

# **Memorandum to the City of Markham Committee of Adjustment**

February 17, 2025

**File:** B/032/24 and B/033/24  
**Address:** 170 and 190 Enterprise Boulevard, Markham  
**Applicant:** The Remington Group  
**Hearing Date:** Wednesday, March 5, 2025

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

The Applicant is requesting provisional consent to:

## **B/032/24 – 190 Enterprise Boulevard (K2)**

- a) **sever and convey a parcel of land** (Part 2) having an approximate area of 1,284.2 square metres, to be added to the adjacent lands to the west, being Parts 18, 19, 20, 24 (save and except Part 3), 27 to 30 inclusive, Plan 65R-37421, known municipally as 170 Enterprise Boulevard;
- b) **retain a parcel of land** (Part 1), having a frontage of approximately 62.29 m, and a lot area of approximately 2,834 square metres;
- c) **establish an easement over the conveyed lands** (Part 2) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvement; access and maintenance of thermal energy 'MDE' services; access, ingress and egress over above grade garage ramps, drive aisles and walkways; access through and removal of knock out panels in favour of the retained land (Part 1);
- d) **establish an easement over the retained lands** (Part 1) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvements; access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwell and corridors, in favour of the conveyed lands (Part 2).

## **B/033/24 – 170 Enterprise Boulevard (Hotel)**

- a) **sever and convey a parcel of land** having an area of 2,246.5 square metres (Part 3), to be added to the adjacent lands to the east, known municipally as 190 Enterprise Boulevard (Part 1);
- b) **retain a parcel of land** having a frontage of 34.38 m, and a lot area of 1,746.5 square metres (Parts 18, 19, 20, 24 (save and except Part 3), 27-30 inclusive, Plan 65R-37421);
- c) **establish an easement over the conveyed lands** (Part 3) for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvements; access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwells and corridors in favour of the

retained lands (Parts 18, 19, 20, 24 (Save and Except Part 3), 27 to 30 inclusive, Plan 65R-37421);

- d) **establish easements over the retained lands** (Parts 18, 19, 20, 24 (Save and Except Part 3), 27 to 30 inclusive, Plan 65R-37421), for the purposes of access and maintenance of services, utilities and building; support; emergency egress; construction; improvement; access and maintenance of thermal energy 'MDE' services; access, ingress and egress over above grade garage ramps, drive aisles and walkways; access through and removal of knock out panels in favour of the conveyed lands (Part 3).

The purpose of these applications is to transfer ownership and establish easements to facilitate the integration of a new above-grade parking garage at 190 Enterprise Boulevard with the existing above-grade parking garage at 170 Enterprise Boulevard. This will create logical separation between the hotel and new K2 residential condominium parking spaces. The residential parking spaces for the existing mixed-use condominium at 180 Enterprise Boulevard and 8081 Birchmount Road ("YRSCC 1359") will remain unchanged.

## **BACKGROUND**

### **Property Description**

The lands subject to the applications are comprised of 170 and 190 Enterprise Boulevard (the "Subject Lands"), located north of Enterprise Boulevard, south of Simcoe Promenade, and between Birchmount Road and Andre De Grasse Street (refer to Appendix "A" – Aerial Photo).

170 Enterprise Boulevard is a 0.22 ha (0.56 ac) property located on the northeast corner of Birchmount Road and Enterprise Boulevard, on the west side of the Subject Lands. There is an existing hotel (Marriott Hotel) and associated parking on the lands municipally known as 170 Enterprise Boulevard. The site also contains other retail uses and residential uses (Signature Condos) that are under separate municipal addresses and are not subject to these applications.

190 Enterprise Boulevard ("K2") is a 0.28 ha (0.69 ac) property located on the northwest corner of Enterprise Boulevard and Andre De Grasse Street and on the eastern portion of the Subject Lands. An existing outdoor commercial parking lot currently occupies the lands at 190 Enterprise Boulevard. A Site Plan Application for K2 was endorsed by the [Development Services Committee on January 27, 2025](#), to permit a 35-storey residential building with 335 units (SPC 15 155470), which will be connected to the existing underground and above-grade parking structure of the adjacent building to the west. The final approval has been delegated to Staff.

Parking for the Subject Lands consists of one level of underground parking across the combined Subject Lands and a 7-level above-grade structure located between 170 and 190 Enterprise Boulevard, at the rear of 180 Enterprise Boulevard. Primary vehicular access to the site is located off of Enterprise Boulevard, which leads to the hotel courtyard and drop off, loading spaces, as well as to the ramps to the above and below

grade parking. A secondary driveway is located off of Andre De Grasse Street, connecting the main drive and interim surface parking/future K2 development.

### **Proposal**

As part of the K2 residential development, the Applicant will be constructing an above-grade parking garage that will be connected to the existing below- and above-grade parking garage, which is currently being utilized by the existing Hotel, retail, and residential condominium ("YRSCC 1359"). The proposed severance and related easements for shared access will serve to reallocate the parking between the K2 residential development and the existing hotel (refer to Appendix "B" - Proposed Parking Stalls Designation). The parking spaces for the existing retail and residential condominium will remain unchanged and are not part of these applications.

As noted in the Proposed Parking Stall Designation Plan (Appendix "B"), the existing residential parking associated with YRSCC 1359 on Levels P1, 6, and 7, as well as the existing retail parking located on Levels 1 and 2 will remain unchanged. However, the Hotel parking is proposed to extend into the K2 above-grade parking on Levels 3 and 4, while the K2 parking will be located across Levels 5 and within the K2 development portion of Levels 6 and 7.

For additional ease of reference, the parcels are illustrated, by ownership, on the colour coded floor plans submitted with these applications (refer to Appendix "C" - Coloured Draft Stratified Reference Plan). In addition to the proposed severance, the Applicant is also requesting the creation of various easements and rights-of-way, for access and maintenance purposes in favour of each other. Some of these components include, but are not limited to: driveways, walkways, ramps, drive aisles, stairwell and corridors, electrical, mechanical and elevator machine rooms, etc. These easements and rights-of-ways are summarized in Appendices "D" and "E".

### **COMMENTS**

#### **Official Plan**

The policies of the 2014 Official Plan state that until an approval of an updated Secondary Plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Town of Markham Official Plan, as amended by OPA 21, shall apply to the Subject Lands.

OPA 21 designates the Subject Lands "Open Space". However, in 2003, Council approved the Centre West Precinct Plan to permit a comprehensive development for Remington's Downtown Markham project, which designates the Subject Lands as "Community Amenity" Area. In 2006, Council approved an amendment to the 2003 Centre West Precinct Plan to establish a building program for the Subject Lands consisting of mixed-use development to accommodate additional development within Remington's Downtown Markham project. The proposed K2 development is generally consistent with the approved 2006 Precinct Plan.

The draft Policy Framework for the Markham Centre Secondary Plan (“MCSP”) Update Study, which was presented to the Development Services Committee on July 3, 2024, designates the Subject Lands as “Mixed Use High Rise” and permits the proposed K2 development. The proposed K2 development conforms to the emerging MCSP Update Study.

### **Zoning**

In December 2018, Council enacted site-specific Zoning By-law 2019-5, which rezoned the Subject Lands to “Markham Centre – Downtown Two Exception 30 (Hold 12) (MC-D2\*30 H12)” under Zoning By-law 2004-196, as amended, which permits apartment dwellings. The Applicant is not seeking any minor variances related to the proposed severance.

### **Proposed Severance and Easements**

As previously noted, the purpose of these applications is to provide logical separation and reallocation of parking spaces between the existing hotel and future K2 residential building. Staff considers this to be a matter of property ownership and do not have any planning concerns related to the approval of the proposed severance and establishment of easements.

### **PUBLIC INPUT SUMMARY**

No written submissions were received as of February 17, 2025. It should be noted that additional information may be received after the writing of this report, and the Secretary-Treasurer will provide information on this at the meeting.

### **CONCLUSION**

In concluding that the proposal is appropriate, Staff have had regard for the criteria in Section 51(24) of the *Planning Act* and have no objection to the consent applications.

Please refer to Appendices “F” and “G” for conditions to be attached to any approval of the applications.

PREPARED BY:



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Melissa Leung, RPP MCIP, Senior Planner, Central District

REVIEWED BY:



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Sabrina Bordone, RPP MCIP, Development Manager, Central District



## **APPENDICES**

Appendix "A" – Aerial Photo

Appendix "B" – Proposed Parking Stalls Designation

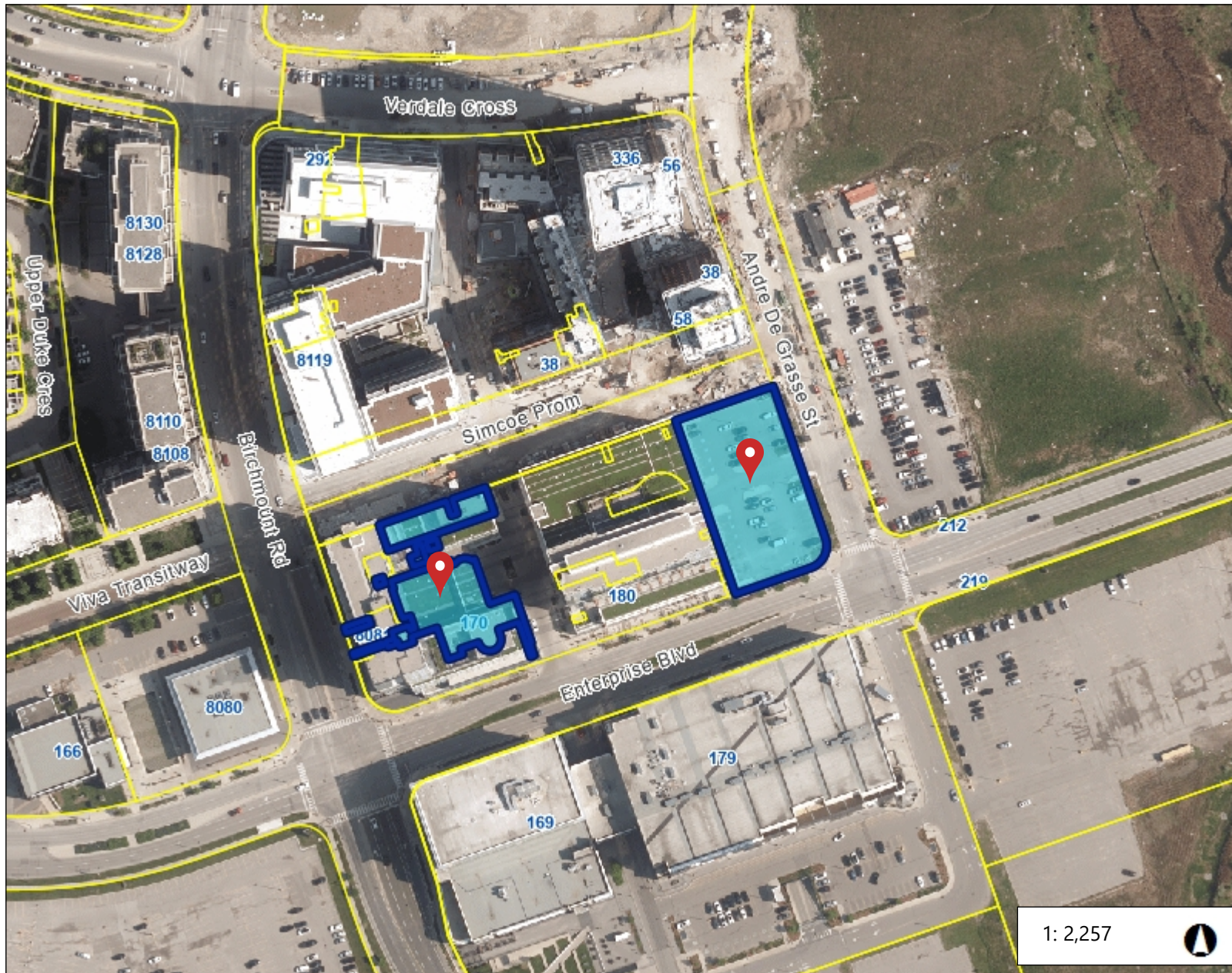
Appendix "C" – Coloured Draft Stratified Reference Plan

Appendix "D" – K2 Signature Tower Residence Easements and Parts Listing

Appendix "E" – Hotel Easements and Parts Listing

Appendix "F" – Conditions of Approval for B/032/24



Appendix "G" – Conditions of Approval for B/033/24



1: 2,257



## Legend

-  Parcel Overlay
-  Subject Lands

## Notes

170 and 190 Enterprise Boulevard,  
B/034/24 and B/033/24

114.7 0 57.33 114.7 Meters

NAD\_1983\_UTM\_Zone\_17N  
© City of Markham

DISCLAIMER: The information is presented on a best-efforts basis, and should not be relied upon for making financial, survey, legal or other commitments. If you have questions or comments regarding the data displayed on this map, please email [cgis@markham.ca](mailto:cgis@markham.ca) and you will be directed to the appropriate department.

