

Memorandum to the City of Markham Committee of Adjustment

April 23, 2024

File: A/014/24
Address: 3882 Highway 7 East, Markham
Agent: KLM Planning Partners Inc. (Marshall Smith)
Hearing Date: Wednesday, May 1, 2024

The following comments are provided on behalf of the Central Team:

The Applicant is requesting relief from the following requirements of the “Residential Three Exception 645 (R3*645)” Zone of By-law 177-96, as amended, as it relates to a proposed eight-storey residential building. The variances requested are to permit:

a) By-law 177-96, Section 7.645 (i):

a maximum of 131 units, whereas the By-law permits a maximum of 91 units;

b) Parking Standards By-law 28-97 Section 3.0, Table A :

a parking rate of 0.88 spaces per unit and 0.16 spaces per unit for visitors, whereas the By-law requires a minimum of 1.25 spaces per unit and 0.25 spaces per unit for visitors; and

c) By-law 177-96, Section 7.645.1 (h):

a maximum height of 9.5 metres of any portion of a building within 13.5 metres of the westerly side lot line, greater than 22.5 metres from the front lot line, and greater than 35.5 metres from the rear lot line; whereas the By-law requires the maximum height of any portion of a building within 14.5 metres of the westerly side lot line, greater than 21.8 metres from the front lot line, and greater than 33.6 metres from the rear lot line, shall be 9.5 metres.

This application is related to Site Plan Control application SPC 20 135517, which is being reviewed concurrently.

BACKGROUND

Property Description

The 2,864 m² (30,827.84 ft²) Subject Lands are located on the north side of Highway 7, east of Verclaire Gate (refer to Appendix “A” – Aerial Photo). Surrounding land uses include an established residential neighbourhood to the north comprised primarily of two-storey detached dwellings, an existing church to the east, existing mixed-use residential high-rise apartments on the south side of Highway 7, and an existing five storey mid-rise residential apartment on the west.

There is an existing one-storey building on the Subject Lands that was previously occupied by a private school. Mature trees and vegetation are dispersed across the Subject Lands.

Application History and Proposed Development

In February 2020, applications for Official Plan and Zoning By-law Amendment (OP/ZA 20 233310) were approved by Council for the Subject Lands to facilitate the development of an eight-storey residential apartment with 91 units. In February 2022, the Development Services Committee (the “DSC”) endorsed the associated Site Plan Application (SPC 20 135517) in principle (the “Original Proposal”). Since then, a new Owner has purchased the property and revised plans were submitted, which are the subject of this current minor variance application (the “Proposed Development”).

The Applicant’s revised plans consists of slight changes to the building configuration and increasing the number of residential units from 91 to 131, which also results in proposed changes to the parking rate (refer to Appendix “B” – Architectural Plans). The height and overall massing of the Proposed Development will remain relatively consistent with the DSC endorsed Site Plan Application drawings.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24, 2017, and updated on April 9, 2018) and further amended by Site-Specific OPA No. 33

As previously noted, a site-specific Official Plan Amendment (“OPA No. 33”) was adopted by Council in 2020 to re-designate the Subject Lands from “Residential Mid Rise” to “Residential High Rise”. The “Residential High Rise” designation is characterized primarily by high-rise residential buildings located along arterial or major collector roads. OPA No. 33 further specifies that the Subject Lands shall have a maximum height of 8 storeys and a maximum floor space index (“FSI”) of 3.8.

Planning Staff have had regard for the requirements of the Official Plan in the preparation of the comments provided below.

Zoning By-Law 177-96, as amended by By-law 2020-9

In 2020, Council enacted site-specific Zoning By-law 2020-9, which rezoned the Subject Lands to “Residential Three, Exception 645” (R3*645) to permit apartment dwellings. Exception 645 pertains to the permitted maximum density (FSI), maximum number of units, minimum required setbacks, maximum height, angular plane, and minimum outdoor amenity space requirements. The Proposed Development does not comply with the maximum number of units and setbacks related to the interior portion of the reversed c-shaped building. Additional details are provided in the comments section below.

Parking Standards By-law 28-97

The Proposed Development also does not comply with the requirements of the Parking Standards By-law 28-97, as amended, with respect to minimum residential and visitors

parking. Further details of the parking requirements are provided in the comments section below.

Zoning Preliminary Review (ZPR) Not Undertaken

The Owner has confirmed that a Zoning Preliminary Review (ZPR) has not been conducted. However, the Applicant has received comments from the Building Department through their Site Plan Application process to confirm the initial variances required for the Proposed Development.

It should be noted that the Applicant has submitted revised drawings as part of this Minor Variance application and has not submitted a revised submission to their Site Plan Application to confirm the variances required for the revised drawings. Consequently, it is the Owner's responsibility to ensure that the application has accurately identified all the variances to the Zoning By-law required for the Proposed Development. If the variances requested in this application contain errors, or if the need for additional variances is identified during the Site Plan Application or Building Permit review process, further variance application(s) may be required to address the non-compliance.

COMMENTS

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

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

Increase in Residential Units

The Applicant is requesting relief to permit a maximum of 131 units, whereas the By-law permits a maximum of 91 units. This represents an increase of 40 units.

Staff notes that the proposed increase in unit numbers have not resulted in an increase in overall building height or FSI. Furthermore, the Proposed Development provides for a range of unit sizes, as provided for in the Official Plan. As such, Staff considers the proposed increase in residential units to be appropriate for the Subject Lands and are of the opinion that the requested variance meets the general intent and purpose of the Official Plan and Zoning By-law.

Residential and Visitors Parking Reduction

The Applicant proposes a parking rate of 0.88 spaces per unit and 0.16 spaces per unit for visitors, whereas the By-law requires a minimum of 1.25 spaces per unit and 0.25 spaces per unit for visitors. In total, the Applicant is proposing to provide 137 parking spaces, whereas a minimum of 197 parking spaces (including visitors parking) are required for 131 residential units. The increase in the number of residential units results in a deficiency of 60 parking spaces.

Transportation Engineering Staff have reviewed the application and note that the variance request is minor given the development's proximity to Markham Centre and transit routes. Transportation Engineering Staff further note that similarly approved variances and Site-Specific Zoning By-law Amendments in the vicinity have permitted minimum resident parking rates of 0.80 spaces per unit and minimum visitor parking rates ranging between 0.12 and 0.20 spaces per unit. As such, Planning Staff have no objections to the approval of the proposed parking reduction.

Increase Setbacks for the Interior Portion of the Reversed C-Shaped Building Configuration

The Applicant is proposing a maximum height of 9.5 metres of any portion of a building within 13.5 metres of the westerly side lot line, greater than 22.5 metres from the front lot line, and greater than 35.5 metres from the rear lot line; whereas the By-law requires the maximum height of any portion of a building within 14.5 metres of the westerly side lot line, greater than 21.8 metres from the front lot line, and greater than 33.6 metres from the rear lot line, shall be 9.5 metres. This variance is related to the interior portion of the reversed C-shaped building configuration from the third to eighth floors, as shown in Figures 1 & 2 below. The intent of this variance is to ensure that the floor plan layouts from the third to eighth floor maintain the reversed C-shaped configuration.

Staff note that the building orientation of the Original Proposal was parallel to the front and rear property lines. As such, the associated By-law provisions for the interior portion of the C-shaped building was based on the angled property line setbacks, as further demonstrated in Figure 1.

The Proposed Development has been revised so that the building orientation is no longer parallel to the property line, resulting in the above-noted variance request. The area highlighted in yellow in Figure 2 is the approximate area of non-compliance.

Figure 1: Original Proposal

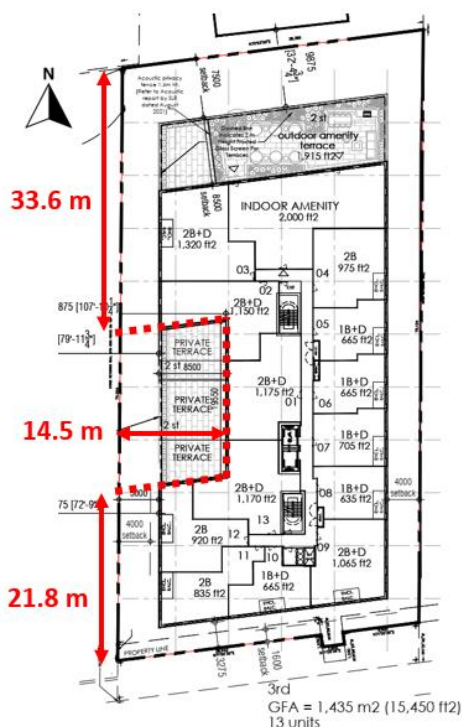


Figure 2: Proposed Development



Staff note that the Proposed Development meets the intent of the Amending Zoning By-law by maintaining the reversed C-shaped layout. Although some changes have been made to the building configuration resulting in the above-noted variance request, the Proposed Development adheres to all other required exterior setbacks (such as rear, front and side yard setbacks), angular plane requirement, and outdoor amenity space requirements. Staff are of the opinion that the Proposed Development remains relatively consistent with the Council endorsed site plan, meets the intent of the Zoning By-law, and is minor in nature. As such, Staff have no concerns with the proposed variance request.

