

Memorandum to the City of Markham Committee of Adjustment

March 08, 2021

File: A/103/20
Address: Donald Cousens Pky, Markham
Applicant: Humboldt Valley Greensborough Holdings Limited
Agent: KLM Planning Partners Inc.
Hearing Date: Wednesday April 7, 2021

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

The applicant is requesting relief from the following Residential Two Exception *630 (R2*630) zone requirements of By-law 177-96, as amended, to permit the following as they relate to 147 townhouse units which are part of a common element condominium development (also being reviewed concurrently under Site Plan Application File (SC 10 132123):

- a) a minimum townhouse dwelling width of 5.8 m, whereas the By-law requires a minimum width of 5.9 m (Amending By-law 2019-109, Section 7.630.2 d); and
- b) a maximum height of 13 m, whereas the By-law permits a maximum height of 12 m (Amending By-law 2019-109, Section 7.630.2 e).

BACKGROUND

Property Description

The subject lands front onto the east side of Donald Cousens Parkway (DCP), is located south of Major Mackenzie Drive, west of Ninth Line and, north of Castlemore Avenue. The site has an area of approximately 3.1 hectares (7.7 acres) (Figure 1). There is no significant vegetation on the subject property, which is currently vacant.

Surrounding land uses include:

- A stormwater management pond, the Little Rouge Creek, Ninth Line and the Rouge National Urban Park are located to the east of the subject land.
- The Cornerstone Community Church and a proposed mid-rise building (6 storeys) are located to the south.
- Low-density residential development consisting of single-detached dwellings exist across DCP, to the west.
- A future public park, Little Rouge Creek valleylands and woodlands, and residential development comprised of semi-detached and townhouse dwellings up to three (3) storeys in height are located to the north-west.

Proposal

The applicant is proposing to construct a common element condominium townhouse development comprised of 121 back-to-back townhouses and 26 townhouses with rear yards. This development is being reviewed concurrently under City Site Plan application file SC 10 132123. The proposed development will also include a private central common amenity area for the residents adjacent to the future public park to the north. There will be rooftop terraces on each of the back-to-back townhouses. Optional floor plans will also be offered to include a bedroom, bathroom and kitchenette on the main floor, which will appeal to a more diverse range of age groups including seniors as well as offer opportunities for independent living and rental which are City objectives.

Official Plan and Zoning

The subject land is designated “Residential Mid Rise” and “Greenway” in the City’s 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) (the “City’s 2014 Official Plan”). The “Residential Mid Rise” designation allows townhouses, including back-back townhouses, and contemplates a building height ranges between three (3) and eight (8) storeys with a maximum Floor Space Index (FSI) of 2.0. The proposed development conforms to the Official Plan.

The subject land is zoned “Residential Two Exception * 630 (R2*630)” and “Open Space One (OS1)” in Zoning By-law 177-96, as amended. The applicable zoning was approved as a site-specific amendment in 2019 to permit this development and implement its proposed built form. The latest zoning review of the concurrent site plan review however, has identified non-conformities with respect to some of the townhouse unit widths and building heights. Consequently, the applicant has submitted a variance application to address these non-conformities.

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; and
- d) The general intent and purpose of the Official Plan must be maintained.

Site Plan Endorsement

The above noted Site Plan application (SC 10 132123), was endorsed in principle and delegated final approval to Staff by the Development Services Committee on October 15, 2019. The applications to amend the Official Plan, Zoning By-law, and Draft Plan of Subdivision for the proposed development were approved by Council on October 29th, 2019. The revised Site Plan application that contemplates the proposed minor variances is currently under review and will receive site plan endorsement should the Committee of Adjustment approve the proposed minor variances.

Reduction in Unit Width

The proposed reduction in the unit width applies to no more than 26 townhouses out of the total 147 townhouses proposed. The proposed reduction in the unit width is minimal and will still provide sufficient unit/lot widths to achieve the internal streetscape and tree planting envisioned for this particular development. Staff are of the opinion that approval of the requested variance will not negatively impact the building elevations and visual appeal which have been reviewed and accepted by City staff.

