHURCH STREET, SUITE 200  
TORONTO ON, M5E 1M2  
T: 416-947-9744

### GEOTECHNICAL & HYDROGEOLOGICAL

SOIL ENGINEERS LTD.  
90 WEST BEAVER CREEK ROAD, SUITE #100  
RICHMOND HILL, ONTARIO L4B 1E7

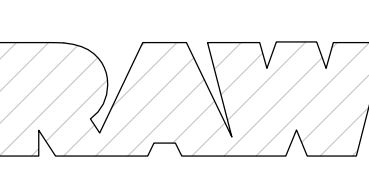
### LANDSCAPE

THE MBTW GROUP  
255 WICKSTEED AVE, UNIT 1A  
TORONTO, ON M4H 1G8  
T: 416-449-7767

THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND MAY NOT BE REPRODUCED OR USED WITHOUT THE PERMISSION OF THE ARCHITECT. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND VERIFYING ALL LEVELS AND DIMENSIONS AND SHALL REPORT ALL DISCREPANCIES TO THE ARCHITECT AND OBTAIN CLARIFICATION PRIOR TO COMMENCING WORK.

ISSUED RECORD

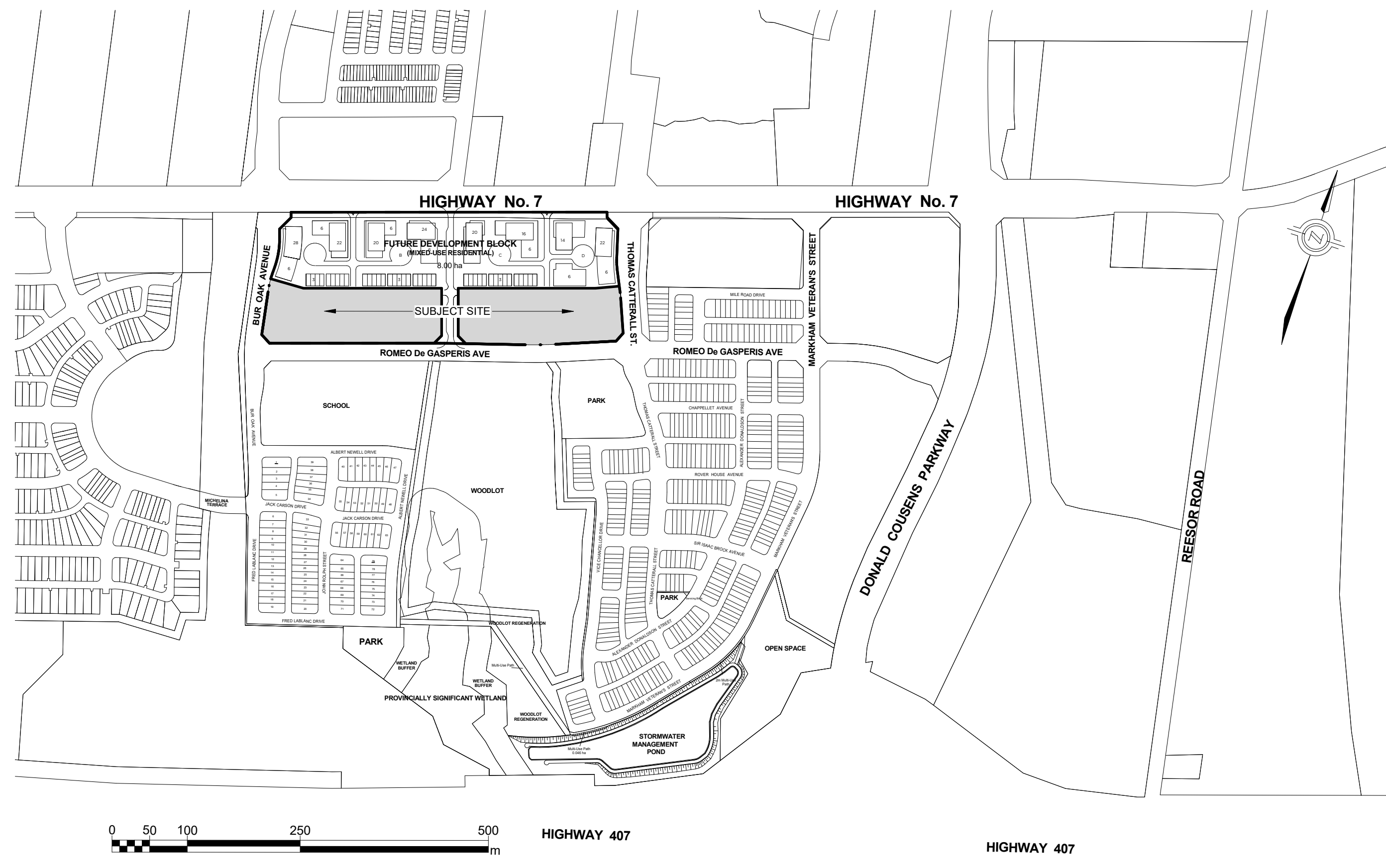
REVISION RECORD



460-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON  
PROPOSED RES.  
DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
COVER / DRAWING  
LIST