# Building J/K/K2

# Proposed Parking Stalls Designation

2024-09-20

Existing								
Level	Total Supply	Retail	Hotel	Future Hotel Spaces at Ramp	J/K Visitor	J/K Resident	Future J/K Condo Spaces at Ramp	J/K PUDO
UG	242					242		
G	3							3
2 North	23	23						
2 South	38	7	29	2				
3 North	39		37	2				
3 South	40		38	2				
4 North	35		33	2				
4 South	40		38	2				
5 North	39		37	2				
5 South	40		25		13		2	
6 North	39				37		2	
6 South	39				9	28	2	
7 North Only	41					39	2	
Total Provided	658	30	237	12	59	309	8	3
			249			317		

Appendix B

File: 24.199066.000.00.CSNT

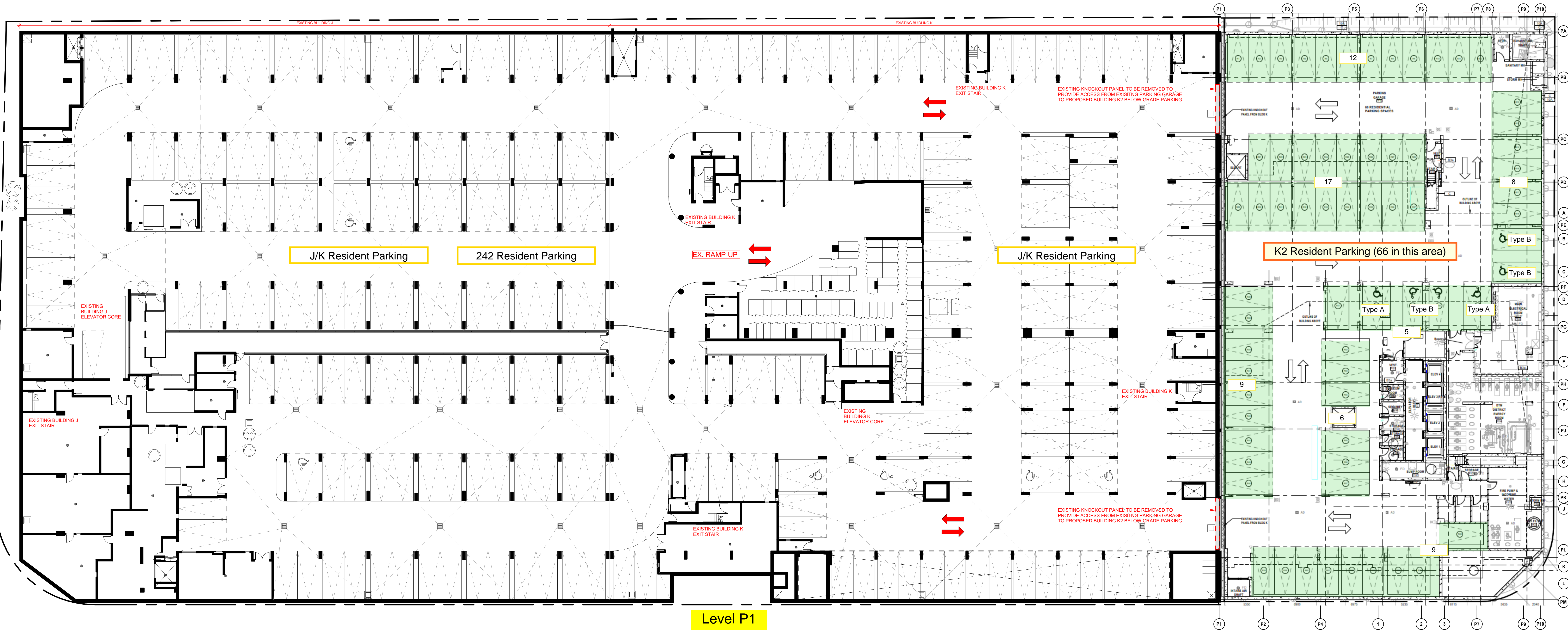
Date: 2/25/2025

MM/DD/YYYY

Proposed											
Level	Total Supply	Retail	Hotel in K1	Hotel in lower K2	J/K Visitor	J/K Resident	J/K PUDO	K2 Visitor/PUDO	K2 Resident		K2 Level
UG	308					242				66	UG
G	6						3	3			G
2 North	23	23									
2 South	84	7	31	46							Floor 3
3 North	39		39								
3 South	86		40	46							Floor 4
4 North	35		35								
4 South	86							39	1	46	Floor 5
5 North	39								39		
5 South	87				17	2			21	47	Floor 6
6 North	39				37	2					
6 South	87				9	30				48	Floor 7
7 North Only	41					41					
Total Provided	960	30	237		63	317	3	42	268		
			need 237		need 60	need 317				need 268	

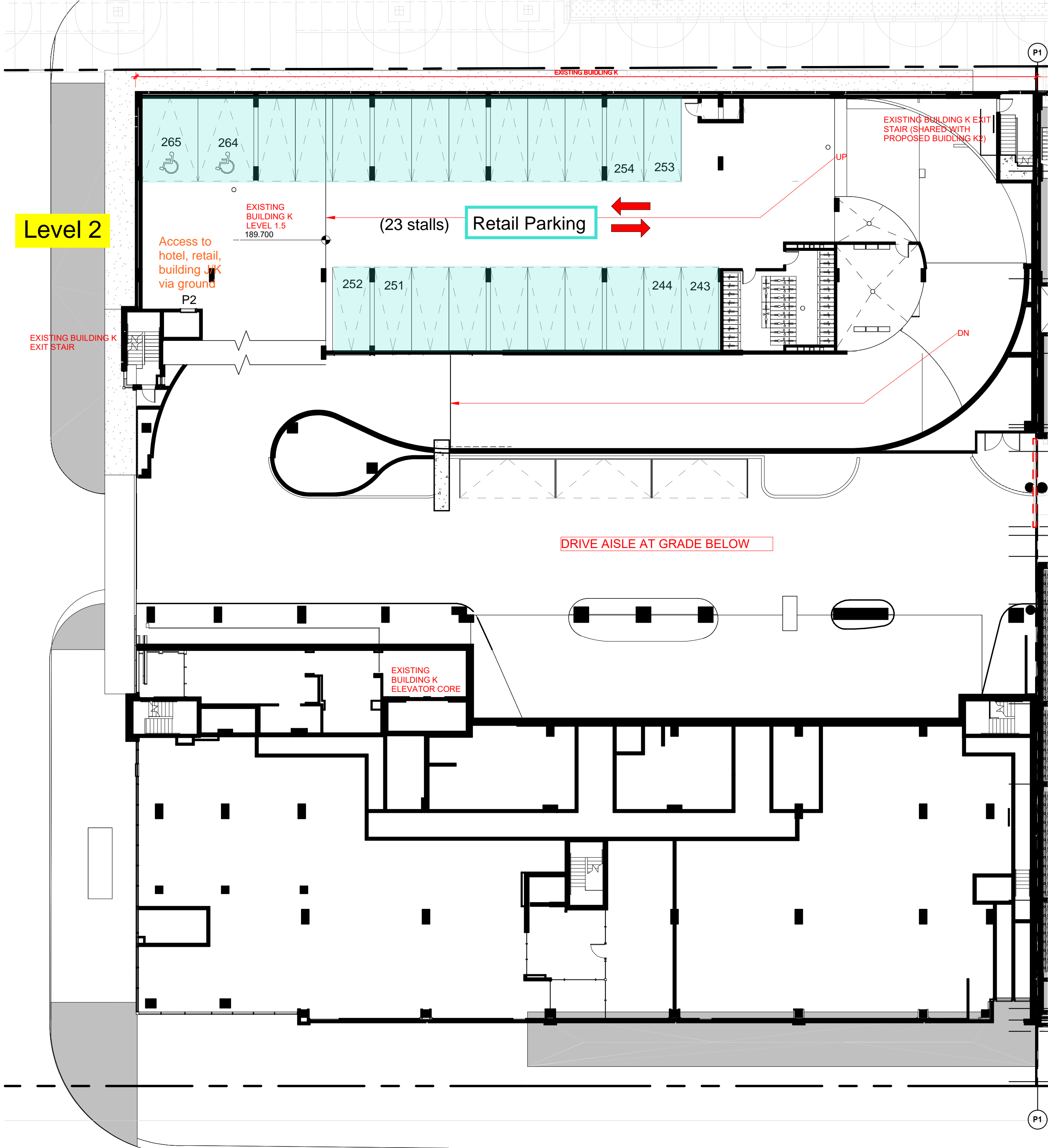
Includes 12 accessible  
6 UG  
2 on floor 5  
2 on floor 6  
2 on floor 7