Increase in Height

The proposed increase in height of one (1) metre (3.28 feet) will not have any adverse impacts on surrounding existing and, proposed development to the south, west and northwest. The maximum three (3) storey homes conform to the Official Plan and maintains the intent of the Zoning By-law. Staff are of the opinion that the proposed height increase is appropriate for the proposed development.

Staff are in support of the proposed development, which has been reviewed extensively through multiple development applications including the current site plan application. Staff therefore, recommend approval of the proposed variances.

PUBLIC INPUT SUMMARY

No written submissions were received as of March 25th, 2021. 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 see Appendix “A” for conditions to be attached to any approval of this application.

PREPARED BY:



Stacia Muradali, Development Manager, East District

REVIEWED BY:



Stephen Corr, Senior Planner, East District

File Path: Amanda\File\ 20 129909 \Documents\District Team Comments Memo

APPENDIX "A"

CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/103/20

1. That the variances apply only to the subject development, in substantial conformity with the batch stamped plans attached as 'Appendix B' to this Staff Report, and that the Secretary-Treasurer receive written confirmation from the Director of Planning and Urban Design or designate that this condition has been fulfilled to his or her satisfaction.

CONDITIONS PREPARED BY:



Stacia Muradali, Development Manager, East District

I require this plan to be deposited under the Land Titles Act.

RECEIVED AND DEPOSITED

Date OCTOBER 20, 2010

Date _____

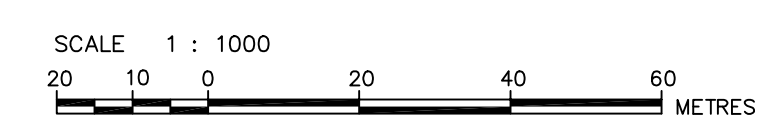
R. W. R. JONES O.L.S.

Ass't Dep. Land Registrar for the Land Titles Division of YORK REGION (No. 65)

SCHEDULE				
PART	PART OF LOT	CONCESSION	ALL OF PIN	AREA (SQUARE METRES)
1				28554
2				969
3	19	8	03061-4269	114
4				121
5				1667



PLAN OF SURVEY OF
 PART OF LOT 9
 CONCESSION 8
 (GEOGRAPHIC TOWNSHIP OF MARKHAM)
 TOWN OF MARKHAM
 THE REGIONAL MUNICIPALITY OF YORK



HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

NOTES

BEARINGS HEREON ARE GRID BEARINGS AND ARE DERIVED FROM THE MINISTRY OF TRANSPORTATION OF ONTARIO HORIZONTAL CONTROL STATIONS No. 092901621 AND No. 092901624 AND ARE REFERRED TO THE 3° MTM GRID PROJECTION, CENTRAL MERIDIAN 79°30'W LONGITUDE, ZONE 10, NAD 83 (ORIGINAL).

No. 092901621 E. 324850.063, N. 4861703.483
 No. 092901624 E. 325315.809, N. 4861856.686

■	DENOTES	SURVEY MONUMENT FOUND
□	DENOTES	SURVEY MONUMENT SET
SIB	DENOTES	STANDARD IRON BAR
IB	DENOTES	IRON BAR
WT	DENOTES	WITNESS
1370	DENOTES	KRCMAR SURVEYORS LTD., O.L.S.
HJV	DENOTES	HOLDING JONES VANDERVEEN INC., O.L.S.
MMM	DENOTES	MARSHALL MACKLIN MONAGHAN ONTARIO LIMITED, O.L.S.
MTC	DENOTES	MINISTRY OF TRANSPORTATION & COMMUNICATIONS
NT	DENOTES	NON TANGENTIAL
P1	DENOTES	PLAN 65R-30379
P2	DENOTES	PLAN 65R-32345

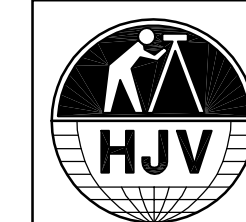
ALL BARS FOUND ARE MARKED (HJV) UNLESS OTHERWISE NOTED.