PUBLIC INPUT SUMMARY

No written submissions were received as of April 23, 2024. 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.

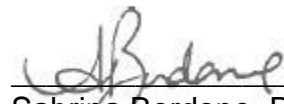
Please refer to Appendix "C" for conditions to be attached to any approval of this application.

PREPARED BY:



Melissa Leung, RPP, MCIP, Senior Planner, Central District

REVIEWED BY:



Sabrina Bordone, RPP, MCIP, Development Manager, Central District

File Path: Amanda\File\ 24 162376 \Documents\District Team Comments Memo

APPENDICES

Appendix "A" – Aerial Photo

Appendix "B" – Architectural Plans

Appendix "C" – Conditions

Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024
MM/DD/YY

3882 HWY7 DEVELOPMENT

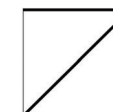
3882 HWY7,
Markham, ON

for
BEAR DEVELOPMENTS

Project No. 22051

2023-08

Issued for SPA



Z SQUARE CONSULTING INC.

2710 14th AVE. MARKHAM,
ONTARIO L3R 0J1

info@zsquareconsulting.com
1-416-502-1616



SITE STATISTICS		
LOT AREA	2,864 SQM	
BUILDING COVERAGE	1790 SQM	
LOT COVERAGE	62.5%	
FLOOR AREA INDEX (DENSITY)	3.52	
INDOOR AMENITY AREA	263 SQM (2.05 SQM / UNIT)	
OUTDOOR AMENITY AREA	232 SQM	
TOTAL GROSS FLOOR AREA	9873.13 SQM (106,273SF)	
BUILDING HEIGHT	29.5 M	
NUMBER OF STOREY	8	
NUMBER OF DWELLING UNIT	131	
	NUMBER OF UNIT	AVERAGE UNIT AREA
BACHELOR UNIT	18	40.7 SQM
1 BEDROOM UNIT	72	54.4 SQM
2 BEDROOM UNIT	26	72.5 SQM
3 BEDROOM UNIT	13	104 SQM
TOTAL PARKING	137	
RESIDENT PARKING	116	
VISITOR PARKING	21	
BARRIER FREE PARKING	8	
NUMBER OF LOADING SPACE	1 (TYPE G)	
TOTAL BICYCLE PARKING	85	
RESIDENTS	70	
VISITOR	15	
BUILDING SETBACK		
NORTH	7.86 M	
WEST	5.29 M	
SOUTH	2.0 M	
EAST	4.0 M	

Firm Name:		Z SQUARE CONSULTING INC.			
Certificate of Practice Number:		5220			
Address:		2710 14th Ave. MARKHAM, ONTARIO L3R 0J1 T 647 291 0088			
Name of Project:		3882 HWY 7 DEVELOPMENT			
Location of Project:		3882 HWY7, Markham, ON			

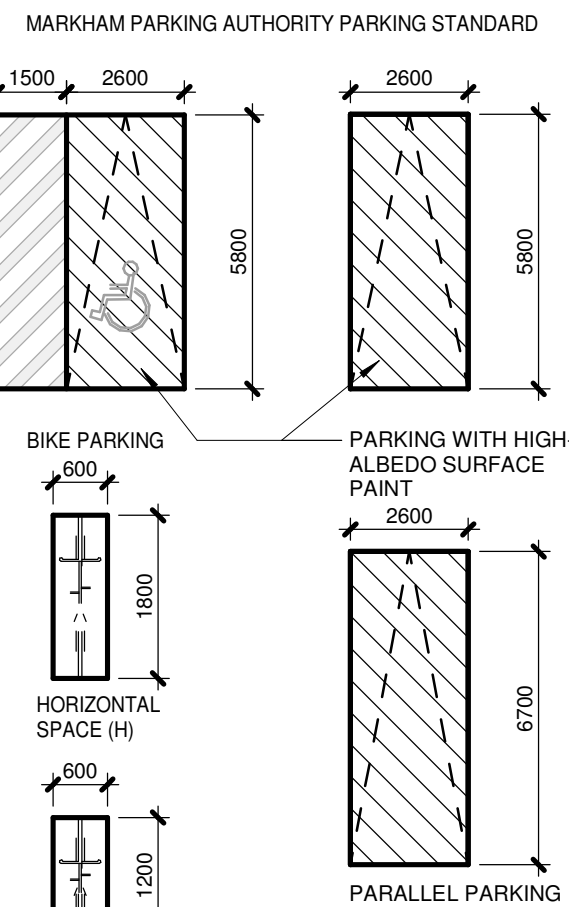
Item	Ontario Building Code Data Matrix Part 3 or 9				OBC Reference		
					References are to Division B unless noted [A] for Division A or [C] for Division C.		
1	Project Description: 12 storey mixed-use condominium		<input checked="" type="checkbox"/> New <input type="checkbox"/> Addition <input type="checkbox"/> Alteration <input type="checkbox"/> Change of Use		PART 3 1.1.2 [A]	PART 9 1.1.2 [A] & 9.10.1.3	
2	Major Occupancy(s): GROUP C - APARTMENT				3.1.2.1.(1)	9.10.2.	
3	Building Area(m²)	Existing 0m²	New 1790 m²	Total 1790 m²	1.4.1.2 [A]	1.4.1.2 [A]	
4	Gross Floor Area (m²)	Existing 0 m²	New 9673 m²	Total 9673 m²	1.4.1.2 [A]	1.4.1.2 [A]	
5	Number of Stories	Above Grade 8	Below Grade 2		1.4.1.2 [A] & 3.2.1.1.	1.4.1.2 [A] & 9.10.4.	
6	Number of Streets/Access Routes	2			3.2.2.10. & 3.2.5.5.	9.10.20	
7	Building Classification				3.2.2.20. - .83.	9.10.8.2	
	GROUP C - APARTMENT						
8	Sprinkler System Proposed		<input checked="" type="checkbox"/> Entire Building <input type="checkbox"/> Basement and Group E Occupancies Only <input type="checkbox"/> In Lieu of Roof Rating <input type="checkbox"/> Not Required		3.2.2.20. - .83. 3.2.1.5. 3.2.2.17.	9.10.8.2	
9	Standpipe required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		3.2.9.	N/A	
10	Fire Alarm required	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		3.2.4.	9.10.18	
11	Water Service/Supply is Adequate	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No		3.2.5.7.	N/A	
12	High Building	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		3.2.6.	N/A	
13	Permitted Construction	<input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-Combustible	<input type="checkbox"/> Both	3.2.2.20. - .83.	9.10.6	
	Final Construction	<input type="checkbox"/> Combustible	<input checked="" type="checkbox"/> Non-Combustible	<input type="checkbox"/> Both			
14	Mezzanine(s) Area (m²)	N/A				3.2.1.1.(3) - (8)	9.10.4.1
15	Occupant load based on	<input type="checkbox"/> m²/Person <input type="checkbox"/> Design of Building			3.1.17.	9.9.1.3	
BY FILE-UP FUTURE APPLICATION							
16	Barrier-free Design	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No (Explain) -		3.8.	9.5.2	
17	Hazardous Substances	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No		3.3.1.2. & 3.3.1.19.	9.10.1.3 (4)	

Sheet Number	Sheet Name
A100	Cover
A101	Site Plan
A102	Unit Distribution
A201	Underground Parking
A202	Floor Plans
A203	Floor Plans
A204	Floor Plans
A205	Floor Plans
A206	Penthouses & Roof Plans
A301	South & North Elevations
A302	East Elevation
A303	West Elevation
A401	Section
A402	Section
A403	Section
A801	PERSPECTIVE
A802	PERSPECTIVE
A803	PERSPECTIVE

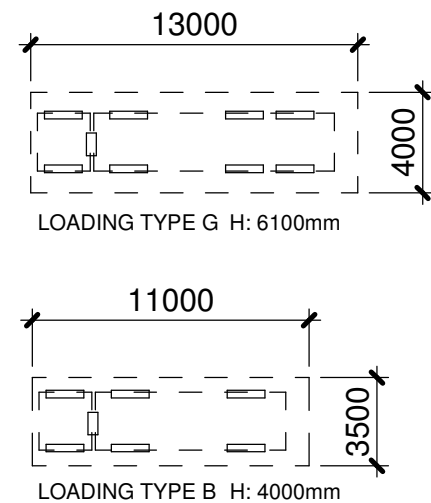
Building GFA (Gross Floor Area)		
Level	Area	Area (sf)
Level 1	1293.22 m ²	13920.10 SF
Level 2	1678.92 m ²	18071.76 SF
Level 3	1394.08 m ²	15005.77 SF
Level 4	1394.09 m ²	15005.85 SF
Level 5	1120.46 m ²	12060.50 SF
Level 6	1106.79 m ²	11913.38 SF
Level 7	894.87 m ²	9632.33 SF
Level 8	894.87 m ²	9632.33 SF
Penthouse	96.18 m ²	1035.26 SF
	9873.48 m ²	106277.29 SF

PARKING NOTES:

1. MINIMUM PARKING SPACE SIZES (UNLESS OTHERWISE NOTED):
2600mm WIDE X 5600mm LONG
(ENCLOSED/ UNDERGROUND GARAGE PARKING)
2600mm WIDE X 5600mm LONG X 1500 WIDE AISLE
(BARRIER FREE PARKING)
2. MAINTAIN MINIMUM DRIVE AISLE WIDTH OF 6000mm UNLESS OTHERWISE NOTED.
3. MAINTAIN MINIMUM HEADROOM CLEARANCE OF 2100mm THROUGHOUT.