SCALE:  
A000



2 CONTEXT PLAN  
A001 / 1:500

405-317 ADELAIDE ST. W.  
TORONTO CANADA M5V 1P9  
+1 416 599 9729  
WWW.RAWDESIGN.CA

LINDVEST/LINDWIDE  
Markham, ON

SITE STATISTICS  
25/10/2024

Official Plan	Neighbourhood	Gross Site Area	333,090 sq.m.	358,535 sq.ft.
Avenue Width	20m	Net Site Area	333,090 sq.m.	358,535 sq.ft.
Current Zoning	R (d0.6) (x736)	FSI	1.91	
		Landscape Area	150,287 sq.m.	161,768 sq.ft.
		Landscape Open Space	48%	

UNIT MIX	UNIT TYPE					GCA		GFA EXCL.		GFA		NSA		
	Level	S	1B	2B	3B	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	sq.m.	sq.ft.	
BLOCK E	P1					5,075.0	54,627	5,075.0	54,627	0.0	0.0	0.0	0.0	
	1		5	24		2,636.0	28,374	65.0	700	2,571.0	27,674	2,514.0	27,060	
	2		8	19	3	30	2,820.0	30,354	65.0	700	2,755.0	29,655	2,351.0	25,306
	3		8	19	3	30	2,820.0	30,354	65.0	700	2,755.0	29,655	2,351.0	25,306
	4		49	7	56	2,995.0	32,238	65.0	700	2,930.0	31,538	2,533.0	27,265	
	5		*	*	*	2,995.0	32,238	0.0	0	2,995.0	32,238	2,917.0	31,398	
BLOCK F	P1		21	111	13	145	20,064.0	215,967	5,335.0	57,425	14,729.0	158,542	13,389.0	144,116
	1		5	28		33	3,003.0	32,324	65.0	700	2,938.0	31,624	2,852.0	30,699
	2		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	3		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	4		57	7	64	3,383.0	36,414	65.0	700	3,318.0	35,715	2,879.0	30,989	
	5		*	*	*	2,987.0	32,152	0.0	0	2,987.0	32,152	3,310.0	35,639	
BLOCK G	P1		21	131	13	165	22,297.0	239,207	6,001.0	64,925	16,296.0	174,282	15,203.0	163,644
	1		5	28		33	3,003.0	32,324	65.0	700	2,938.0	31,624	2,852.0	30,699
	2		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	3		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	4		57	7	64	3,383.0	36,414	65.0	700	3,318.0	35,715	2,879.0	30,989	
	5		*	*	*	2,987.0	32,152	0.0	0	2,987.0	32,152	3,310.0	35,639	
BLOCK H	P1		21	131	13	165	22,297.0	239,207	6,001.0	64,925	16,296.0	174,282	15,203.0	163,644
	1		5	28		33	3,003.0	32,324	65.0	700	2,938.0	31,624	2,852.0	30,699
	2		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	3		8	23	3	34	3,180.0	34,229	65.0	700	3,115.0	33,530	2,669.0	28,729
	4		57	7	64	3,383.0	36,414	65.0	700	3,318.0	35,715	2,879.0	30,989	
	5		*	*	*	2,987.0	32,152	0.0	0	2,987.0	32,152	3,310.0	35,639	
Total			21	131	13	165	22,297.0	239,207	6,001.0	64,925	16,296.0	174,282	15,203.0	163,644
Grand Total			0	84	52	840	86,886	750,589	17,316	126,245	63,617	684,768	58,968	635,040
Mix			0%	13%	79%	6%								91.2%

**PARKING** Refer to Traffic Report prepared by Tylan

Required Vehicle Parking	S	1B	2B	3B	V	Required
Ratio	0.8	0.8	0.8	0.8	0.15	
Residents Block E + F	0	34	194	21		248
Visitors Block E + F	0	34	210	21		264
Residents Block G + H	0	34	210	21		264
Visitors Block G + H	0	67	403	42		500
Total						609

Proposed	P1	G	Total
Residents Block E + F	254		254
Visitors Block E + F	23	24	47
Residents Block G + H	276		276
Visitors Block G + H	25	25	50
Total			627

Proposed Bike Parking	Rate	Required	Proposed
Zoning Requirement	Long-term 1 per dwelling 1.25 units	512	512
	Short-term 1 per dwelling 5 units	128	128
Total		640	640