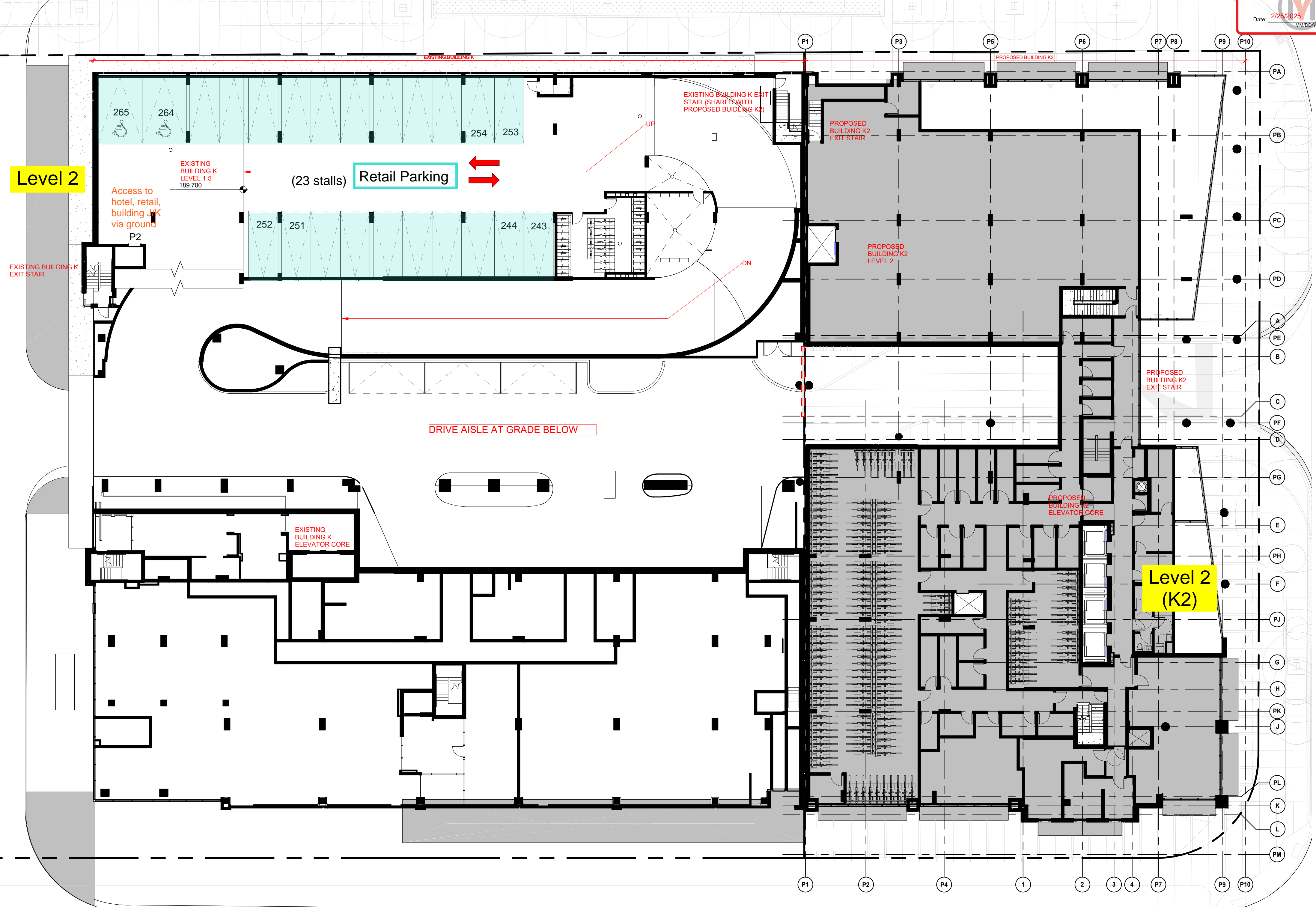




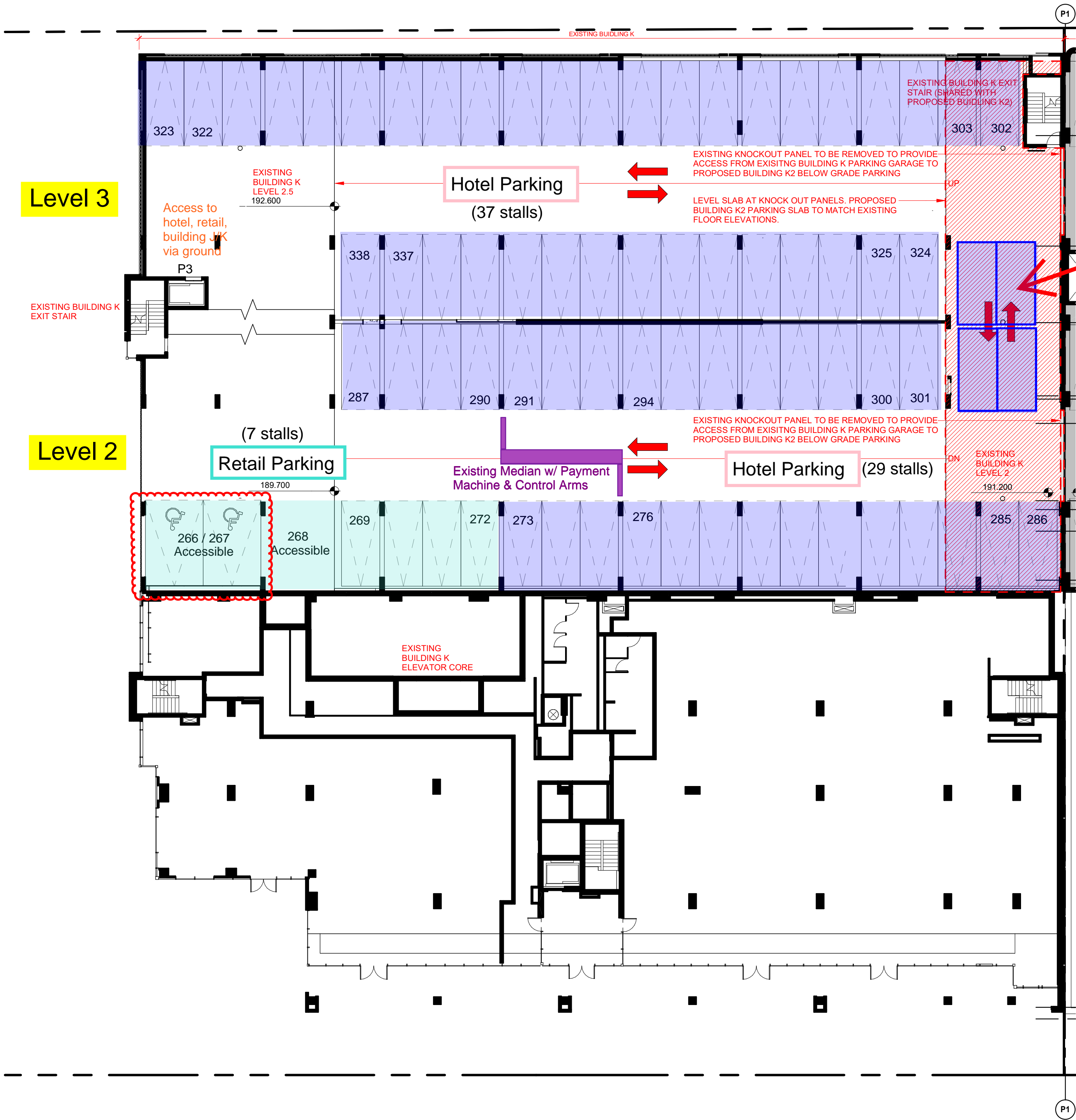
Existing



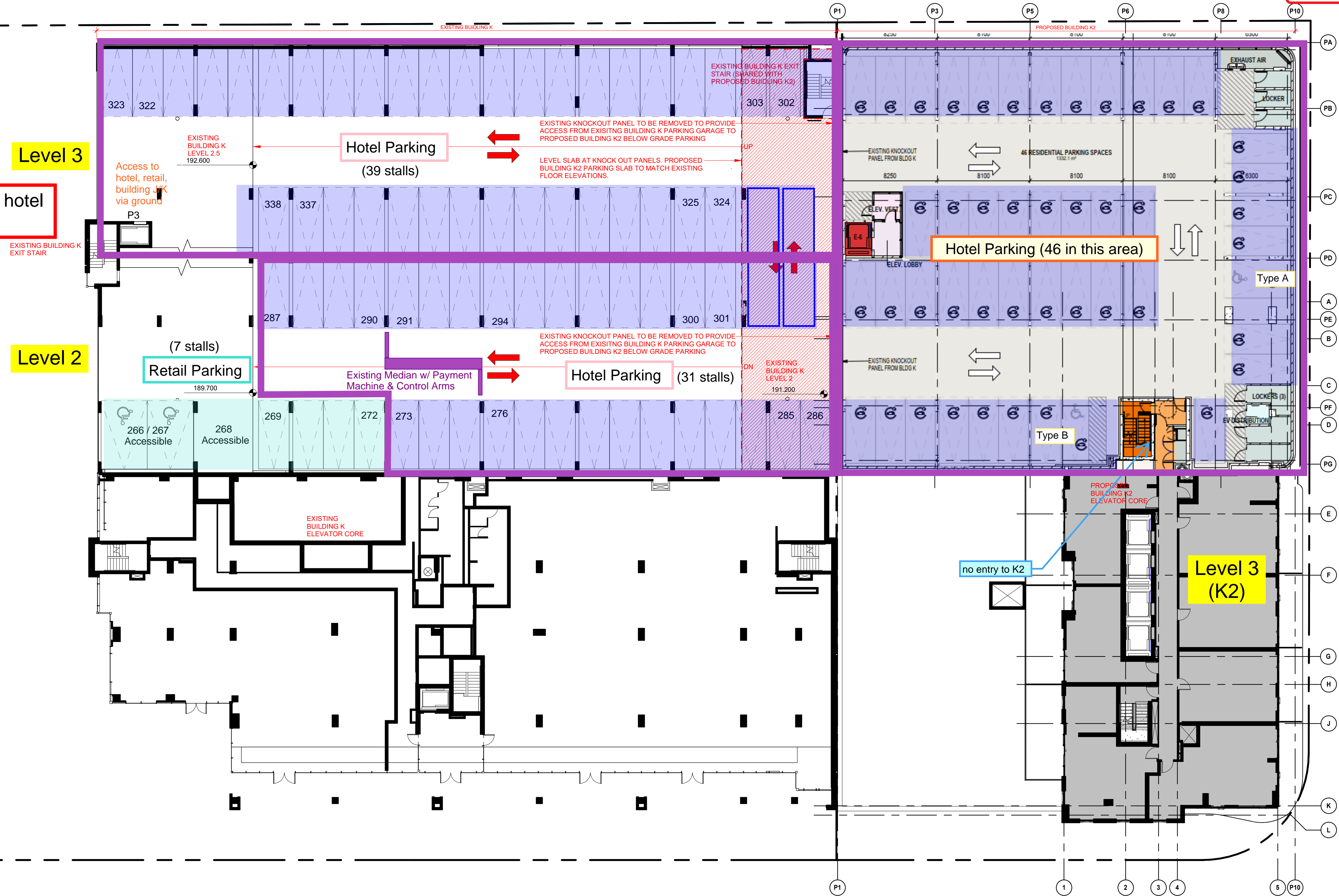
Proposed



Existing

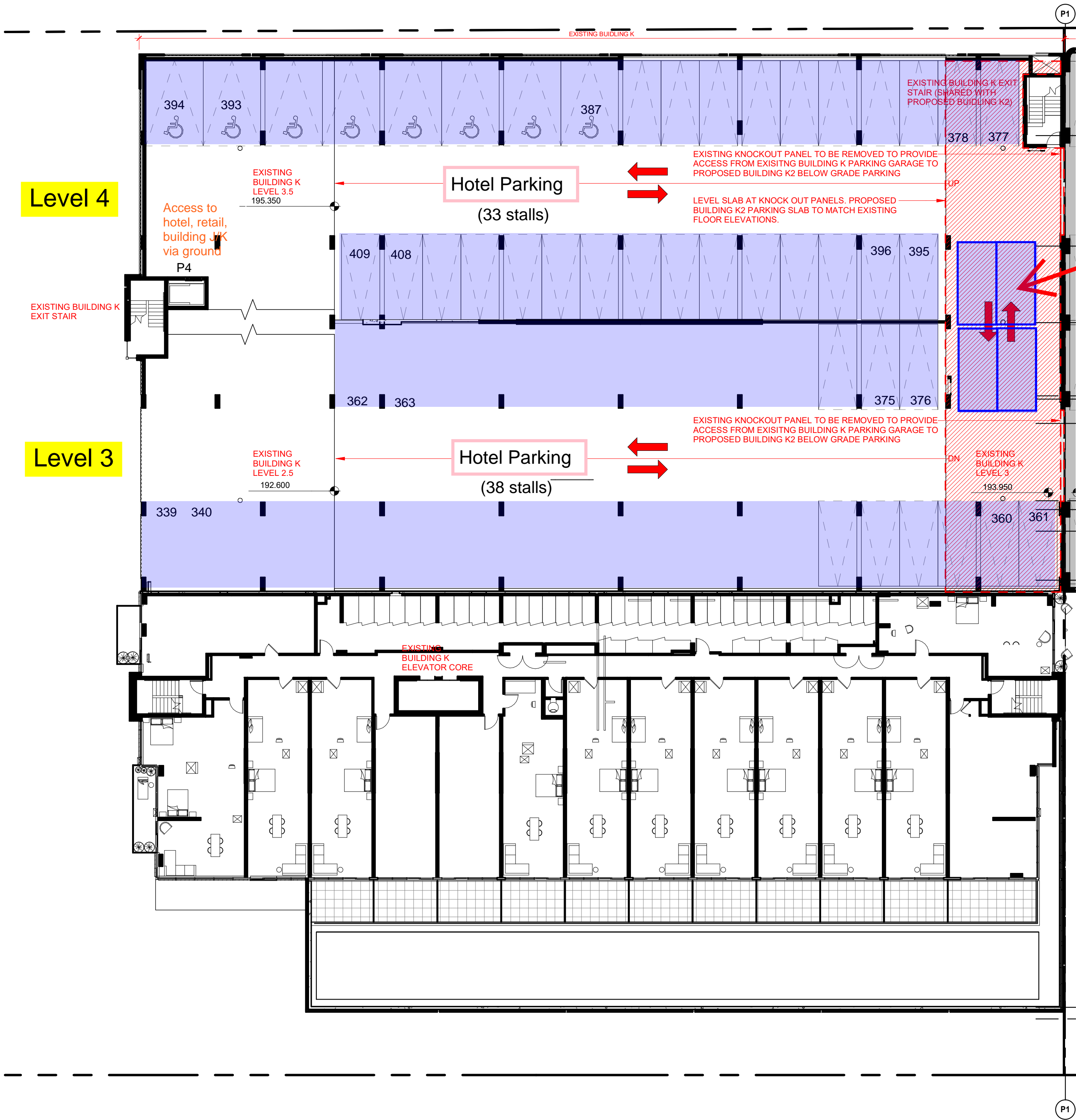


Proposed

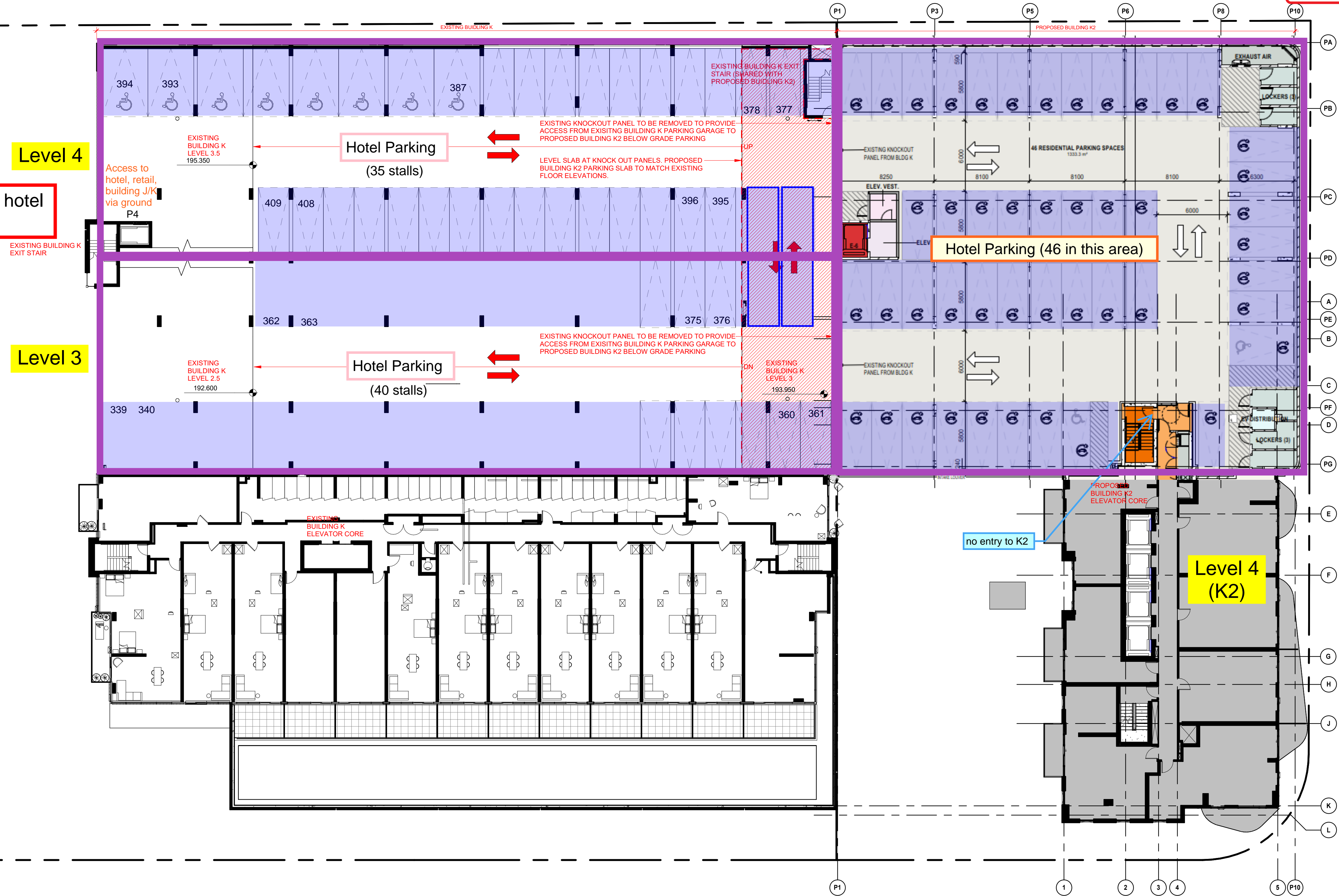