LOADING TYPE:



Appendix B

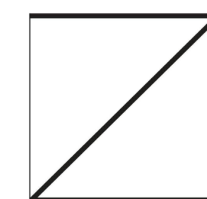
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No.	Description	Date
1	Issued for review	2023-02-07
2	Issued for coor	2023-03-13
3	Issued for SPA	2023-03-16
6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29
8	Issued for SPA revision	2024-01-08
9	Issued for SPA revision	2024-03-01

ISSUE RECORD



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3882 HWY7 DEVELOPMENT

3882 HWY7,
Markham, ON

FOR

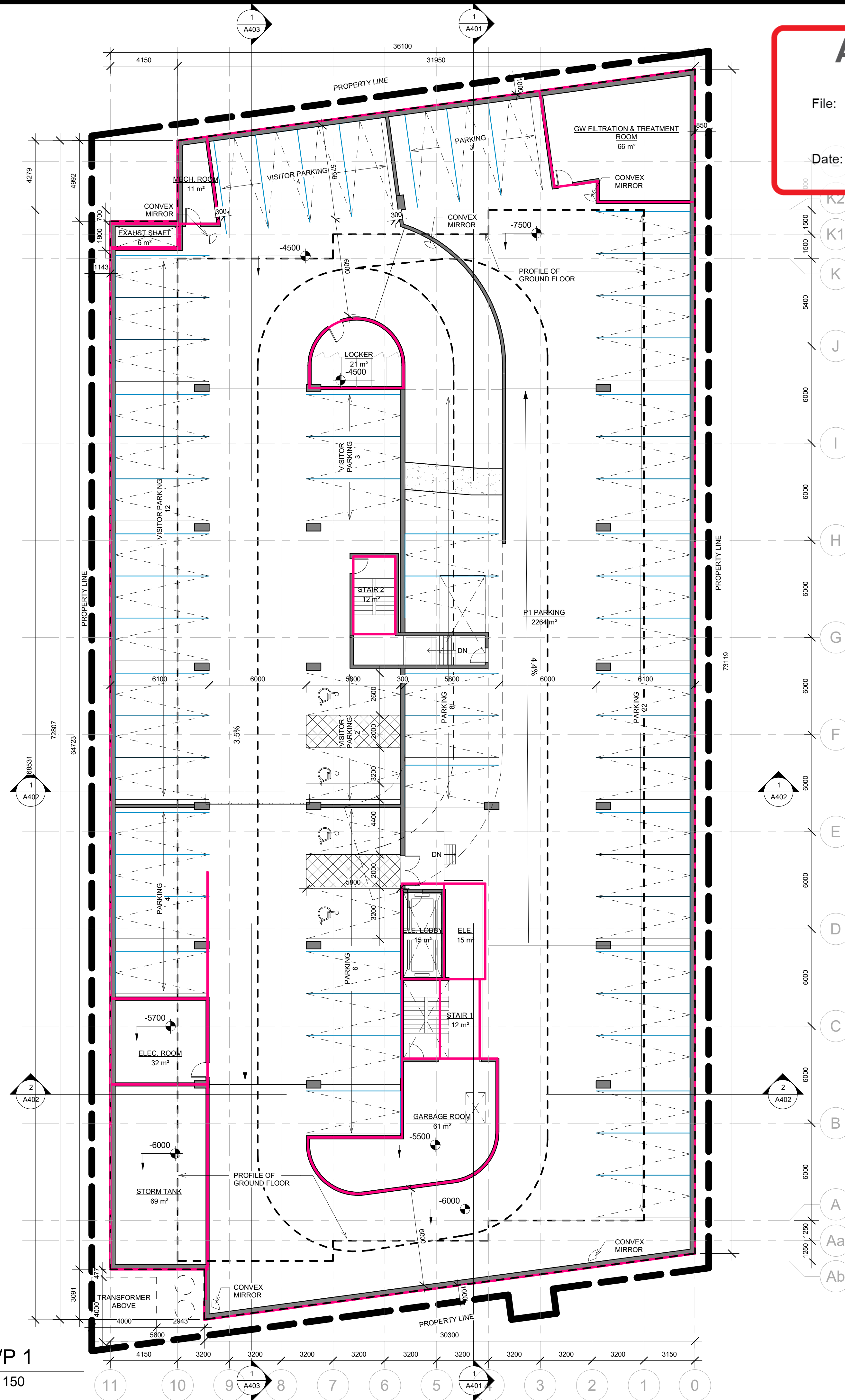
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22051	As indicated	AT
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Site Plan

A101

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Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024

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3882 HWY7 DEVELOPMENT

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22051 1:150 AT TJ
PROJECT SCALE DRAWN REVIEWED

Floor Plans

A202

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MIN. 15.2 CM REINFORCED CONCRETE STAGING PAD

TYPE G LOADING NOTES:
- MIN. 4.5M CLEAR HEIGHT THROUGHOUT THE DRIVEWAY
- MIN. 6.1 M CLEAR HEIGHT AT TYPE G LOADING SPACE (REFER TO TRANSPORTATION REPORT FOR VMD'S)
- STRUCTURE TO SUPPORT FULLY LOADED VEHICLE (35,000KG) AS PER OBC

SOLID WALL WITH FROSTED GLASS PANELS (REFER TO WEST ELEVATION)

NO PARKING SIGN WALL-MOUNTED (REFER TO TRANSPORTATION REPORT)