1 SITE STATISTICS  
A001 / 1:1

UNIT MATRIX				UNIT MATRIX				UNIT MATRIX				UNIT MATRIX			
UNIT No.	UNIT TYPE	AREA (m2)	AREA (sf)	UNIT No.	UNIT TYPE	AREA (m2)	AREA (sf)	UNIT No.	UNIT TYPE	AREA (m2)	AREA (sf)	UNIT No.	UNIT TYPE	AREA (m2)	AREA (sf)
101	2-BED	53.0	569.7	101	2-BED	53.0	569.7	101	2-BED	53.0	569.7	101	2-BED	53.0	569.7
102	2-BED	53.0	569.7	102	2-BED	53.0	569.7	102	2-BED	53.0	569.7	102	2-BED	53.0	569.7
103	2-BED	53.0	569.7	103	2-BED	53.0	569.7	103	2-BED	53.0	569.7	103	2-BED	53.0	569.7
104	2-BED	53.0	569.7	104	2-BED	53.0	569.7	104	2-BED	53.0	569.7	104	2-BED	53.0	569.7
105	2-BED	53.0	569.7	105	2-BED	53.0	569.7	105	2-BED	53.0	569.7	105	2-BED	53.0	569.7
106	2-BED	53.0	569.7	106	2-BED	53.0	569.7	106	2-BED	53.0	569.7	106	2-BED	53.0	569.7
107	2-BED	53.0	569.7	107	2-BED	53.0	569.7	107	2-BED	53.0	569.7	107	2-BED	53.0	569.7
108	2-BED	53.0	569.7	108	2-BED	53.0	569.7	108	2-BED	53.0	569.7	108	2-BED	53.0	569.7
109	2-BED	53.0	569.7	109	2-BED	53.0	569.7	109	2-BED	53.0	569.7	109	2-BED	53.0	569.7
110	2-BED	53.0	569.7	110	2-BED	53.0	569.7	110	2-BED	53.0	569.7	110	2-BED	53.0	569.7
111	2-BED	53.0	569.7	111	2-BED	53.0	569.7	111	2-BED	53.0	569.7	111	2-BED	53.0	569.7
112	2-BED	53.0	569.7	112	2-BED	53.0	569.7	112	2-BED	53.0	569.7	112	2-BED	53.0	569.7
113	2-BED	53.0	569.7	113	2-BED	53.0	569.7	113	2-BED	53.0	569.7	113	2-BED	53.0	569.7
114	2-BED	53.0	569.7	114	2-BED	53.0	569.7	114	2-BED	53.0	569.7	114	2-BED	53.0	569.7
115	2-BED	53.0	569.7	115	2-BED	53.0	569.7	115	2-BED	53.0	569.7	115	2-BED	53.0	569.7
116	2-BED	53.0	569.7	116	2-BED	53.0	569.7	116	2-BED	53.0	569.7	116	2-BED	53.0	569.7
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118	2-BED	53.0	569.7	118	2-BED	53.0	569.7	118	2-BED	53.0	569.7	118	2-BED	53.0	569.7
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120	2-BED	53.0	569.7	120	2-BED	53.0	569.7	120	2-BED	53.0	569.7	120	2-BED	53.0	569.7
121	2-BED	53.0	569.7	121	2-BED	53.0	569.7	121	2-BED	53.0	569.7	121	2-BED	53.0	569.7
122	2-BED	53.0	569.7	122	2-BED	53.0	569.7	122	2-BED	53.0	569.7	122	2-BED	53.0	569.7
123	2-BED	53.0	569.7	123	2-BED	53.0	569.7	123	2-BED	53.0	569.7	123	2-BED	53.0	569.7
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125	2-BED	53.0	569.7	125	2-BED	53.0	569.7	125	2-BED	53.0	569.7	125	2-BED	53.0	569.7
126	2-BED	53.0	569.7	126	2-BED	53.0	569.7	126	2-BED	53.0	569.7	126	2-BED	53.0	569.7
127	2-BED	53.0	569.7	127	2-BED	53.0	569.7	127	2-BED	53.0	569.7	127	2-BED	53.0	569.7
128	2-BED	53.0	569.7	128	2-BED	53.0	569.7	128	2-BED	53.0	569.7	128	2-BED	53.0	569.7
129	2-BED	53.0	569.7	129	2-BED	53.0	569.7	129	2-BED	53.0	569.7	129	2-BED	53.0	569.7
130	2-BED	53.0	569.7	130	2-BED	53.0	569.7	130	2-BED	53.0	569.7	130	2-BED	53.0	569.7
131	2-BED	53.0	569.7	131	2-BED	53.0	569.7	131	2-BED	53.0	569.7	131	2-BED	53.0	569.7
132	2-BED	53.0	569.7	132	2-BED	53.0	569.7	132	2-BED	53.0	569.7	132	2-BED	53.0	569.7
133	2-BED	53.0	569.7	133	2-BED	53.0	569.7	133	2-BED	53.0	569.7	133	2-BED	53.0	569.7
134	2-BED	53.0	569.7	134	2-BED	53.0	569.7	134	2-BED	53.0	569.7	134	2-BED	53.0	569.7
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141	2-BED	53.0	569.7	141	2-BED	53.0	569.7	141	2-BED	53.0	569.7	141	2-BED	53.0	569.7
142	2-BED	53.0	569.7	142	2-BED	53.0	569.7	142	2-BED	53.0	569.7	142	2-BED	53.0	569.7
143	2-BED	53.0	569.7	143	2-BED	53.0	569.7	143	2-BED	53.0	569.7	143	2-BED	53.0	569.7
144	2-BED	53.0	569.7	144	2-BED	53.0	569.7	144	2-BED	53.0	569.7	144	2-BED	53.0	569.7
145	2-BED	53.0	569.7	145	2-BED	53.0									