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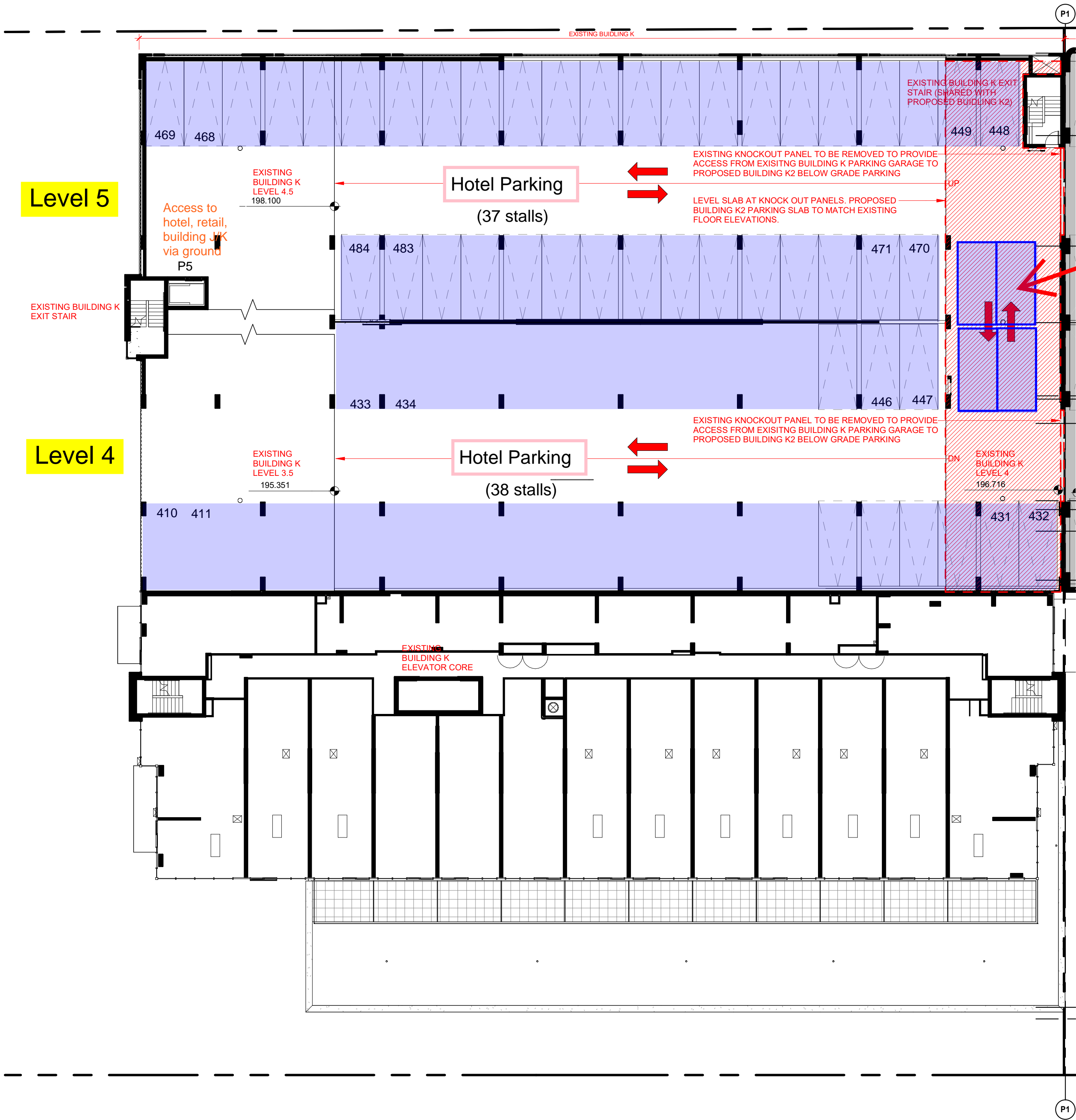


Proposed

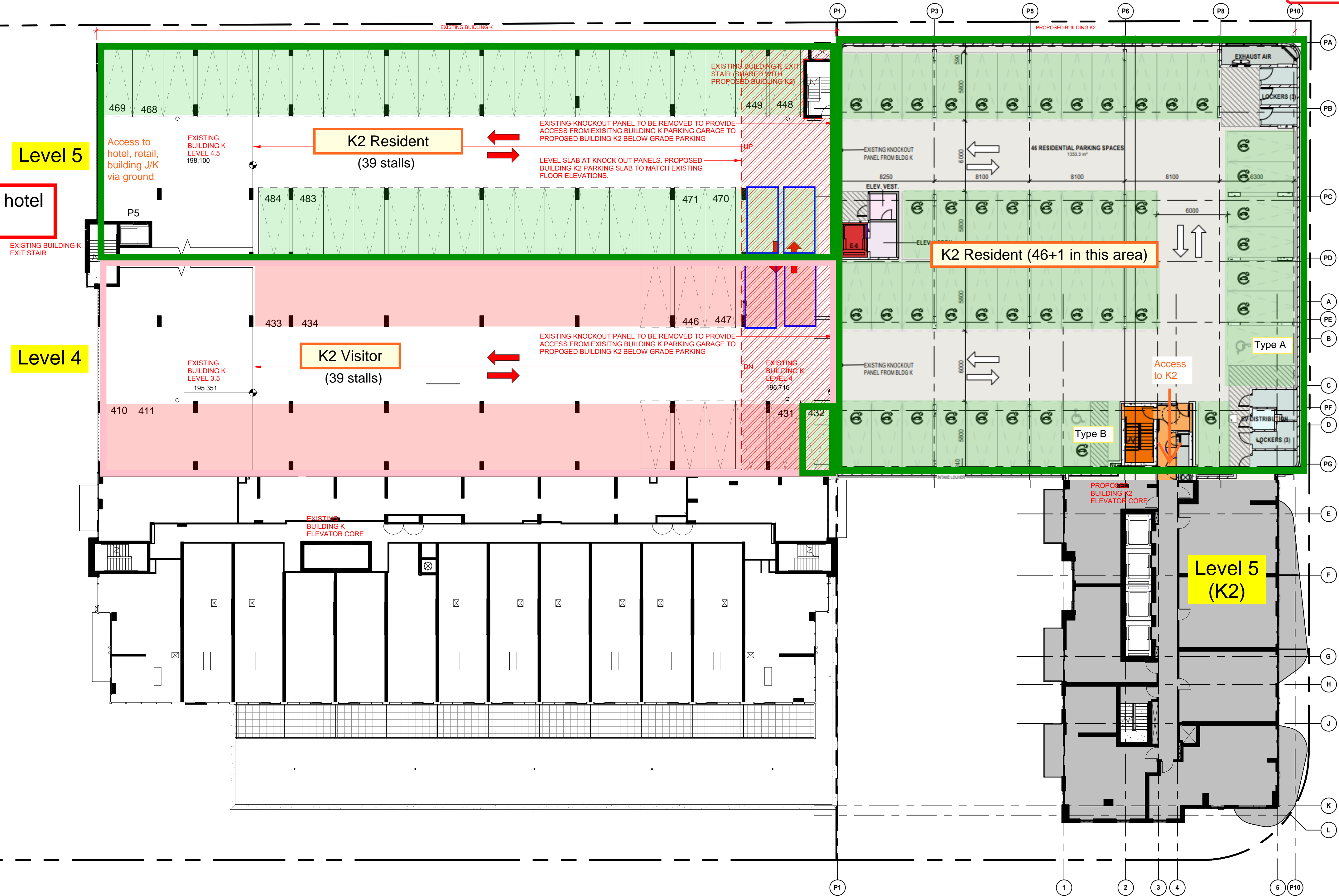




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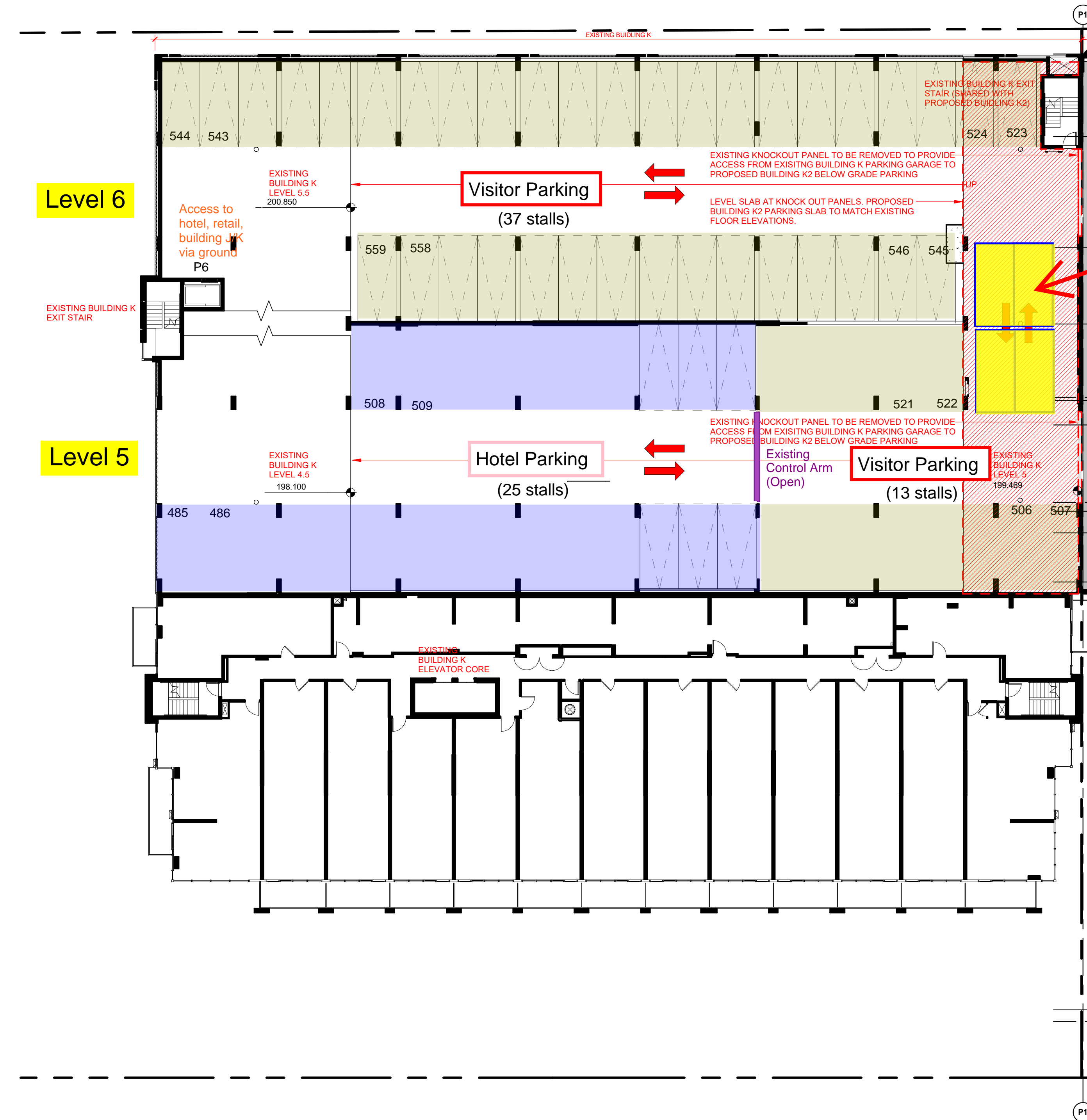