1.5M WALKWAY

MIN. 4.4M VERTICAL CLEARANCE HEIGHT FOR NORTH/SOUTH DRIVEWAY

TRANSFORMER WITH CONC. PAD

EDGE OF UNDERGROUND PARKING

Level 1

1:150

REQUIRED SETBACK

Level 2

1:150

Appendix B

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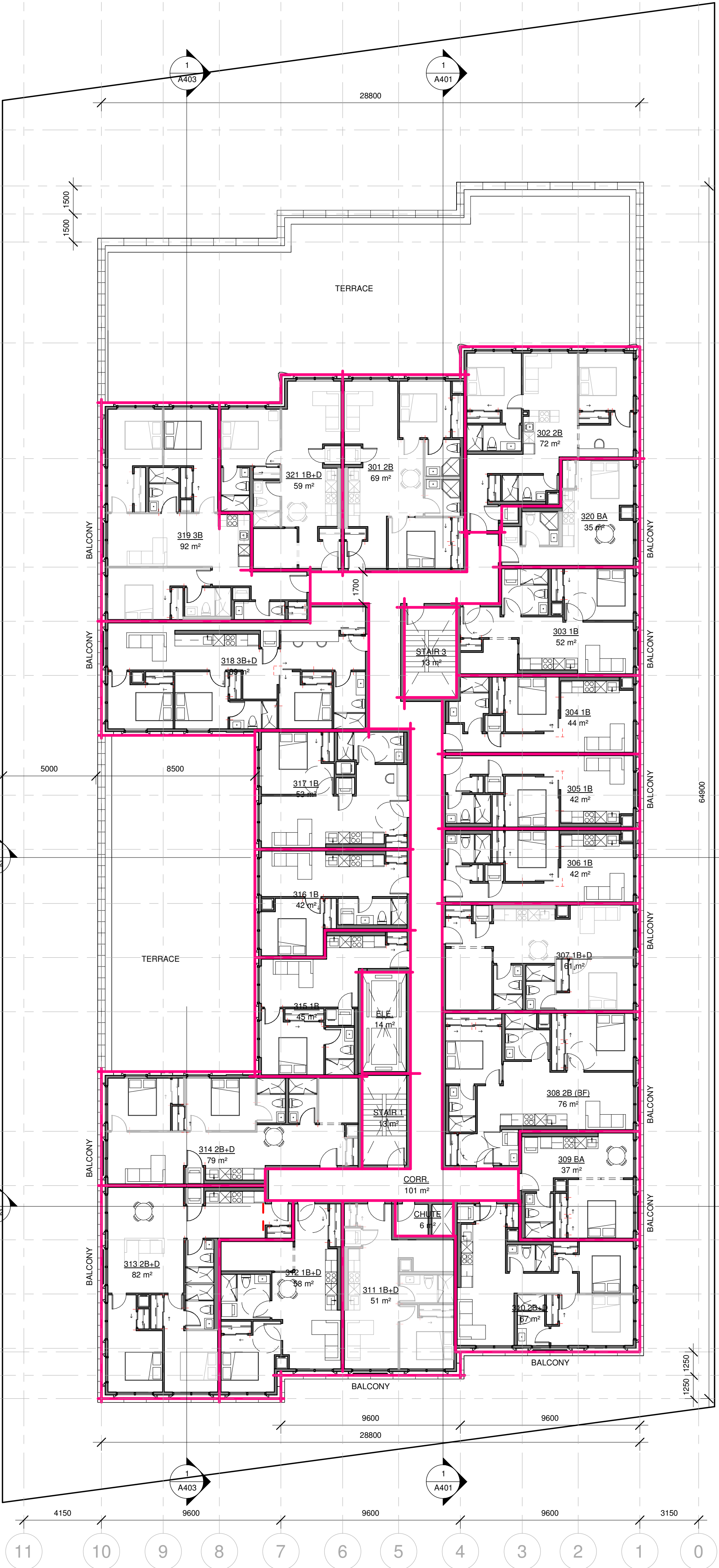
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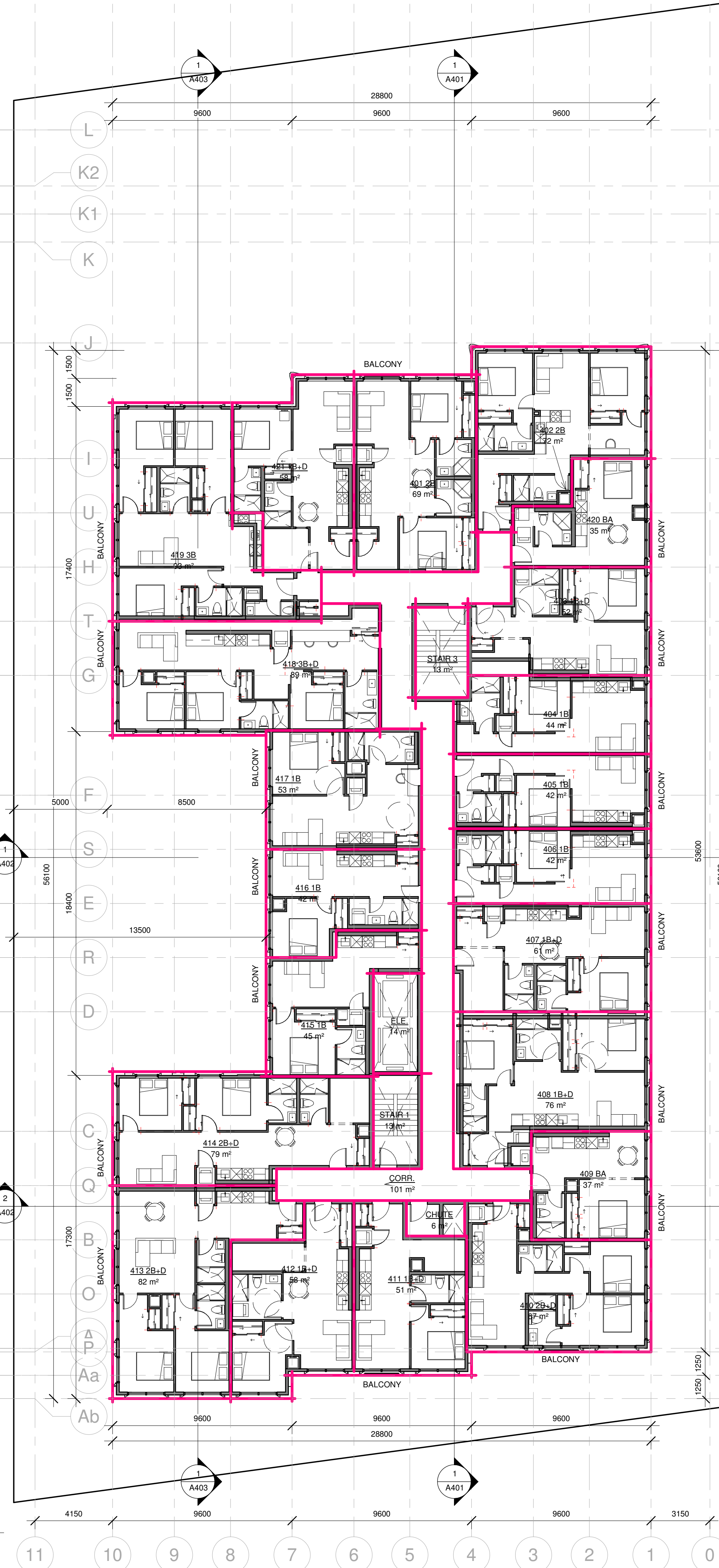
Floor plans

A203

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1 Level 3
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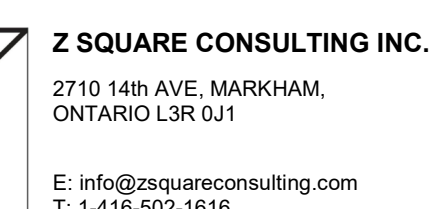
2 Level 4
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4/23/2024

MM/DD/YY

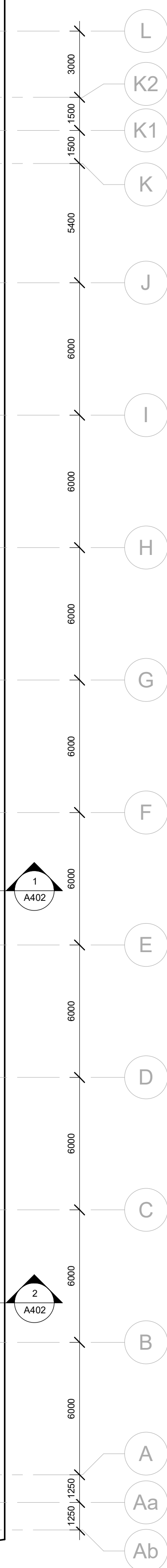
Date: 4/23/2024

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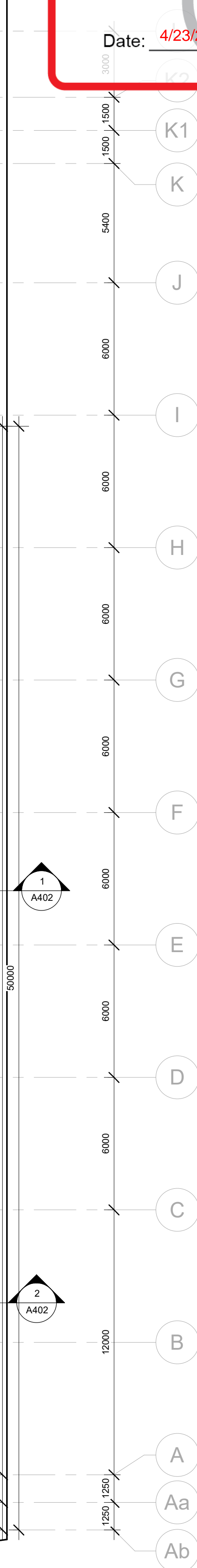
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PROJECT SCALE		DRAWN	REVISED

A204

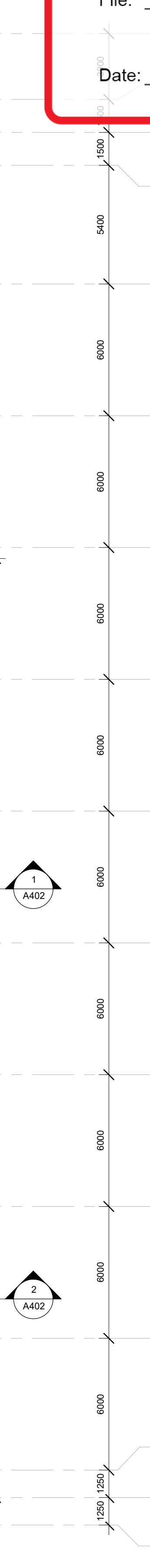
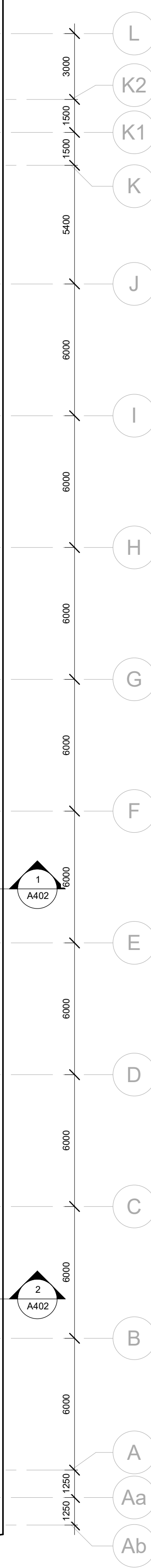
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1 Level 5
1 : 150



2 Level 6
1 : 150



BIRD FRIENDLY GLAZING:
VISION GLASS + GLASS RAILINGS
TO BE TREATED WITH DOT. DOT
SIZE SHALL BE MINIMUM 5MM.
DOT SPACING SHALL BE
MAXIMUM 5CM ON CENTRE.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST
Applicant to include checklist on Elevation Drawings (to be stamped and signed by a P. Eng.)