1 VIEW OF ENTRANCE  
A003 1:1



3 VIEW FROM STREET  
A003 1:1



2 VIEW FROM COURTYARD  
A003 1:1



4 AERIAL VIEW  
A003 1:1

Appendix E

File: 22.259678.000.00.MNV

Date: 1/28/2025  
MM/DD/YYYY

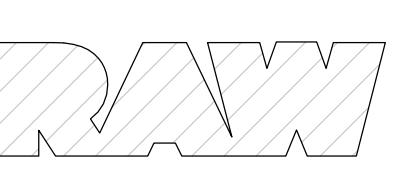
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**ISSUED RECORD**

No.	Date	Issued by
001	2024-11-19	Issued for 2D/A

**REVISION RECORD**

No.	Date	Description



400-517 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P2  
416-299-3725  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
RENDERINGS

SCALE: 1:1  
**A003**

**SITE PLAN LEGEND**

- 00.00 EXISTING ELEVATION
- 00.000 PROPOSED ELEVATION
- 00.000 T.O.S. TOP OF STRUCTURE
- 00.000 T.O.W. TOP OF WALL
- 00.000 T.O.C. TOP OF CURB
- ▽ VEHICULAR EXIT/ENTRANCE
- ▽ PEDESTRIAN EXIT/ENTRANCE
- ▽ PRIMARY RES ENTRANCE
- ▬ EXISTING EXTERIOR TO REMAIN
- ▬ NEW WALLS
- - - ITEM ABOVE
- S SCREEN REF. #
- ◇ W WALL TYPE
- D DOOR REF #

NOTES:  
REFER TO CONSULTANTS DRAWINGS FOR INFORMATION RELATING TO SITE SERVICING, GRADING AND LANDSCAPE. ALL ITEMS NEW CONSTRUCTION UNLESS NOTED OTHERWISE.

**Abbreviations:**  
AD AREA DRAIN  
CAFCP CENTRAL ALARM CONTROL FACILITY  
CB CATCH BASIN  
FD FIRE DRAIN  
FD FLOOR DRAIN  
HB HOSE BIB  
HLP HYDRO LIGHT POLE  
MH MAN HOLE  
TLS TRAFFIC LIGHT STANDARD

**SITE PLAN INFORMATION TAKEN FROM:**

PLAN OF SUBDIVISION OF PART OF LOT 10, CONCESSION 5, CITY OF MARKHAM PREPARED BY R-PE SURVEYING LTD.