Proposed

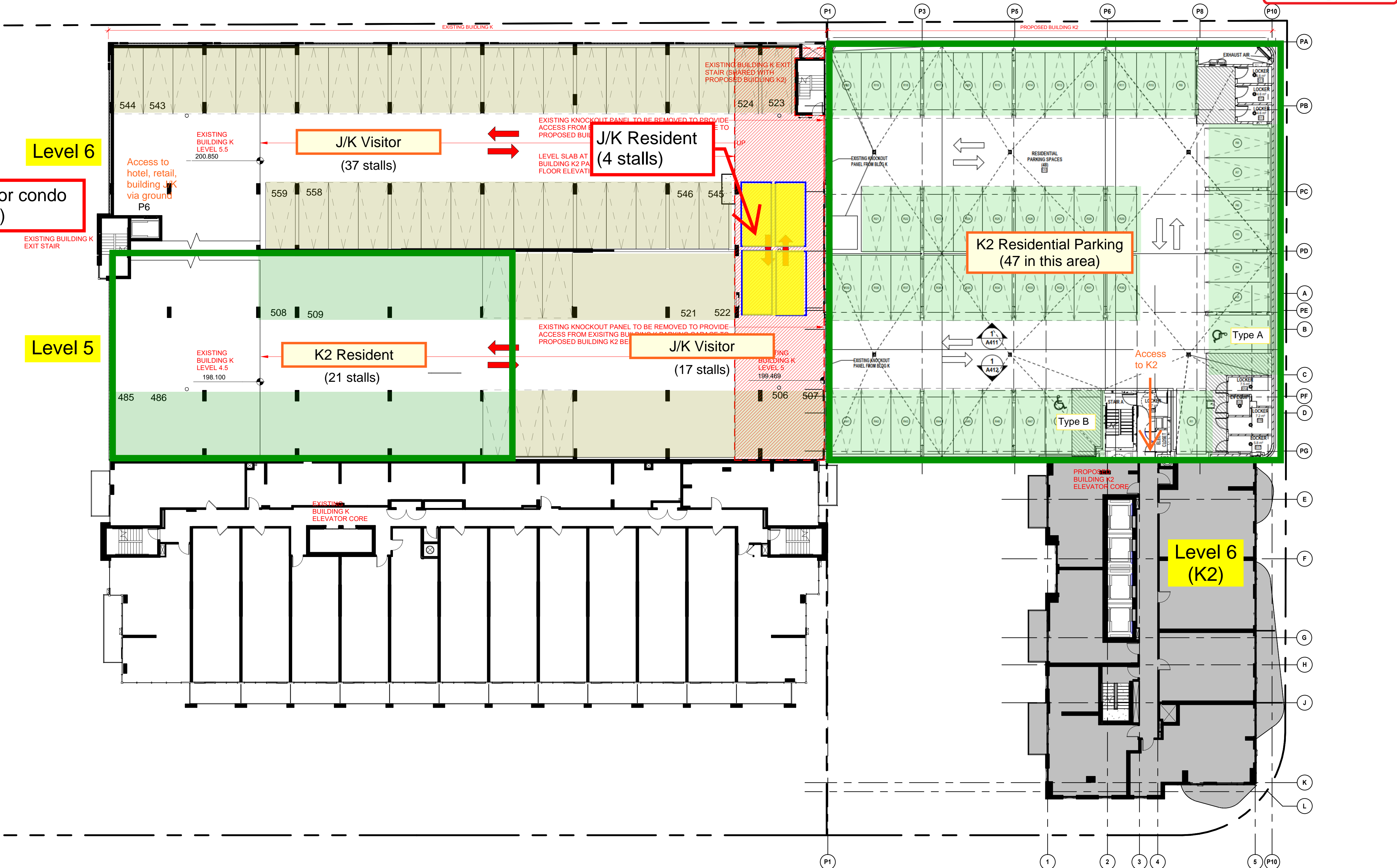




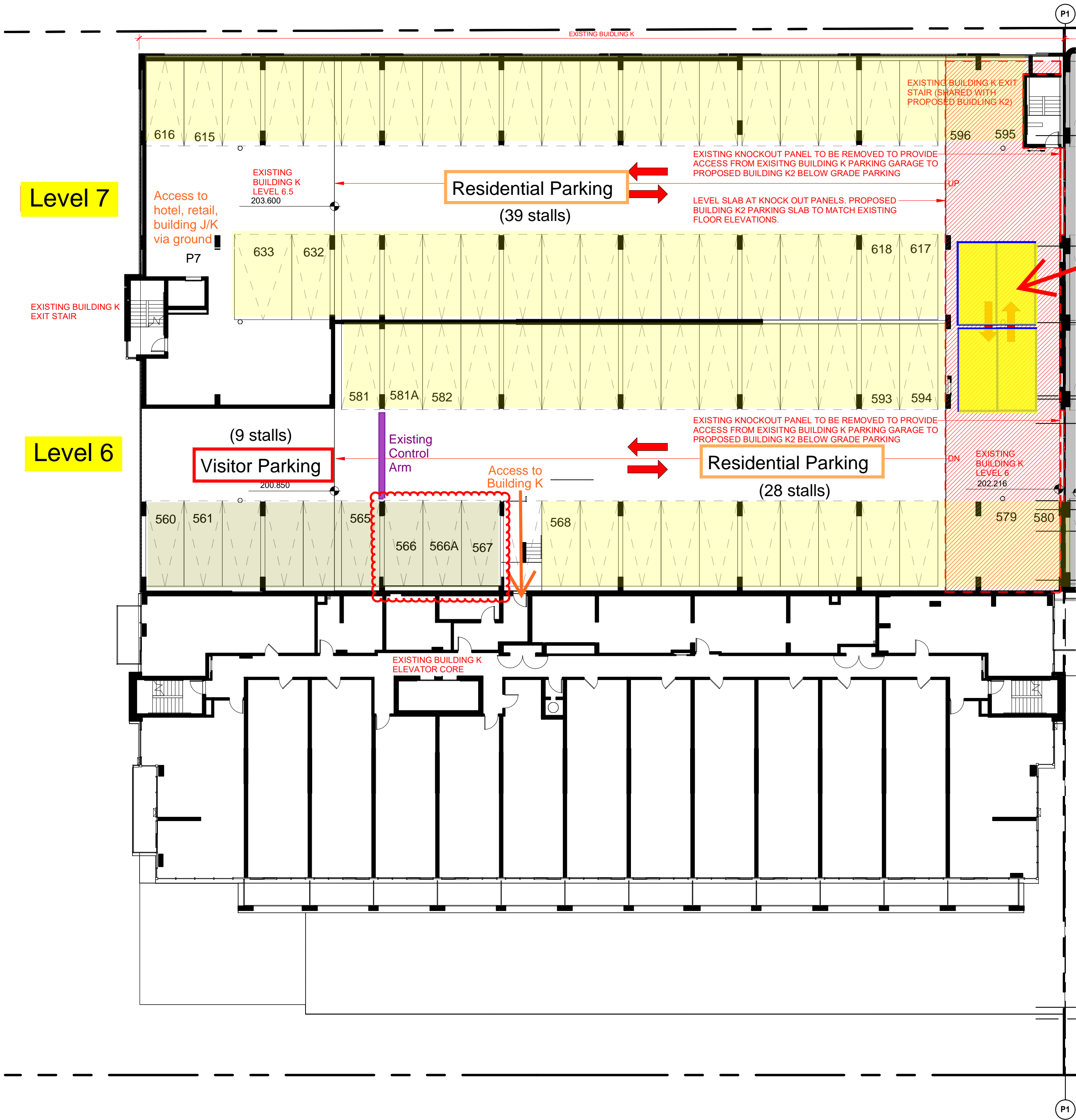
## Existing



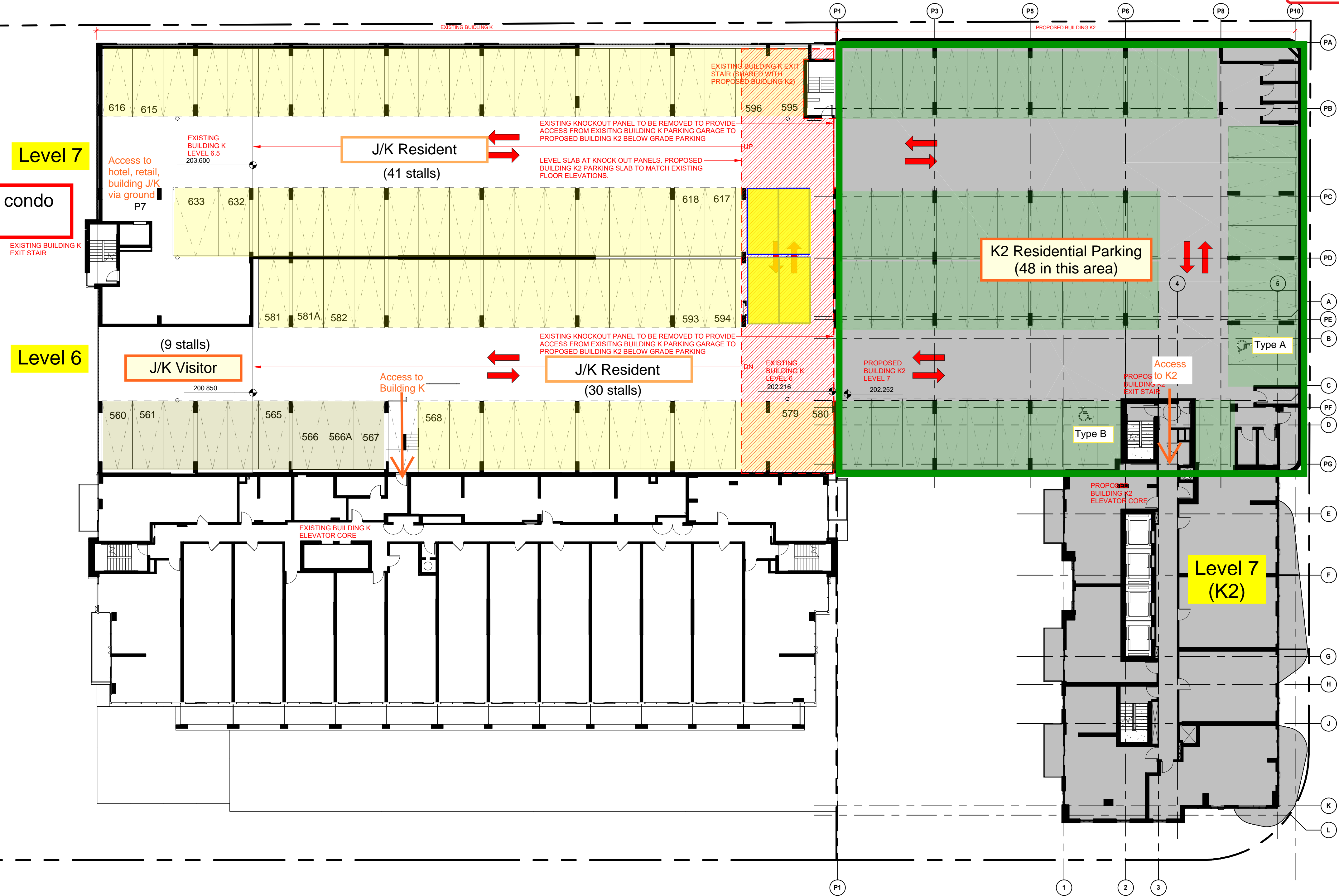
## Proposed



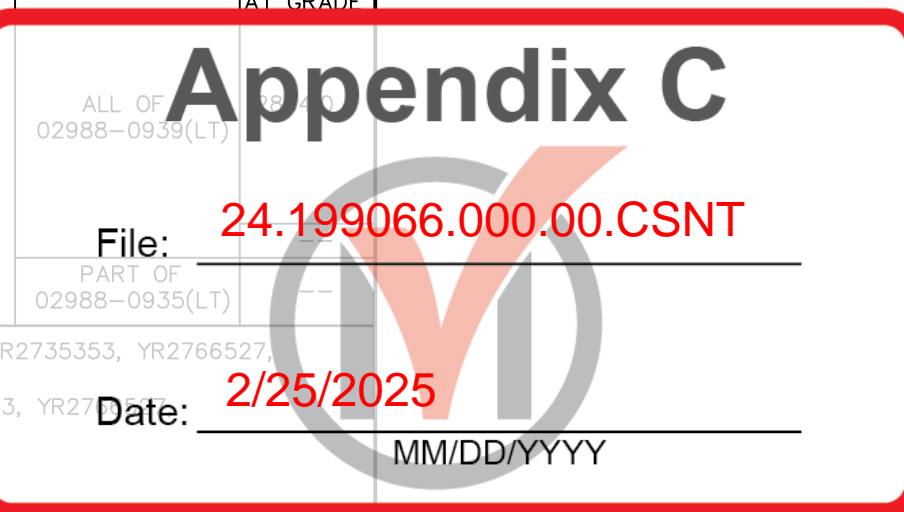
Existing



Proposed







STRATA PLAN OF SURVEY OF  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5 AND  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5  
DEDICATED AS ENTERPRISE BOULEVARD,  
(DEDICATED BY BY-LAW 2011-233, INST. YR1767401)  
GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
5 0 5 10 15 20m  
KRCMAR SURVEYORS LTD. 2024

THE INTENDED PLOT SIZE OF THIS PLAN IS 1495mm IN WIDTH BY 590mm  
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

**METRIC:** DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## BEARING

BEARINGS SHOWN HEREON ARE ASTROMONIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF ENTERPRISE BOULEVARD AS SHOWN ON PLAN 65R-37421 HAVING A BEARING OF N71°51'00"E

TO OBTAIN GRID BEARINGS APPLY A COUNTER-CLOCKWISE ROTATION OF 01°03'05" TO THE BEARINGS SHOWN.

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED SCALE FACTOR OF 0.999793.