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS
(check to confirm one of the below is applied)
☒ Bird friendly treatment applied to vision glass panels, if each panel area is greater than 2m² and within 16m from finished grade.
☐ Development contains no glass greater than 2m² within 16m from finished grade.

Roof Landscape Condition
(check to confirm one of the below is applied)
☒ Bird friendly treatment applied to vision glass panels, if each panel area is greater than 2m² and within 16m from roof level finished grade.
☐ Development contains no glass greater than 2m² within 16m from roof level finished grade.

Treatment (check to confirm one of the below is applied)
*Refer to Guidelines for requirements
☐ Stripes
☒ Dots
☐ Netting
☐ Frit and Etched Patterns

Specifications (check to confirm one of the below is applied)
☒ Pattern is applied as fritting or etching of glass; and pattern colour are high contrast in relation to the background.
☐ Pattern is applied as film on exterior surface of glass; and pattern colour are high contrast in relation to the background.

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3882 HWY7 DEVELOPMENT

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Markham, ON

FOR
BEAR DEVELOPMENTS

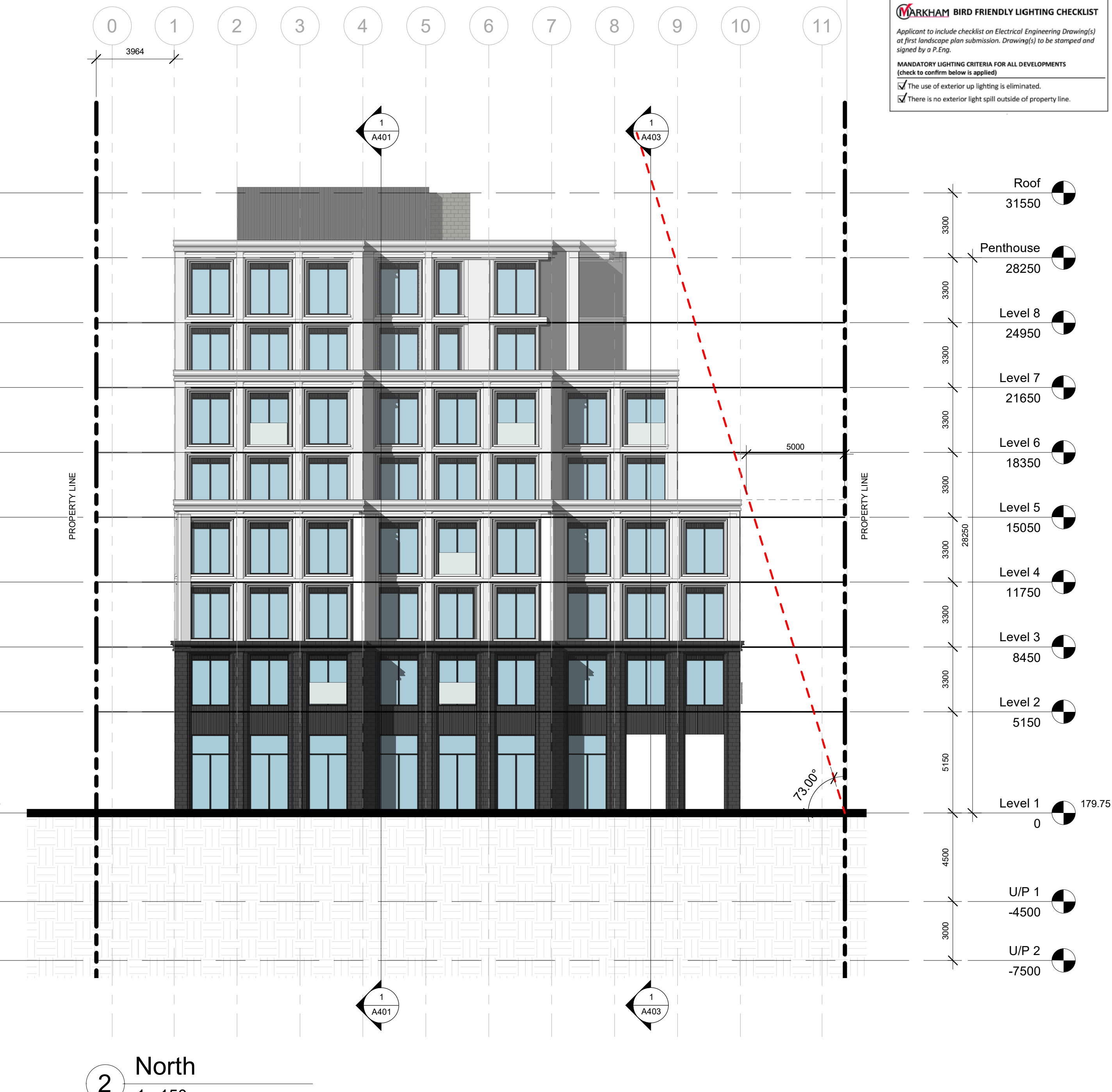
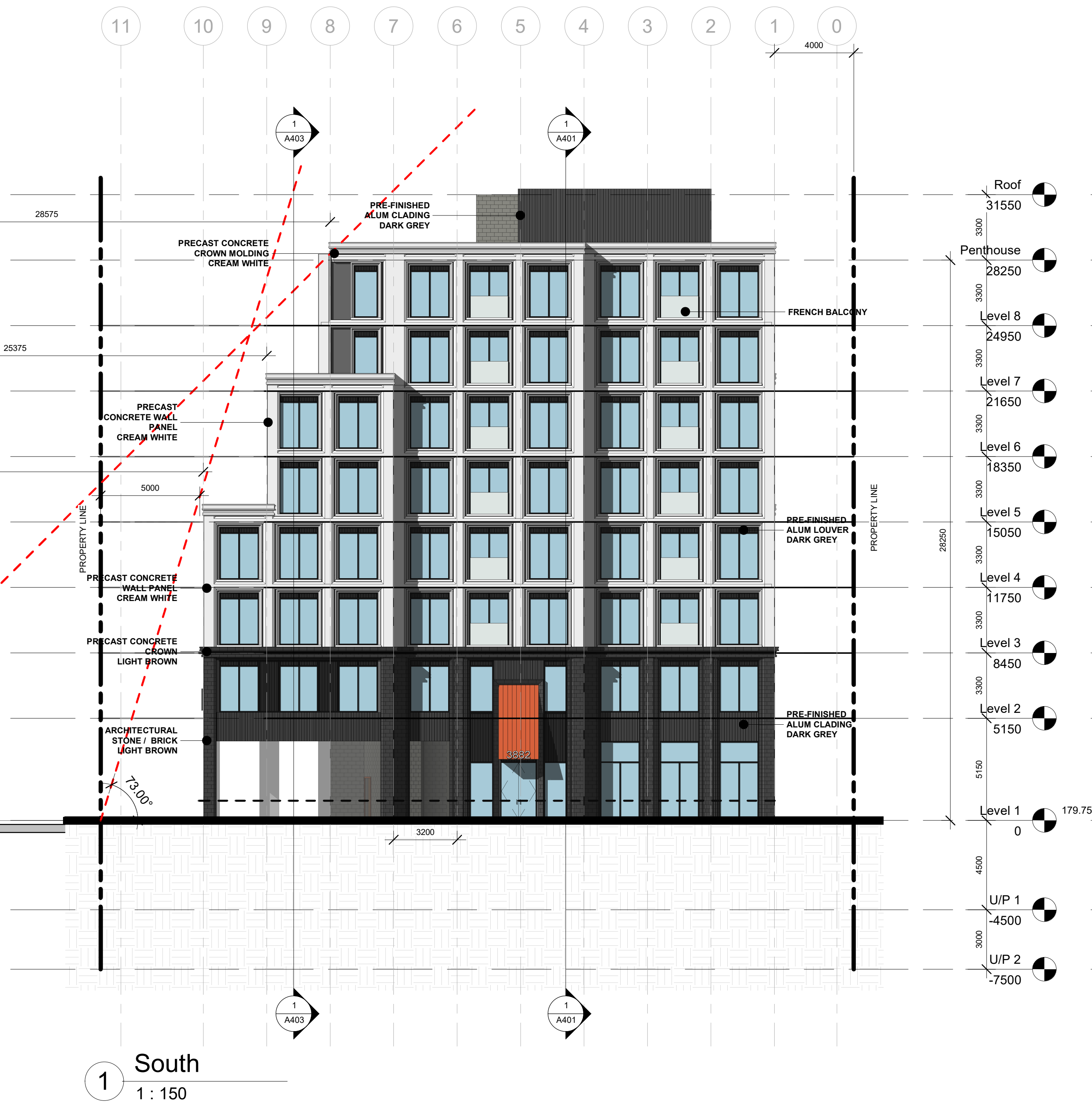
22051	As Indicated	AT	TJ
PROJECT SCALE		DRAWN	REVIEWED

South & North Elevations

A301

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12/18/2023 9:45:55 AM



BIRD FRIENDLY GLAZING:
VISION GLASS + GLASS RAILINGS
TO BE TREATED WITH DOT, DOT
SIZE SHALL BE MINIMUM 5MM,
DOT SPACING SHALL BE
MAXIMUM 5CM ON CENTRE.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST
Applicant to include checklist on Elevation Drawing(s) at first landscape plan submission. Drawing(s) to be stamped and signed by a P. Eng.