FFE BLOCK E: 198.00  
FFE BLOCK F: 197.28  
FFE BLOCK G: 195.80  
FFE BLOCK H: 194.00

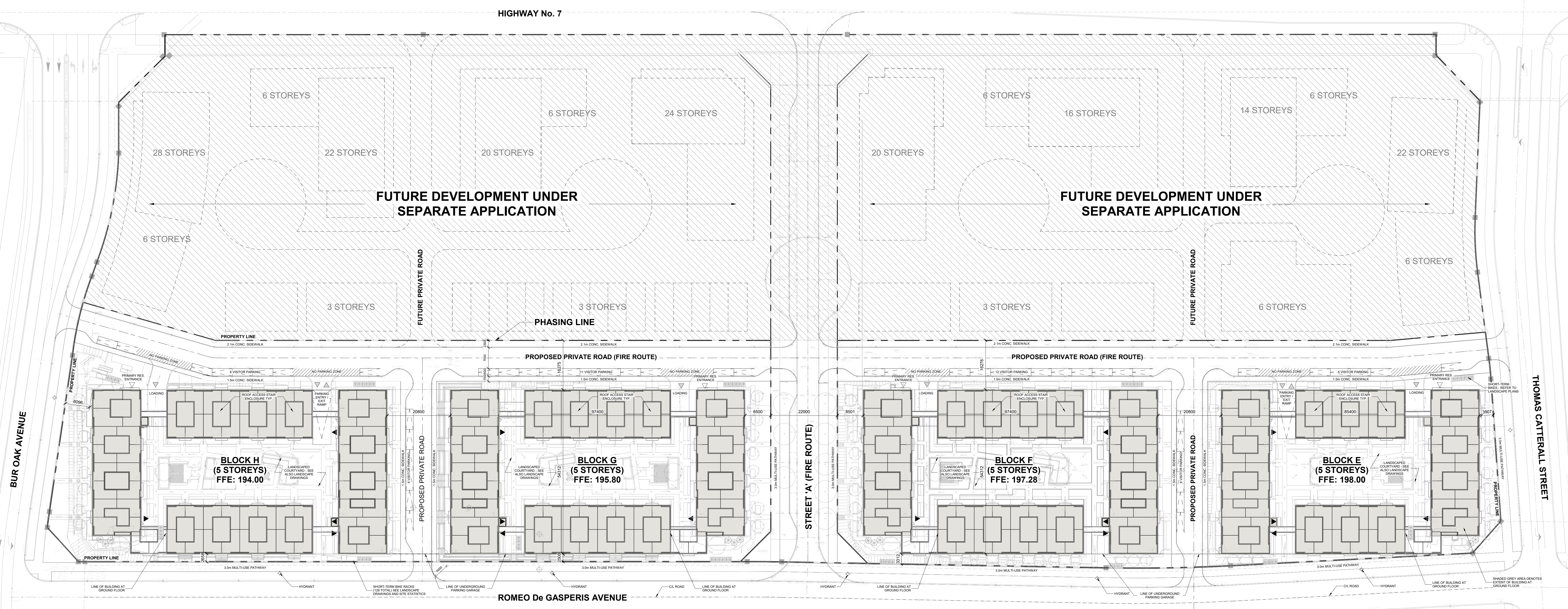
**SITE PLAN NOTES**

1. THE BUILDINGS ARE TO BE SPRINKLERED
2. SIDEWALKS AND BOULEVARDS WITHIN THE RIGHT OF WAY TO HAVE A MINIMUM 2% AND MAXIMUM 4% SLOPE TOWARDS THE ROADWAY.
3. REFER TO SITE SERVICING PLAN, FOR SEWER AND WATER SERVICE INFORMATION.
4. ALL EXISTING ACCESSES, CURB CUTS, TRAFFIC CONTROL SIGNS, ETC. ALONG THE DEVELOPMENT SITE FRONTAGE THAT ARE NO LONGER REQUIRED ARE TO BE REMOVED. THE BOULEVARD WITHIN THE PUBLIC RIGHT OF WAY, IN ACCORDANCE WITH CITY STANDARDS AND TO THE SATISFACTION OF THE EXECUTIVE DIRECTOR OF TECHNICAL SERVICES ARE TO BE REINSTATED.
5. PROPOSED ACCESS TO THE DRIVEWAY FOR THIS PROJECT TO BE DESIGNED IN ACCORDANCE WITH OPSD 390.010 FOR COMBINED CURB AND SIDEWALK VEHICULAR ENTRANCES.
6. TREE PROTECTION NOTE: THE APPLICANT IS RESPONSIBLE FOR ENSURING THAT TREE PROTECTION HOARDING IS MAINTAINED THROUGHOUT ALL PHASES OF DEMOLITION AND CONSTRUCTION IN THE LOCATION AND CONDITION AS APPROVED BY THE TOWN. NO MATERIALS (BUILDING MATERIALS, SOIL, ETC.) MAY BE STOCKPILED WITHIN THE AREA OF HOARDING. FAILURE TO MAINTAIN THE HOARDING AS ORIGINALLY APPROVED OR THE STORAGE OF MATERIALS WITHIN THE HOARDING WILL BE CAUSE FOR THE LETTER OF CREDIT TO BE HELD FOR THREE YEARS FOLLOWING COMPLETION OF ALL SITE WORKS. HOARDING MUST BE INSPECTED PRIOR TO THE REMOVAL OF ANY TREE HOARDING FROM THE SITE.
7. PARKING SPACES RESERVED FOR PEOPLE WITH DISABILITIES MUST BE IDENTIFIED BY A SIGN, INSTALLED AT THE APPLICANT'S EXPENSE, IN ACCORDANCE WITH THE DESIGN SPECIFICATIONS.
8. THE STRUCTURAL DESIGN OF ANY RETAINING WALL OVER 0.6 M IN HEIGHT OR ANY RETAINING WALL LOCATED ON A PROPERTY LINE IS TO BE SHOWN ON THE SITE GRADING PLAN FOR THIS PROJECT AND IS TO BE APPROVED BY THE CONSULTING ENGINEER FOR THE PROJECT.
9. CONTINUOUS 15 CM HIGH BARRIER TYPE POURED CONCRETE CURBING WILL BE PROVIDED BETWEEN ALL ASPHALT AND LANDSCAPED AREAS THROUGHOUT THE SITE.