**ELEVATION**  
ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY  
OF MARKHAM BENCHMARK No. M-20-007 HAVING AN ELEVATION OF  
188.322 METRES. (VERTICAL DATUM: CGVD28:78)

**NOTES**  
ALL FOUND MONUMENTS ARE BY KRCMAR SURVEYORS LTD. (1370) UNLESS OTHERWISE NOTED.  
ALL UNDERLYING PARTS ARE REFERRED TO PLAN 65B-37421 UNLESS

ALL BEARINGS, DISTANCES, AND ELEVATIONS ARE IN ACCORDANCE WITH PLANS 65R-37421 & Y.R.S.C.P. No. 1359 (AS APPLICABLE) UNLESS OTHERWISE NOTED.

ALL VERTICAL PLANES ARE SET BY MEASUREMENT UNLESS OTHERWISE NOTED.  
ALL HORIZONTAL PLANES ARE SET BY GEODETIC ELEVATION UNLESS OTHERWISE NOTED.

**LEGEND**

■ DENOTES SURVEY MONUMENT FOUND  
 □ DENOTES SURVEY MONUMENT PLANTED  
 HCM DENOTES HORIZONTAL CONTROL MONUMENT  
 SIB DENOTES STANDARD IRON BAR  
 SSIB DENOTES SHORT STANDARD IRON BAR

IB DENOTES IRON BAR (S) DENOTES SET  
CC DENOTES CUT CROSS (OU) DENOTES ORIGIN UNKNOWN  
(M) DENOTES MEASURED (WT) DENOTES WITNESS  
(RP) DENOTES PLAN 65M-4060  
(P) DENOTES SURVEYOR'S REAL PROPERTY REPORT BY  
SURVEYOR'S OFFICE, LTD. 01-6 0478 JANUARY 22, 2015

(P8) DENOTES PLAN 65R-37421  
(P9) DENOTES YORK REGION STANDARD CONDOMINIUM PLAN No. 1359  
(1370) DENOTES KRCMAR SURVEYORS LTD. O.L.S.

'X' 'X'  
DENOTES SEE SECTION X-X

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

1. THE STRUCTURES SHOWN ON THIS PLAN (COMPRISING SHEETS 1 TO 5 INCLUSIVE) ARE IN EXISTENCE.
2. THE DIMENSIONS SHOWN ON THIS PLAN HAVE BEEN VERIFIED BY

DATE \_\_\_\_\_, 2024

MAJA KRCMAR  
ONTARIO LAND SURVEYOR

**SURVEYOR'S CERTIFICATE**  
I CERTIFY THAT:  
1. THIS SURVEY AND PLAN (COMPRISING SHEETS 1 TO 5 INCLUSIVE) ARE  
CORRECT AND, IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS

2. THE SURVEY WAS COMPLETED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024

DATE \_\_\_\_\_, 2024 \_\_\_\_\_  
MAJOR HIGHWAY \_\_\_\_\_  
ONTARIO LAND SURVEYOR \_\_\_\_\_  
THIS PLAN OF SURVEY RELATES TO AOLS PLAN  
SUBMISSION FORM NUMBER \_\_\_\_\_

MUNICIPAL ADDRESS: No. 180 ENTERPRISE BOULEVARD, MARKHAM				
FIELD:	DRAWN:	M.C.	CHECKED:	M.K. JOB NO: 23-181
DWG NAME:	23-181RP01	PLOT INFO:	17:10 21/Nov/2024	WORK ORDER NO: 40421

1137 Centre Street Thornhill ON L4J 3M6 905.738.0053 F905.738.9221 [www.krmar.ca](http://www.krmar.ca)  
 PLAN AVAILABLE AT [www.ProtectYourBoundaries.ca](http://www.ProtectYourBoundaries.ca)

K R C M  $\bar{A}$  R



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(5)	DENOTES	THE VERTICAL PLANE CONTROLLED BY THE CENTRELNE OF THE DEMISING WALL AND/OR PRODUCTION THEREOF
(6)	DENOTES	THE SURFACE AND PLANE OF THE MASONRY WALL OR COLUMN AND/OR PRODUCTION THEREOF
(7)	DENOTES	THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF THE COLUMN AND/OR PRODUCTION THEREOF
(8)	DENOTES	THE CONDOMINIUM BOUNDARY
(9)	DENOTES	THE CENTRELNE OF THE CONCRETE SLAB AND/OR THE HORIZONTAL PRODUCTION THEREOF AT THE EDGE OF SLAB
(10)	DENOTES	A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE
(11)	DENOTES	A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION
(12)	DENOTES	A VERTICAL PLANE CONTROLLED BY GEODETIC ELEVATION



RELATIONSHIP OF DIAGRAMS	
DIAGRAM 5	200.7m
DIAGRAM 4	198.6m
DIAGRAM 3	195.0m
DIAGRAM 2	192.6m
DIAGRAM 1	184.0m
DIAGRAM A	179.0m

MUNICIPAL ADDRESS: No. 180 ENTERPRISE BOULEVARD, MARKHAM					
FIELD:	DRAWN:	M.C.	CHECKED:	M.K.	JOB NO: 23-18
DWG NAME: 23-181RFP01	PLOT INFO:	17-10-21/Nov/2024	WORK ORDER NO:	404	
1137 Green Street Thornhill ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.com					
PLAN AVAILABLE AT <a href="http://www.ProtectYourBoundaries.ca">www.ProtectYourBoundaries.ca</a>					

K R C M  $\bar{A}$  R



## Appendix C

File: 24.199066.000.00.CSNT

Date: 2/25/2025  
MM/DD/YYYY

STRATA PLAN OF SURVEY OF  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5 AND  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5  
DEDICATED AS ENTERPRISE BOULEVARD,  
(CLOSED BY BY-LAW 2011-233, INST. YR1767401)  
GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
THE INTENDED PLOT SIZE OF THIS PLAN IS 1495mm IN WIDTH BY 590mm  
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200

METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## BEARING

BEARINGS SHOWN HEREON ARE ASTROMOMIC AND ARE REFERRED TO  
THE NORTHERLY LIMIT OF ENTERPRISE BOULEVARD AS SHOWN ON  
PLAN 65R-37421 HAVING A BEARING OF N71°S1'00"E  
TO OBTAIN GRID BEARINGS APPLY A COUNTER-CLOCKWISE ROTATION  
OF 0°03'00" TO THE BEARINGS SHOWN.  
DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE  
CONVERTED TO GRID DISTANCES BY MULTIPLYING BY A COMBINED  
SCALE FACTOR OF 0.999793.

## ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY  
OF MARKHAM BENCHMARK No. M-20-007 HAVING AN ELEVATION OF  
188.322 METRES (VERTICAL DATUM: CGVD2878)

## NOTES

ALL UNDERLYING PARTS SHOWN HEREON ARE REFERRED TO PLAN 65R-37421  
UNLESS OTHERWISE NOTED.  
ALL BEARINGS, DISTANCES, AND ELEVATIONS ARE IN ACCORDANCE WITH PLANS  
65R-37421 & Y.R.S.C.P. No. 1359 (AS APPLICABLE) UNLESS OTHERWISE NOTED.  
ALL VERTICAL PLANES ARE SET BY MEASUREMENT UNLESS OTHERWISE NOTED.  
ALL HORIZONTAL PLANES ARE SET BY GEODETIC ELEVATION UNLESS OTHERWISE  
NOTED.

## LEGEND

UL: DENOTES UPPER LIMIT  
LL: DENOTES LOWER LIMIT  
HP: DENOTES HORIZONTAL PLANE  
SP: DENOTES SLOPING PLANE  
BEARING: DENOTES CHANGE IN VERTICAL LIMITATION  
X: DENOTES SEE SECTION X-X  
① DENOTES THE VERTICAL PLANE CONTROLLED BY THE CENTRELINE OF  
THE DEMISING WALL AND/OR PRODUCTION THEREOF  
② DENOTES THE SURFACE AND PLANE OF THE MASONRY WALL OR COLUMN  
AND/OR PRODUCTION THEREOF  
③ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF  
THE COLUMNS AND/OR PRODUCTION THEREOF  
④ DENOTES THE CONDOMINIUM BOUNDARY  
⑤ DENOTES THE CENTRELINE OF THE CONCRETE SLAB AND/OR THE  
HORIZONTAL PRODUCTION THEREOF AT THE EDGE OF SLAB  
⑥ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE  
⑦ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION  
⑧ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS

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## Appendix C

File: 24.199066.000.00.CSNT

Date: 2/25/2025  
MM/DD/YYYY

STRATA PLAN OF SURVEY OF  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5 AND  
PART OF THE WEST HALF OF  
LOT 8, CONCESSION 5  
DEDICATED AS ENTERPRISE BOULEVARD,  
(CLOSED BY BY-LAW 2011-233, INST. YR1767401)  
GEOGRAPHIC TOWNSHIP OF MARKHAM, COUNTY OF YORK  
CITY OF MARKHAM  
REGIONAL MUNICIPALITY OF YORK

SCALE 1:200  
0 5 10 15 20m

KRCMAR SURVEYORS LTD. 2024  
THE INTENDED PLOT SIZE OF THIS PLAN IS 1495mm IN WIDTH BY 590mm  
IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:200  
METRIC: DISTANCES AND COORDINATES SHOWN HEREON ARE IN METRES  
AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

## ELEVATION

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE RELATED TO CITY  
OF MARKHAM BENCHMARK No. M-20-007 HAVING AN ELEVATION OF  
188.322 METRES (VERTICAL DATUM: CGVD28/78)

## NOTES

ALL UNDERLYING PARTS SHOWN HEREON ARE REFERRED TO PLAN 65R-37421  
UNLESS OTHERWISE NOTED.  
ALL VERTICAL PLANES ARE SET BY MEASUREMENT UNLESS OTHERWISE NOTED.  
ALL HORIZONTAL AND SLOPING PLANES ARE SET BY GEODETIC ELEVATION(S)  
UNLESS OTHERWISE NOTED.