MANDATORY PRIMARY TREATMENTS FOR ALL DEVELOPMENTS
At Grade Condition (check to confirm the following is applied on minimum 50% of vision glass area greater than 2m² and within 16m from finished grade.)
☒ Bird friendly treatment is applied on minimum 50% of vision glass area greater than 2m² and within 16m from finished grade.
☐ Development contains no glass greater than 2m² with in 16m from finished grade.

Roof Landscape Condition (check to confirm the following is applied on minimum 50% of vision glass area greater than 2m² and within 16m from roof level finished grade.)
☒ Bird friendly treatment is applied on minimum 50% of vision glass area greater than 2m² and within 16m from roof level finished grade.
☐ Development contains no glass greater than 15m from roof level finished grade.

Treatment (check to confirm one of the below is applied)
*Refer to guidelines for requirements
☐ Stripes
☒ Dots
☐ Netting
☐ Frit and Etched Patterns

Specifications (check to confirm one of the below is applied)
☒ Pattern is applied as fritting or etching of glass, and pattern colour are high contrast in relation to the background.
☐ Pattern is applied as film on exterior surface of glass, and pattern colour are high contrast in relation to the background.

Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024

MM/DD/YY

MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST
Applicant to include checklist on Electrical Engineering Drawing(s) at first landscape plan submission. Drawing(s) to be stamped and signed by a P. Eng.

MANDATORY LIGHTING CRITERIA FOR ALL DEVELOPMENTS
(check to confirm below is applied)
☒ The use of exterior up lighting is eliminated.
☒ There is no exterior light spill outside of property line.

REVISION RECORD

No.	Description	Date
1	Issued for review	2023-02-07
2	Issued for coor	2023-03-13
3	Issued for SPA	2023-03-16
6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29

ISSUE RECORD



BEAR
DEVELOPMENTS

LORENZO
DEVELOPMENTS

Z SQUARE CONSULTING INC.
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ONTARIO L3R 0J1
E: info@zsquareconsulting.com
T: 1-416-502-1616



3882 HWY7 DEVELOPMENT

3882 HWY7,
Markham, ON

FOR
BEAR DEVELOPMENTS

22051 As indicated AT TJ
PROJECT SCALE DRAWN REVIEWED

East Elevation

A302

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1 East
1 : 150

BIRD FRIENDLY GLAZING:
VISION GLASS + GLASS RAILINGS
TO BE TREATED WITH DOT, DOT
SIZE SHALL BE MINIMUM 5MM,
DOT SPACING SHALL BE
MAXIMUM 5CM ON CENTRE.

MARKHAM BIRD FRIENDLY BUILDING CHECKLIST

Applicant to include checklist on Elevation Drawings (to be stamped and signed by a P.Eng.)

MANDATORY PRIMA TREATMENTS FOR ALL DEVELOPMENTS

At Grade Condition (check to confirm the below is applied):
☒ Bird friendly treatment is applied to contiguous glass panels, if each panel area is greater than 2m² and within 16m from finished grade.
☐ Development contains no glass greater than 2m² within 16m from finished grade.

Roof Landscape Condition (check to confirm the below is applied):
☒ Bird friendly treatment is applied on rooftop areas, if each panel area is greater than 2m² and within 16m from roof level finished grade.
☐ Development contains no glass greater than 2m² within 16m from roof level finished grade.

Treatment (check to confirm one of the below is applied)

* Refer to Guidelines for requirements
☐ Stripes
☒ Dots
☐ Netting
☐ Frit and Etched Patterns

Specifications (check to confirm one of the below is applied)

☒ Pattern is applied as fritting or etching of glass, and pattern colour are high contrast in relation to the background.
☐ Pattern is applied as film on exterior surface of glass, and pattern colour are high contrast in relation to the background.

MARKHAM BIRD FRIENDLY LIGHTING CHECKLIST

Applicant to include checklist on Electrical Engineering Drawing(s) at first landscape plan submission. Drawing(s) to be stamped and signed by a P.Eng.

MANDATORY LIGHTING CRITERIA FOR ALL DEVELOPMENTS (check to confirm below is applied)

☒ The use of exterior up lighting is eliminated.
☒ There is no exterior light spill outside of property line.

Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024

MM/DD/YY

REVISION RECORD

No.	Description	Date
1	Issued for review	2023-02-07
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6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29