**Appendix E**

File: 22.259678.000.00.MNV

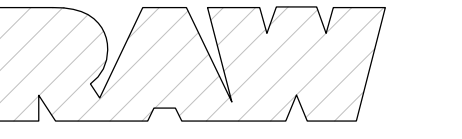
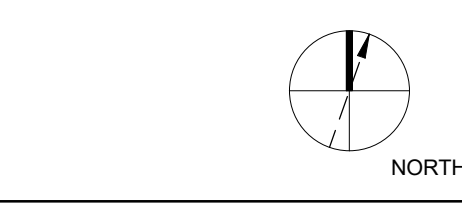
Date: 1/28/2025  
MM/DD/YYYY



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**ISSUED RECORD**  
No. Date Description

**REVISION RECORD**  
No. Date Description



400-307 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P4  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
SITE PLAN

SCALE: As indicated

**A100**

**MATERIAL LEGEND - COLOUR PACKAGE A\***

1a	BRICK COLOUR 1
2a	ARCHITECTURAL PANEL CLADDING COLOUR 1
2c	ARCHITECTURAL PANEL CLADDING COLOUR 3
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR - CHARCOAL / BRONZE
5	PREFINISHED METAL RAILING: COLOUR CHARCOAL / BRONZE
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - BOX OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO REAR SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.



1 BLOCK E - NORTH  
A400 / 1:150



2 BLOCK E - SOUTH  
A400 / 1:150



4 BLOCK E - WEST  
A400 / 1:150



3 BLOCK E - EAST  
A400 / 1:150

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ISSUED RECORD  
2024-10-10 Issued for OPA

REVISION RECORD  
No. Date Description



400-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P9  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
BLOCK E - ELEVATIONS

SCALE: As indicated

A400



**MATERIAL LEGEND - COLOUR PACKAGE A\***

1a	BRICK COLOUR 1
2a	ARCHITECTURAL PANEL CLADDING COLOUR 1
2c	ARCHITECTURAL PANEL CLADDING COLOUR 3
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR - CHARCOAL / BRONZE
5	PREFINISHED METAL RAILING: COLOUR CHARCOAL / BRONZE
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIC MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO FIRST SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.

50mm MAX  
10mm MAX  
BIRD COLLISION DETERRENT GLAZING  
10mm MAX DIAMETER CONTRASTING PATTERN



1 BLOCK E - NORTH COURTYARD  
A401 / 1:150



2 BLOCK E - SOUTH COURTYARD  
A401 / 1:150



3 BLOCK E - WEST COURTYARD  
A401 / 1:150

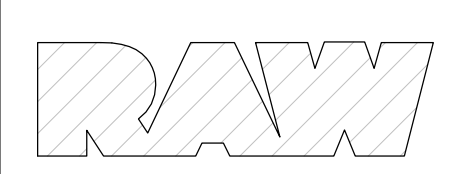


4 BLOCK E - EAST COURTYARD  
A401 / 1:150

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ISSUED RECORD  
No. Date Description

REVISION RECORD  
No. Date Description



400-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P4  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
BLOCK E - ELEVATIONS

SCALE: As indicated

A401

**MATERIAL LEGEND - COLOUR PACKAGE B\***

1b	BRICK COLOUR 2
2b	ARCHITECTURAL PANEL CLADDING COLOUR 2
2d	ARCHITECTURAL PANEL CLADDING COLOUR 4
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR TBD
5	PREFINISHED METAL RAILING: COLOUR TBD
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET OBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO REAR SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.

**Appendix E**

File: **22.259678.000.00.MNV**

Date: **1/28/2025**

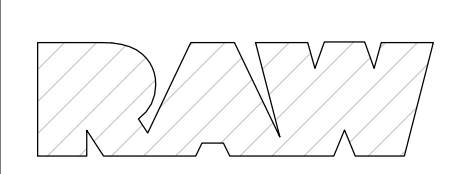
MM/DD/YYYY



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ISSUED RECORD  
No. Date Description

REVISION RECORD  
No. Date Description



400-317 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P2  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
BLOCK F - ELEVATIONS

SCALE: As indicated

**A402**

**MATERIAL LEGEND - COLOUR PACKAGE B\***

1b	BRICK COLOUR 2
2b	ARCHITECTURAL PANEL CLADDING COLOUR 2
2d	ARCHITECTURAL PANEL CLADDING COLOUR 4
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR TBD
5	PREFINISHED METAL RAILING COLOUR TBD
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIC MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO REAR SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.