## LEGEND

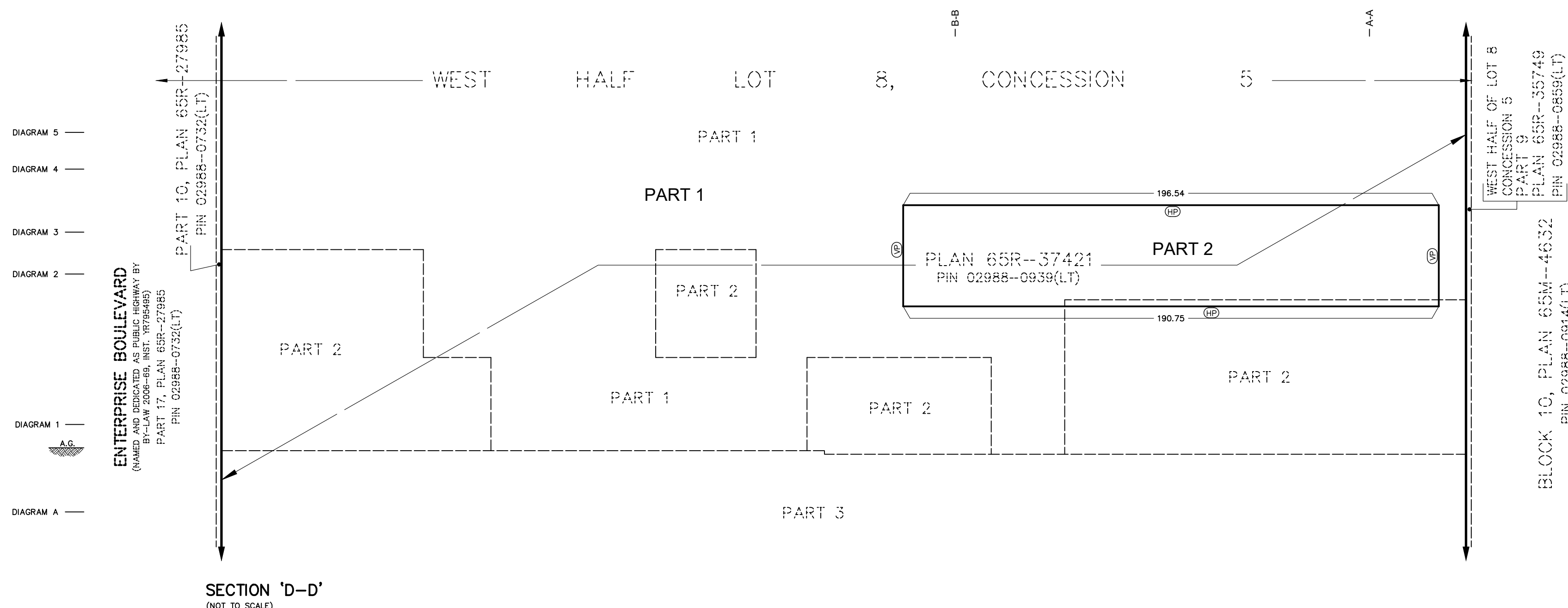
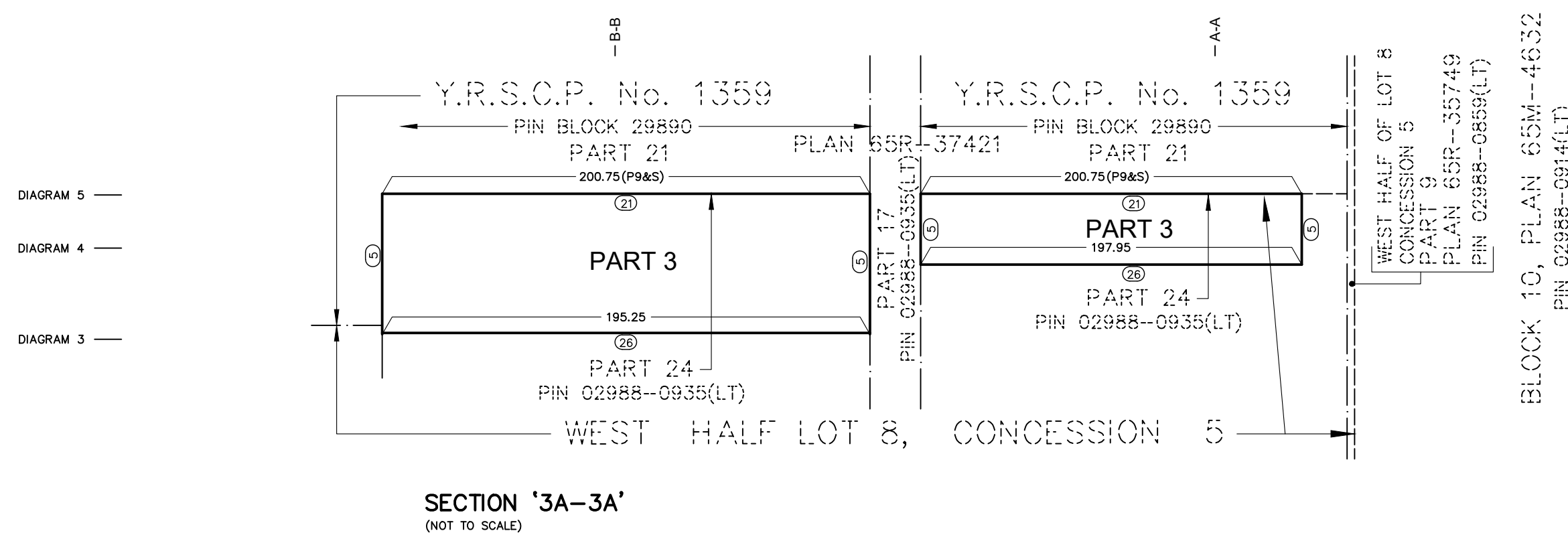
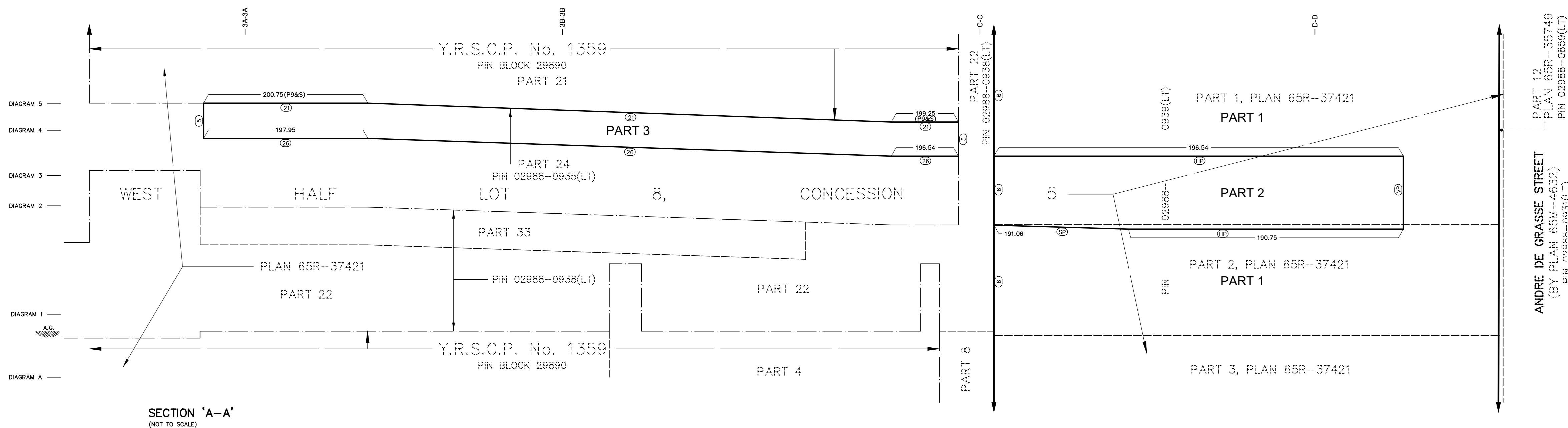
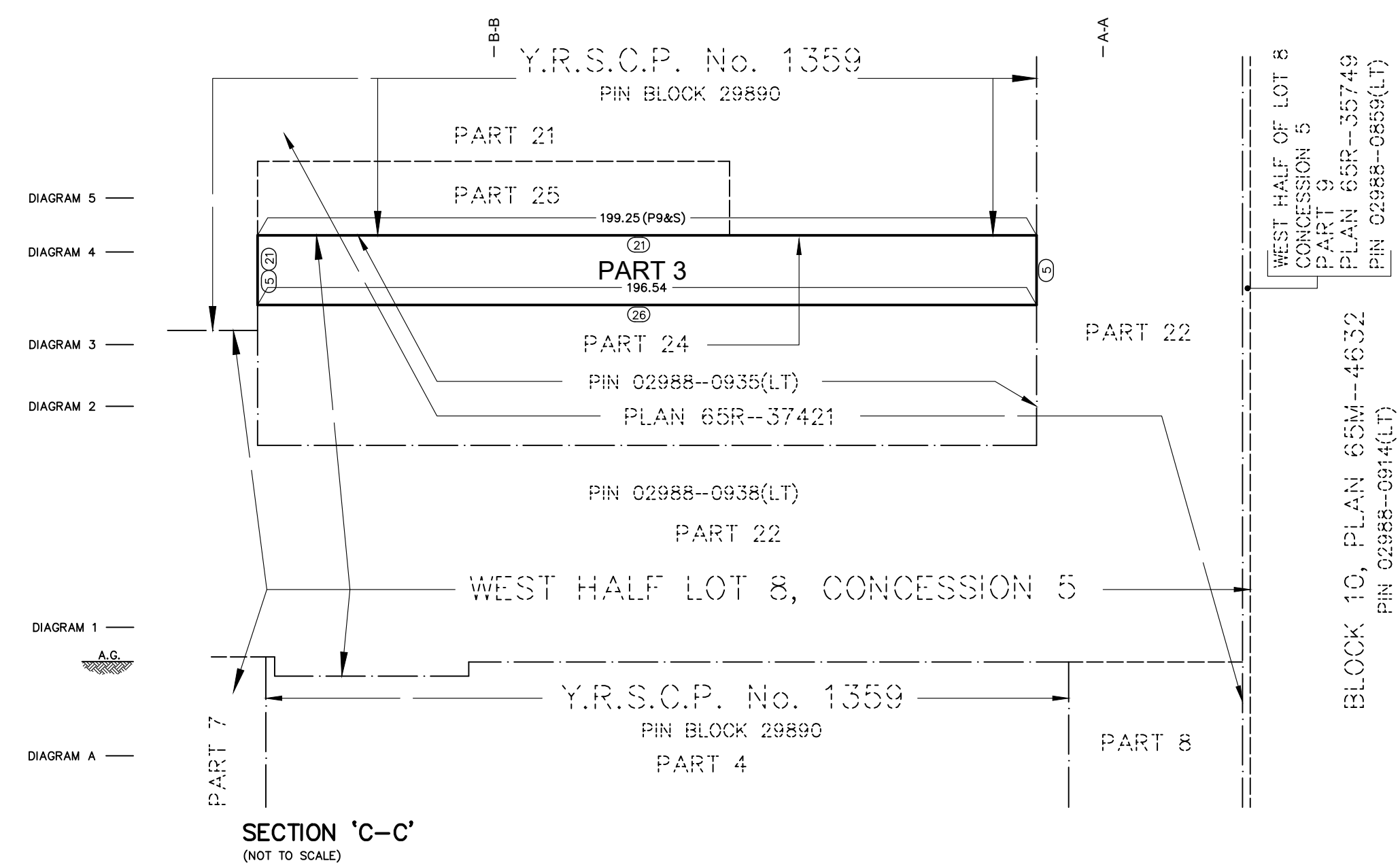
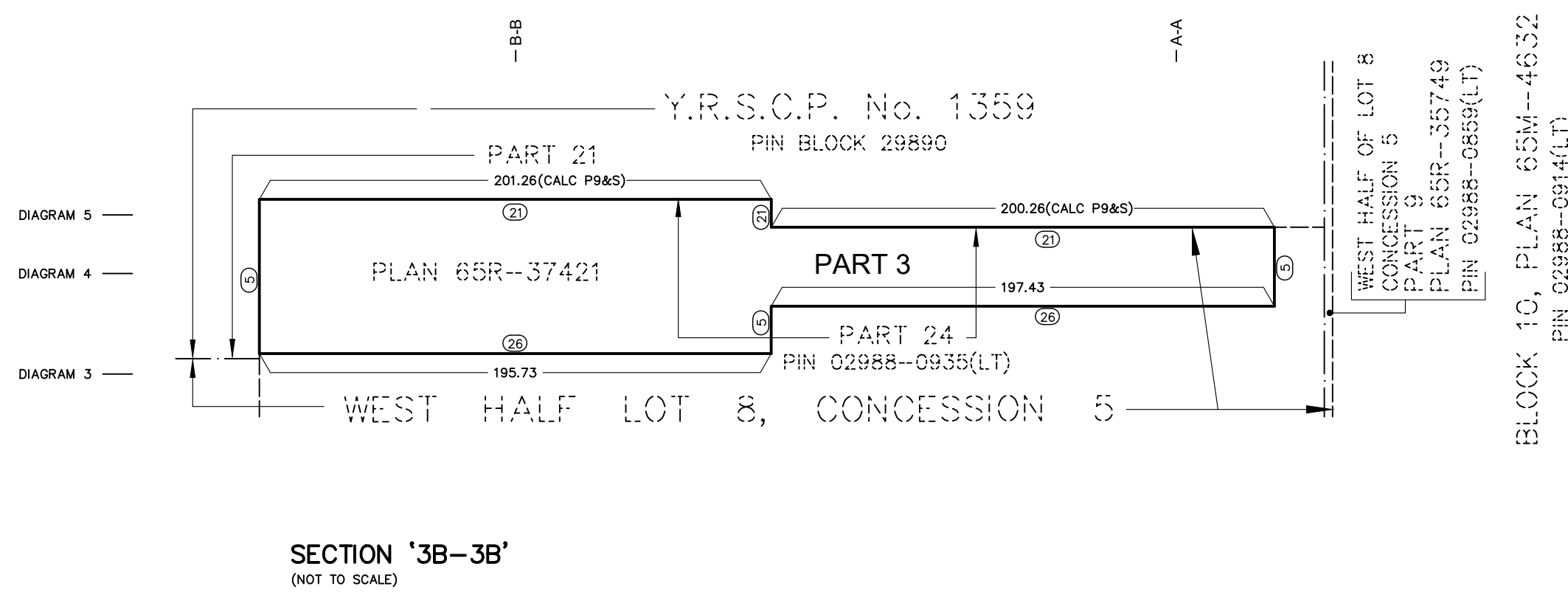
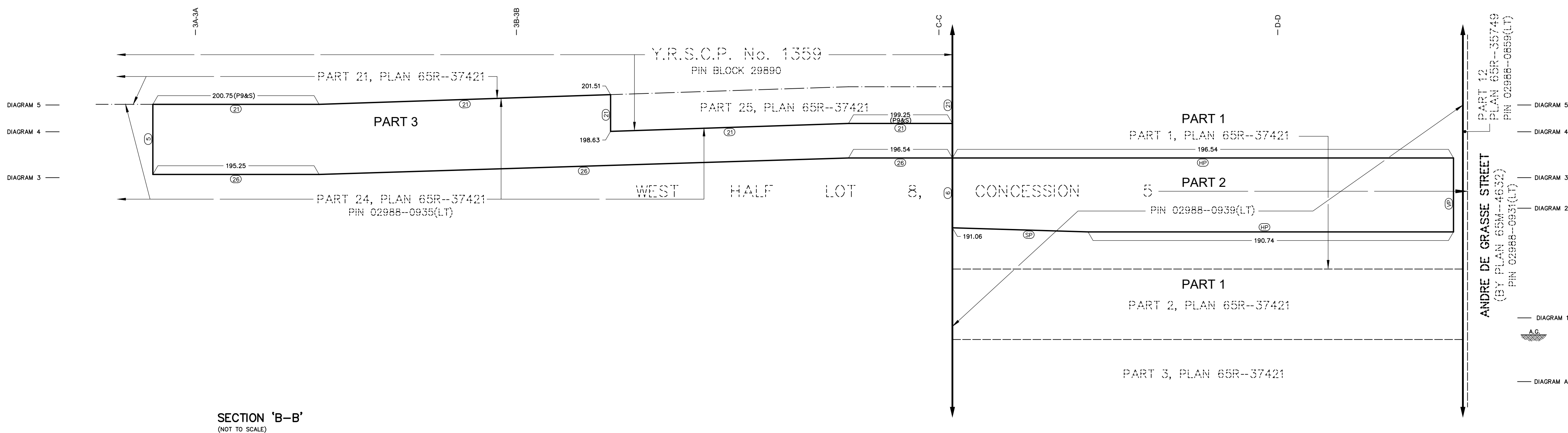
- (F9) DENOTES YORK REGION STANDARD CONDOMINIUM PLAN No. 1359  
A.S. DENOTES APPROXIMATE GRADE  
CSP DENOTES CHANGE IN SLOPING PLANE  
(S) DENOTES SET  
100.00 DENOTES GEODETIC ELEVATION  
↑ DENOTES NO UPPER LIMITATIONS  
↓ DENOTES NO LOWER LIMITATIONS  
A-A DENOTES CROSS-SECTION
- ① DENOTES THE VERTICAL PLANE CONTROLLED BY THE CENTRELINE OF  
THE DEMISING WALL AND/OR PRODUCTION THEREOF  
② DENOTES THE SURFACE AND PLANE OF THE MASONRY WALL OR COLUMN  
AND/OR PRODUCTION THEREOF  
③ DENOTES THE VERTICAL PLANE ESTABLISHED BY THE LINE AND FACE OF  
THE COLUMNS AND/OR PRODUCTION THEREOF  
④ DENOTES THE CONDOMINIUM BOUNDARY  
⑤ DENOTES THE CENTRELINE OF THE CONCRETE SLAB AND/OR THE  
HORIZONTAL PRODUCTION THEREOF AT THE EDGE OF SLAB  
⑥ DENOTES A VERTICAL PLANE CONTROLLED BY BEARING AND DISTANCE  
⑦ DENOTES A HORIZONTAL PLANE CONTROLLED BY GEODETIC ELEVATION  
⑧ DENOTES A SLOPING PLANE CONTROLLED BY GEODETIC ELEVATIONS