ISSUE RECORD



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3882 HWY7 DEVELOPMENT

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Markham, ON

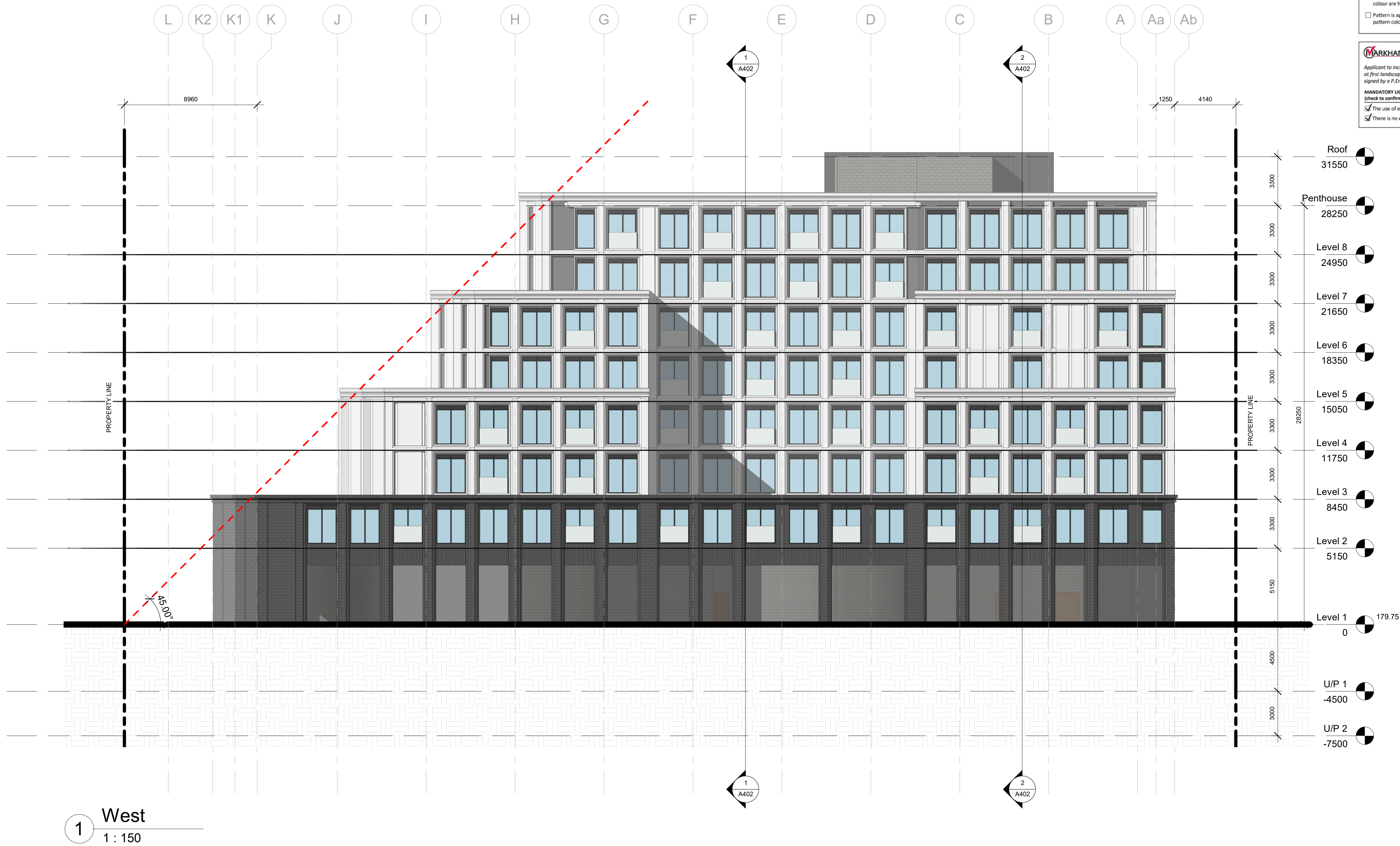
FOR
BEAR DEVELOPMENTS

22051 As indicated AT TJ
PROJECT SCALE DRAWN REVIEWED

West Elevation

A303

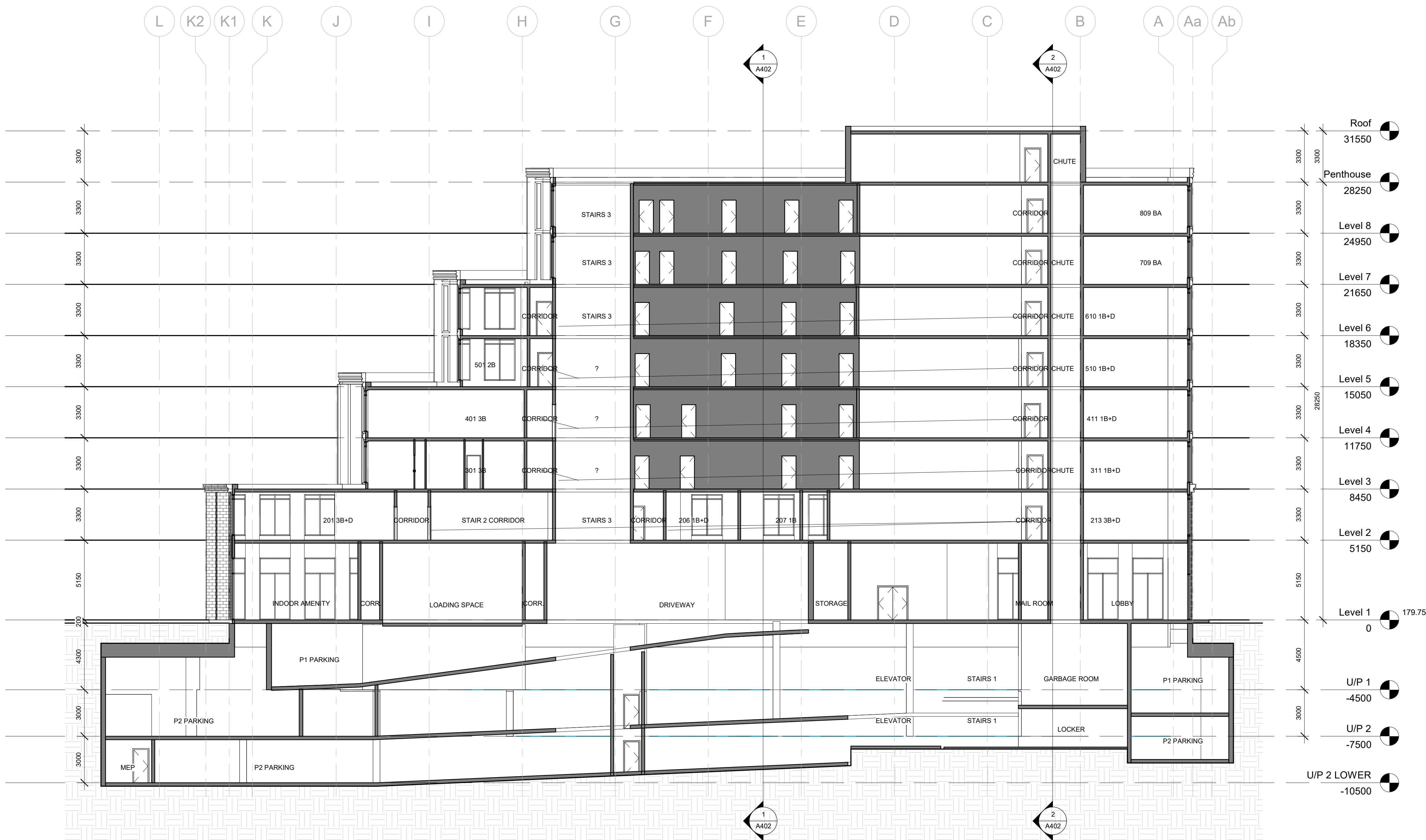
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Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024
MM/DD/YY



1 Section 1
1 : 150

REVISION RECORD		
No.	Description	Date
1	Issued for review	2023-02-07
2	Issued for coor	2023-03-13
3	Issued for SPA	2023-03-16
6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29

ISSUE RECORD



3882 HWY7 DEVELOPMENT
3882 HWY7,
Markham, ON

FOR
BEAR DEVELOPMENTS

22051 1 : 150 AT TJ
PROJECT SCALE DRAWN REVIEWED

Section

A401

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Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024
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REVISION RECORD

No.	Description	Date
1	Issued for review	2023-02-07
2	Issued for coor	2023-03-13
3	Issued for SPA	2023-03-16
6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29

ISSUE RECORD



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3882 HWY7 DEVELOPMENT

3882 HWY7,
Markham, ON

FOR
BEAR DEVELOPMENTS

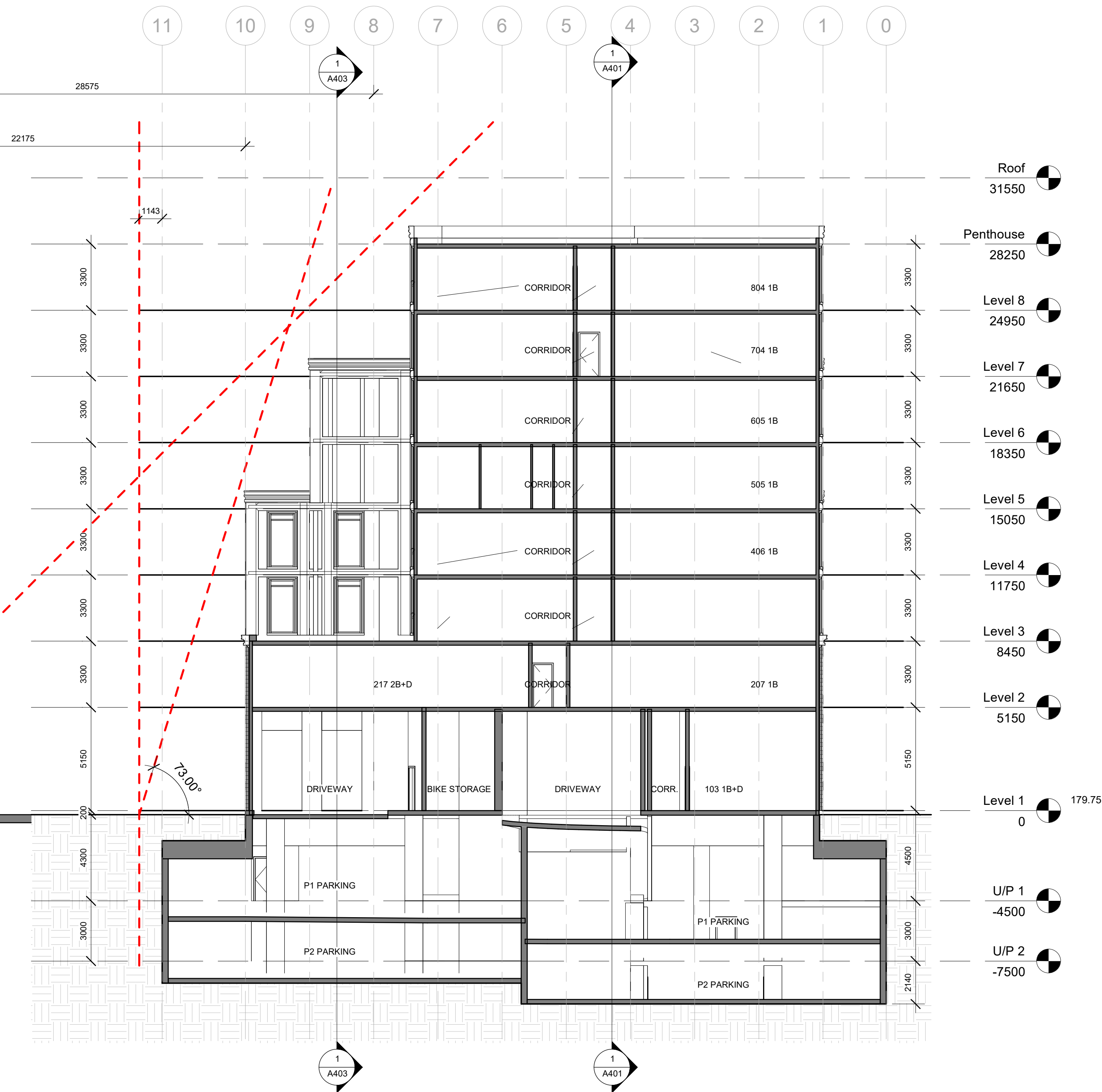
22051 1 : 150 AT TJ
PROJECT SCALE DRAWN REVIEWED