**Appendix E**

File: **22.259678.000.00.MNV**

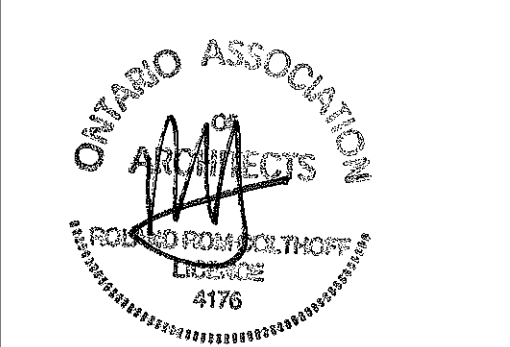
Date: **1/28/2025**  
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ISSUED RECORD  
2024-01-28 Issued for OPA

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TORONTO CANADA M5V 1P2  
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WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwise Developments  
(Cornell) Limited  
BLOCK F - ELEVATIONS

SCALE: As indicated

**A403**

**MATERIAL LEGEND - COLOUR PACKAGE A\***

1a	BRICK COLOUR 1
2a	ARCHITECTURAL PANEL CLADDING COLOUR 1
2c	ARCHITECTURAL PANEL CLADDING COLOUR 3
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR - CHARCOAL / BRONZE
5	PREFINISHED METAL RAILING COLOUR CHARCOAL / BRONZE
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - 80% OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO FIRST SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD-FRIENDLY GLAZING TREATMENT.



1 BLOCK G - NORTH  
A404 1:150



2 BLOCK G - SOUTH  
A404 1:150



3 BLOCK G - EAST  
A404 1:150



4 BLOCK G - WEST  
A404 1:150

**Appendix E**

File: 22.259678.000.00.MNV

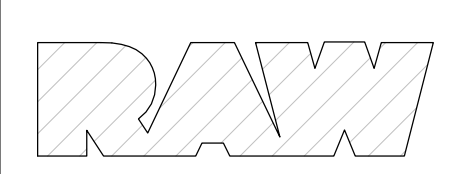
Date: 1/28/2025

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ISSUED RECORD  
2024-11-19 Issued for SPA

REVISION RECORD  
No. Date Description



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TORONTO CANADA M5V 1P2  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES.  
DEVELOPMENT  
Lindwise Developments  
(Cornell) Limited  
BLOCK G  
ELEVATIONS

SCALE: As indicated

A404

**MATERIAL LEGEND - COLOUR PACKAGE A\***

1a	BRICK COLOUR 1
2a	ARCHITECTURAL PANEL CLADDING COLOUR 1
2c	ARCHITECTURAL PANEL CLADDING COLOUR 3
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR - CHARCOAL / BRONZE
5	PREFINISHED METAL RAILING COLOUR CHARCOAL / BRONZE
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE OPTIQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO REAR SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.



**2 BLOCK G - SOUTH COURTYARD**  
A405 1:150



**1 BLOCK G - NORTH COURTYARD**  
A405 1:150



**3 BLOCK G - EAST COURTYARD**  
A405 1:150



**4 BLOCK G - WEST COURTYARD**  
A405 1:150

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ISSUED RECORD  
2024-10-15 Issued for OPA

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No. Date Description



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21099  
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Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
BLOCK G - ELEVATIONS

SCALE: As indicated

A405

**MATERIAL LEGEND - COLOUR PACKAGE B\***

1b	BRICK COLOUR 2
2b	ARCHITECTURAL PANEL CLADDING COLOUR 2
2d	ARCHITECTURAL PANEL CLADDING COLOUR 4
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR TBD
5	PREFINISHED METAL RAILING: COLOUR TBD
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE/OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO FIRST SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.

50mm MAX  
10m MAX  
BIRD COLLISION DETERRENT GLAZING  
10m MAX  
50mm MAX  
10m MAX  
50mm MAX



1 BLOCK H - NORTH  
A406 / 1:100



2 BLOCK H - SOUTH  
A406 / 1:100



3 BLOCK H - EAST  
A406 / 1:100



4 BLOCK H - WEST  
A406 / 1:100

**Appendix E**

File: 22.259678.000.00.MNV

Date: 1/28/2025

MM/DD/YYYY

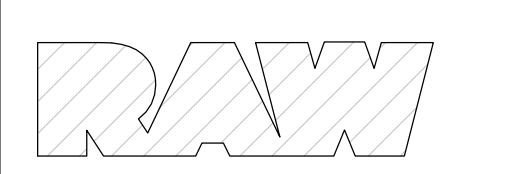
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ISSUED RECORD

No.	Date	Description
001	2024-11-28	Issued for OPA

REVISION RECORD

No.	Date	Description
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405-517 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P4  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwise Developments  
(Cornell) Limited  
BLOCK H - ELEVATIONS