## RELATIONSHIP OF DIAGRAMS

DIAGRAM 5	200.7m
DIAGRAM 4	198.6m
DIAGRAM 3	195.0m
DIAGRAM 2	192.6m
DIAGRAM 1	184.0m
DIAGRAM A	179.0m

MUNICIPAL ADDRESS: No. 180 ENTERPRISE BOULEVARD, MARKHAM  
FIELD: DRAWN: M.C. CHECKED: M.K. JOB NO.: 23-181  
DWG NAME: 23-181RPT1 PLOT INFO: 17-10-21/Nov/2024 WORK ORDER NO.: 40421  
1137 Centre Street, Thornhill, ON L4J 3M6 905.738.0053 F 905.738.9221 www.krcmar.ca  
PLAN AVAILABLE AT www.ProtectYourBoundaries.ca

KRCMAR





**SIGNATURE TOWER RESIDENCE INC.**  
PART OF WEST HALF OF LOT 8, CONCESSION 5, INCLUDING PART OF ENTERPRISE  
(NAMED AND DEDICATED BY BY-LAW 2006-69, INST. YR795495) (CLOSED BY BY-LAW 2011-233, INST. YR1767401)  
CITY OF MARKHAM  
PIN 02988-0939(LT)

**EASEMENTS AND PARTS LISTING - PLAN 65R-37421 AND DRAFT R-PLAN**  
**RETAINED LANDS: PART 1, DRAFT R-PLAN**  
**LOT ADDITION: PART 2, DRAFT R-PLAN**  
**TRANSFEEEE LANDS: PARTS 18, 19, 20, 24 (SAVE & EXCEPT PART 3, DRAFT R-PLAN), 27 TO 30 INCL, Plan 65R-37421**

Appendix D

File:

24.199066.000.00.CSNT

Date:

2/25/2025

MM/DD/YYYY

PART No. Plan 65R-37421 or Draft R-Plan	AREA (m²) AT GRADE	PROPOSED OWNER	EASEMENTS IN FAVOUR OF	PIN	PROPOSED EASEMENTS	DESCRIPTION
PART 1 on Draft R-Plan	2834	RETAINED	LOT ADDITION	PIN 21018-0939(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements Access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwells and corridors	Bulk of K2 Lands Above and Below Grade - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3018549, YR3005982
PART 2 on Draft R-Plan	1284.2 (at elevation 192.6m)	LOT ADDITION	RETAINED	PIN 21018-0939(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services Access, ingress and egress over above grade garage ramps, drive aisles and walkways Access through and removal of knock out panels	Lot Addition - Proposed Above-Grade Parking in Building K2 on Floors 3 and 4 - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982, YR3018549
18		TRANSFEEEE		PIN 21018-0935(LT)		Elevator Machine Room P119 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
19		TRANSFEEEE		PIN 21018-0895(LT)		Electrical Room P113 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
20		TRANSFEEEE		PIN 21018-0935(LT)		Elevator Lobby P104, Elevator Machine Room P107, Elev. 5 & 6 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
24 (Save & Except Part 3 Draft R-Plan	1746.5	TRANSFEEEE		PIN 21018-0935(LT)		Bulk of Hotel in Buildings J & K At-Grade and Above (includes Building J Mechanical Room 822 on Level 7) - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
27		TRANSFEEEE		PIN 21018-0935(LT)		Mechanical Room P116 on Level A -- Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
28		TRANSFEEEE		PIN 02988-0896(LT)		Roof Building J Stair Pressurization Fan Room PH08 on Level 16 Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
29		TRANSFEEEE		PIN 02988-0897(LT)		Roof Building J Stair Pressurization Fan Room PH07 on Level 16 Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982

**SIGNATURE TOWER RESIDENCE INC.**  
PART OF WEST HALF OF LOT 8, CONCESSION 5, INCLUDING PART OF ENTERPRISE  
(NAMED AND DEDICATED BY BY-LAW 2006-69, INST. YR795495) (CLOSED BY BY-LAW 2011-233, INST. YR1767401)  
CITY OF MARKHAM  
PIN 02988-0939(LT)

**EASEMENTS AND PARTS LISTING - PLAN 65R-37421 AND DRAFT R-PLAN**  
**RETAINED LANDS: PART 1, DRAFT R-PLAN**  
**LOT ADDITION: PART 2, DRAFT R-PLAN**  
**TRANSFeree LANDS: PARTS 18, 19, 20, 24 (SAVE & EXCEPT PART 3, DRAFT R-PLAN), 27 TO 30 INCL, Plan 65R-37421**

Appendix D

File:

24.199066.000.00.CSNT

Date:

2/25/2025

MM/DD/YYYY

PART No. Plan 65R-37421 or Draft R-Plan	AREA (m²) AT GRADE	PROPOSED OWNER	EASEMENTS IN FAVOUR OF	PIN	PROPOSED EASEMENTS	DESCRIPTION
30		TRANSFEE		PIN 02988-0898(LT)		Building J Hotel Antennas on Level 8 - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982

Appendix E

File: 24.199066.000.00.CSNT  
Date: 2/25/2025  
MM/DD/YYYY

DOWNTOWN MARKHAM HOTEL OPERATIONS INC.

PART OF WEST HALF OF LOT 8, CONCESSION 5  
CITY OF MARKHAM  
PINs 02988-0895(LT), 02988-0896(LT), 02988-0897(LT), 02988-0898(LT), 02988-0935(LT)

EASEMENTS AND PARTS LISTING - PLAN 65R-37421 AND DRAFT R-PLAN

RETAINED LANDS: PARTS 18, 19, 20, 24 (SAVE & EXCEPT PART 3, DRAFT R-PLAN), 27 TO 30 INCL, Plan 65R-37421  
LOT ADDITION: PART 3, DRAFT R-PLAN  
TRANSFEE LANDS: PART 1, DRAFT R-PLAN

PART No. Plan 65R-37421 or Draft R-Plan	AREA (m²) AT GRADE	PROPOSED OWNER	EASEMENTS IN FAVOUR OF	PIN	PROPOSED EASEMENTS	DESCRIPTION
PART 1 on Draft R-Plan	2834	TRANSFEE		PIN 21018-0939(LT)		Transferee Lands - excludes only Parking area on Floors 2 and 3 proposed for hotel ownership (Part 2 on Draft R-Plan) - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3018549, YR3005982
PART 3 on Draft R-Plan	2246.5 (at elevation 198.6m)	LOT ADDITION	RETAINED	PIN 21018-0935(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements	Lot Addition - Existing Above-Grade Parking in Building K (see Diagram 4 at elev 198.0m and Diagram 5 at elev 200.7m) - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
					Access, ingress and egress over surface driveways, walkways, ramps, drive aisles, stairwells and corridors	
18		RETAINED	LOT ADDITION	PIN 21018-0935(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Elevator Machine Room P119 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
19		RETAINED	LOT ADDITION	PIN 21018-0895(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Electrical Room P113 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
20		RETAINED	LOT ADDITION	PIN 21018-0935(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Elevator Lobby P104, Elevator Machine Room P107, Elev. 5 & 6 on Level A - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
24 (Save & Except Part 3 Draft R-Plan)	1746.5	RETAINED	LOT ADDITION	PIN 21018-0935(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Bulk of Hotel in Buildings J & K At-Grade and Above (includes Building J Mechanical Room 822 on Level 7) - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
					Access, ingress and egress over above grade garage ramps, drive aisles and walkways	
					Access through and removal of knock out panels	

**DOWNTOWN MARKHAM HOTEL OPERATIONS INC.**  
PART OF WEST HALF OF LOT 8, CONCESSION 5  
CITY OF MARKHAM  
PINs 02988-0895(LT), 02988-0896(LT), 02988-0897(LT), 02988-0898(LT), 02988-0935(LT)

**EASEMENTS AND PARTS LISTING - PLAN 65R-37421 AND DRAFT R-PLAN**  
**RETAINED LANDS: PARTS 18, 19, 20, 24 (SAVE & EXCEPT PART 3, DRAFT R-PLAN), 27 TO 30 INCL, Plan 65R-37421**  
**LOT ADDITION: PART 3, DRAFT R-PLAN**  
**TRANSFeree LANDS: PART 1, DRAFT R-PLAN**

Appendix E

File:

24.199066.000.00.CSNT

Date:

2/25/2025

MM/DD/YYYY

PART No. Plan 65R-37421 or Draft R-Plan	AREA (m²) AT GRADE	PROPOSED OWNER	EASEMENTS IN FAVOUR OF	PIN	PROPOSED EASEMENTS	DESCRIPTION
27		RETAINED	LOT ADDITION	PIN 21018-0935(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Mechanical Room P116 on Level A -- Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
28		RETAINED	LOT ADDITION	PIN 02988-0896(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Roof Building J Stair Pressurization Fan Room PH08 on Level 16 Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
29		RETAINED	LOT ADDITION	PIN 02988-0897(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Roof Building J Stair Pressurization Fan Room PH07 on Level 16 Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982
30		RETAINED	LOT ADDITION	PIN 02988-0898(LT)	Access and maintenance of services, utilities and building, support, emergency egress, construction, improvements; access and maintenance of thermal energy 'MDE' services	Building J Hotel Antennas on Level 8 - Subject to Easements as in YR2735353, YR2766527, YR2777354, YR3005982

## Appendix F

File: 24.199066.000.00.CSNT

Date: 2/27/2025  
MM/DD/YYYY

### APPENDIX "F"

#### CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/032/24

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances and easements applied for under Files B/032/24, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/032/24, title to Part 2 on the Draft Reference Plan submitted with File B/032/24 will merge with title to Parts 18, 20, 24 (save and except Part 3 on the Draft Reference Plan) on Plan 65R-37421, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
5. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
6. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, *R.S.O. 1990, c.P.13, as amended*.

CONDITONS PREPARED BY:



Melissa Leung, RPP MCIP, Senior Planner, Central District

## Appendix G

File: 24.199066.000.00.CSNT

Date: 2/25/2025  
MM/DD/YYYY

### APPENDIX "G"

#### CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF B/033/24

1. Payment of all outstanding realty taxes and local improvements charges owing to date against both the subject and retained parcels, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled.
2. Submission to the Secretary-Treasurer of the required transfers to effect the severances and easements applied for under Files B/033/24, in duplicate, conveying the subject lands, and issuance by the Secretary Treasurer of the certificate required under subsection 53(42) of the *Planning Act*.
3. Submission to the Secretary-Treasurer of a deposited reference plan showing the subject land, which conforms substantially to the application as submitted.
4. Submission of a Solicitor's Certificate certifying that upon registration of the required transfers to effect the severances applied for under File B/033/24, title to Part 3 on the Draft Reference Plan submitted with File B/033/24 will merge with title to Part 1, all to the satisfaction of the Director of Planning or designate, and that the Secretary-Treasurer receive written confirmation that this condition has been fulfilled to the satisfaction of the Director of Planning and Urban Design, or their designate.
5. Subsection 50(3) or 50(5) of the *Planning Act* shall apply to any subsequent conveyance of or transaction involving the parcel of land that is the subject of this consent.
6. Fulfillment of all of the above conditions within two years of the date that notice of the decision was given under Section 53(17) or 53(24) of the *Planning Act*, *R.S.O. 1990, c.P. 13, as amended*.

CONDITONS PREPARED BY:



Melissa Leung, RPP MCIP, Senior Planner, Central District