Section

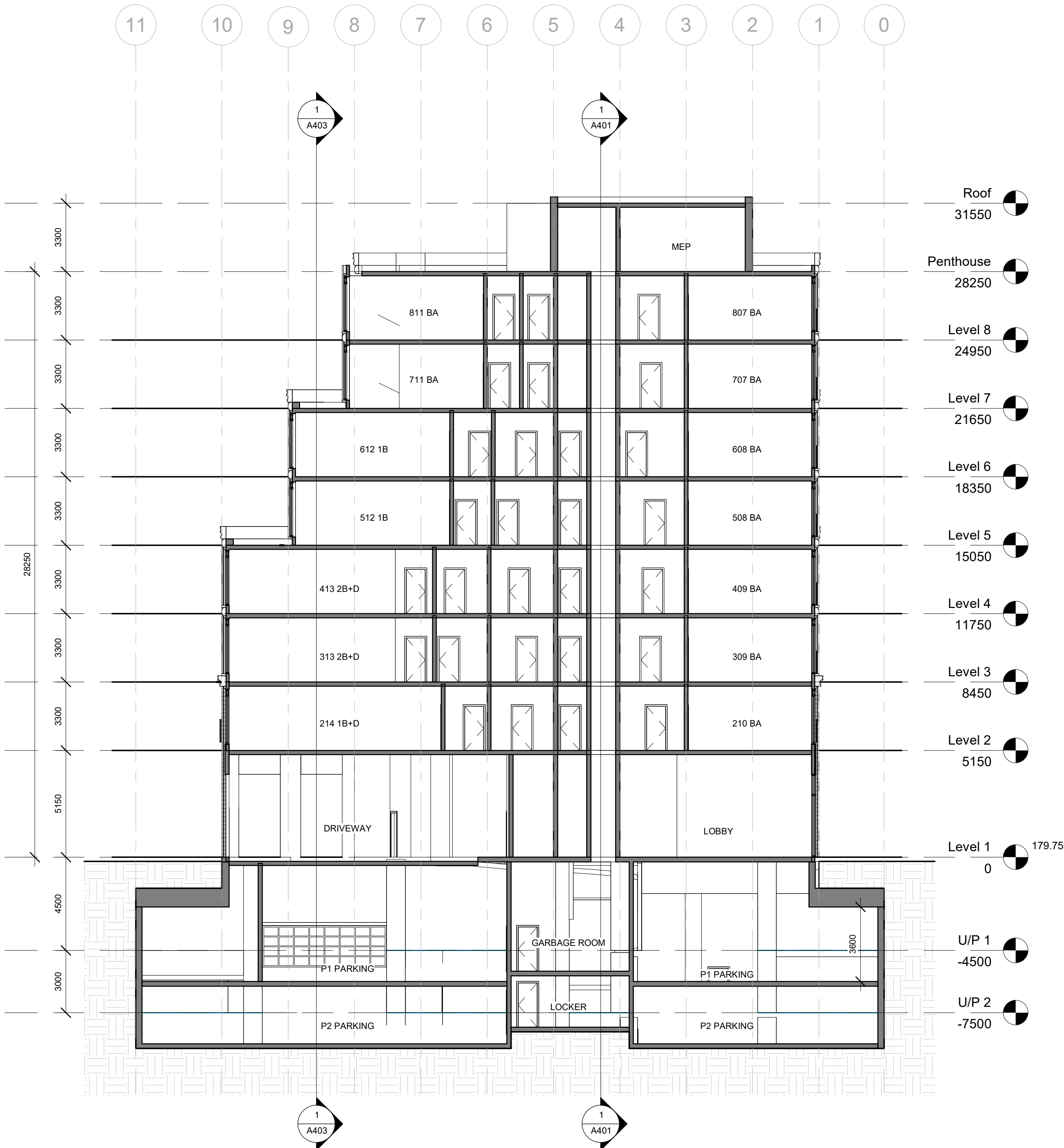
A402

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1 Section 2
1 : 150

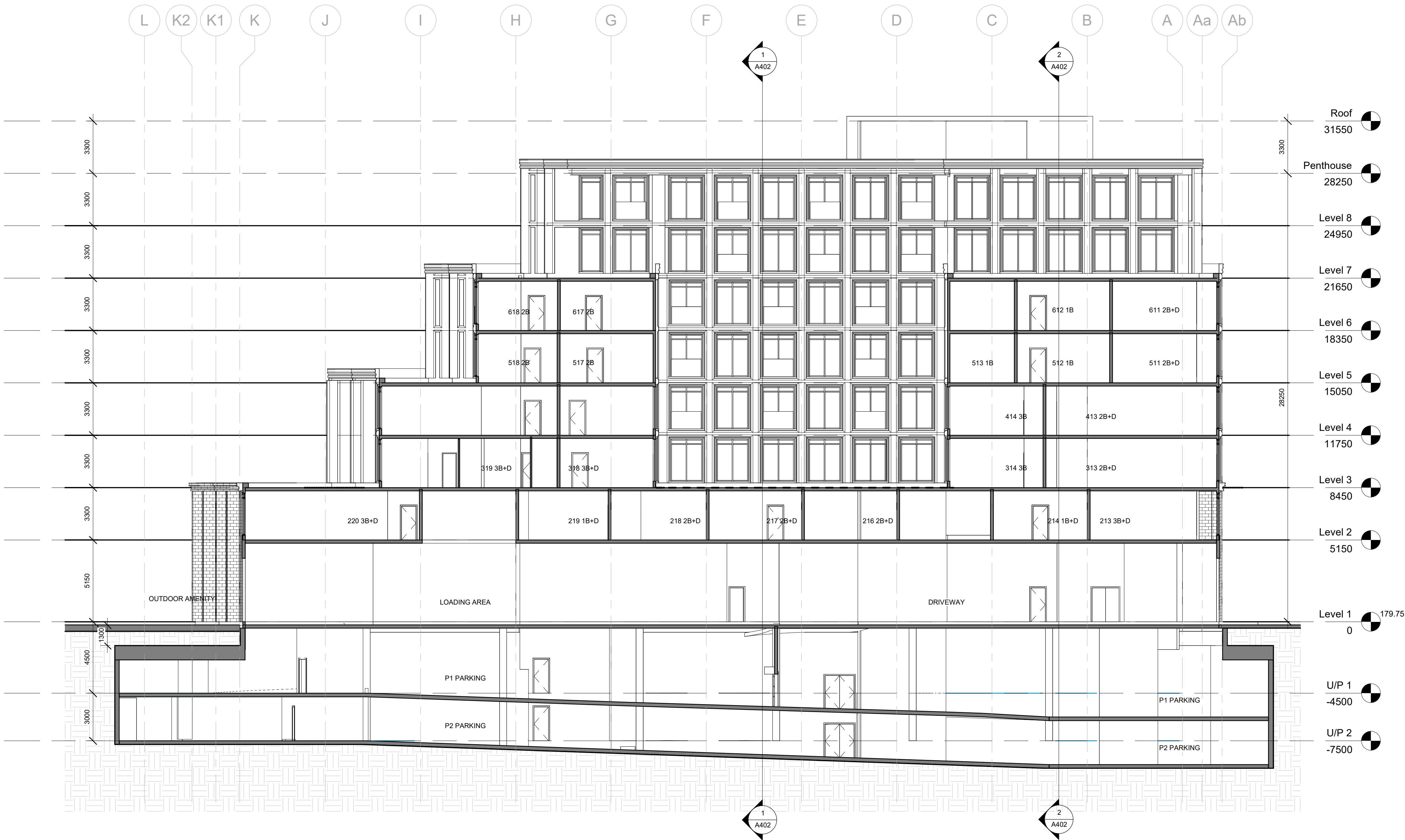


2 Section 3
1 : 150

Appendix B

File: 24.162376.000.00.MNV

Date: 4/23/2024
MM/DD/YY



1 Section 4
1 : 150

REVISION RECORD

No.	Description	Date
1	Issued for review	2023-02-07
2	Issued for coor	2023-03-13
3	Issued for SPA	2023-03-16
6	Issued for SPA revision	2023-04-06
7	Issued for SPA revision	2023-08-29

ISSUE RECORD



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3882 HWY7 DEVELOPMENT

3882 HWY7,
Markham, ON

FOR
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22051 1 : 150 AT TJ
PROJECT SCALE DRAWN REVIEWED

Section

A403

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12/18/2023 9:46:21 AM

Appendix C

File: 24.162376.000.00.MNV

Date: 4/23/2024
MM/DD/YY

APPENDIX "C"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/014/24

1. The variances apply only to the proposed development as long as it remains; and,
2. That the variances apply only to the subject development, in substantial conformity with the plan(s) attached as Appendix "B" to this Staff Report or further revised by any site plan 'endorsed' or 'approved' drawings under File SPC 20 135517, 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.

CONDITIONS PREPARED BY:



Melissa Leung, RPP, MCIP, Senior Planner, Central District