SCALE: As indicated

A406

**MATERIAL LEGEND - COLOUR PACKAGE B\***

1b	BRICK COLOUR 2
2b	ARCHITECTURAL PANEL CLADDING COLOUR 2
2d	ARCHITECTURAL PANEL CLADDING COLOUR 4
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR TBD
5	PREFINISHED METAL RAILING COLOUR TBD
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B

**BIRD FRIENDLY GLAZING NOTES**

- BIRD FRIENDLY GLAZING REQUIREMENTS PER MARKHAM BIRD-FRIENDLY GUIDELINES:
  - ROOF OF ALL EXTERIOR GLAZING AND GLASS BALCONY GUARDS WITHIN THE FIRST 10m OF THE BUILDING ABOVE GRADE WILL BE TREATED WITH NON-REFLECTIVE/OPAQUE MATERIALS, VISUAL MARKERS OR BUILDING INTEGRATED STRUCTURES. SEE PATTERN BELOW.
  - FIRST 4m OF GLAZING AND GLASS BALCONY GUARDS ADJACENT TO GREEN ROOF AREAS. SEE PATTERN BELOW.
- ALL GUARDS TO BE ENGINEERED TO MEET CBC REQUIREMENTS, TYP.
- VISUAL MARKS TO BE APPLIED TO REAR SURFACE OF GLAZING.
- ALL GLASS GUARDS TO HAVE LOW REFLECTANCE. REFER TO ELEVATIONS FOR LOCATIONS OF BIRD FRIENDLY GLAZING TREATMENT.

50mm MAX  
10mm MIN  
BIRD COLLISION DETERRENT GLAZING  
MIN. 10mm DIAMETER CONTRASTING PATTERN



**Appendix E**

File: 22.259678.000.00.MNV

Date: 1/28/2025

MM/DD/YYYY

1 BLOCK H - NORTH COURTYARD  
A407 / 1:150



2 BLOCK H - SOUTH COURTYARD  
A407 / 1:150



4 BLOCK H - WEST COURTYARD  
A407 / 1:150

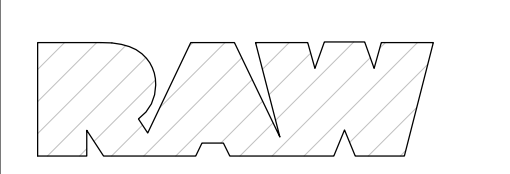


3 BLOCK H - EAST COURTYARD  
A407 / 1:150

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ISSUED RECORD  
2024-11-28 Issued for OPA

REVISION RECORD  
No. Date Description



400-517 ADELAIDE STREET WEST  
TORONTO CANADA M5V 1P4  
WWW.RAWDESIGN.CA

21099  
Hwy. 7 & Bur Oak Ave  
Markham, ON

PROPOSED RES. DEVELOPMENT  
Lindwide Developments  
(Cornell) Limited  
BLOCK H - ELEVATIONS

SCALE: As indicated

A407

**MATERIAL LEGEND - COLOUR PACKAGE A\***

1a	BRICK COLOUR 1
2a	ARCHITECTURAL PANEL CLADDING COLOUR 1
2c	ARCHITECTURAL PANEL CLADDING COLOUR 3
3a	WINDOW WALL: BIRD FRIENDLY GLAZING *
3b	WINDOW WALL: CLEAR GLAZING
3c	WINDOW WALL: FROSTED GLAZING
4	PREFINISHED METAL FASCIA: COLOUR - CHARCOAL / BRONZE
5	PREFINISHED METAL RAILING COLOUR CHARCOAL / BRONZE
6	WOOD VENEER
7	WOOD TERRACE DIVIDER

\*NOTE:  
BLOCK E & G TO HAVE COLOUR PACKAGE A,  
BLOCK F & H TO HAVE COLOUR PACKAGE B



1 MATERIAL SAMPLE BOARD  
A450 1:1

**Appendix E**

File: 22.259678.000.00.MNV

Date: 1/28/2025  
MM/DD/YYYY



3 COLOUR ELEVATION - COLOUR PACKAGE A  
A450 1:1

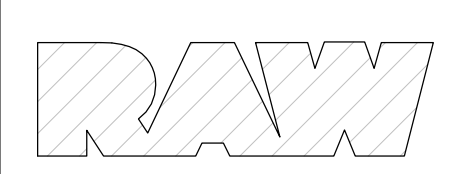


2 COLOUR ELEVATION - COLOUR PACKAGE B  
A450 1:1

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ISSUED RECORD

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Markham, ON

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DEVELOPMENT  
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COLOURED  
COLOURED  
ELEVATIONS

SCALE: As indicated

A450