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON

OCTOBER 20, 2010
 DATE

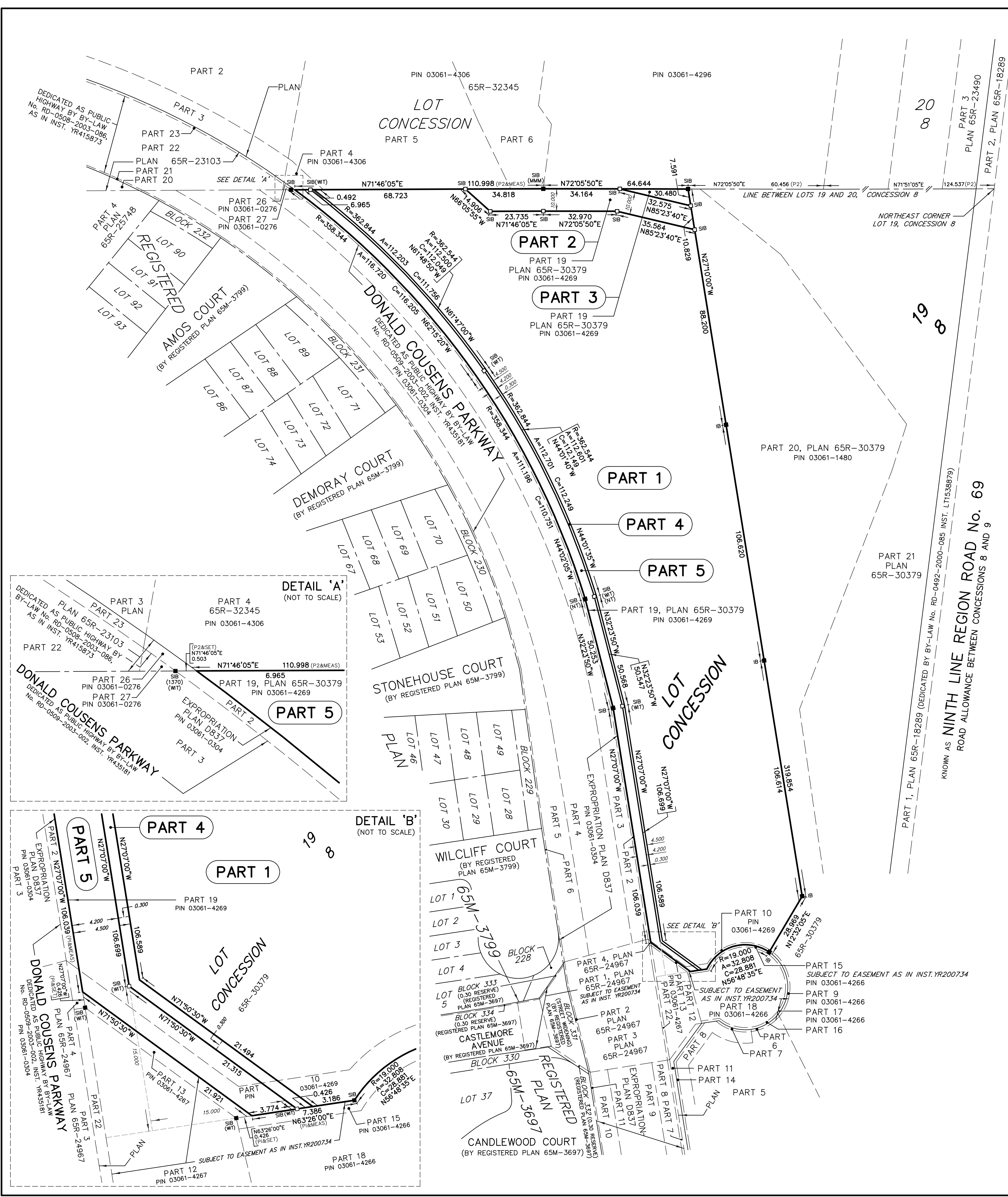
R. W. R. JONES
 ONTARIO LAND SURVEYOR



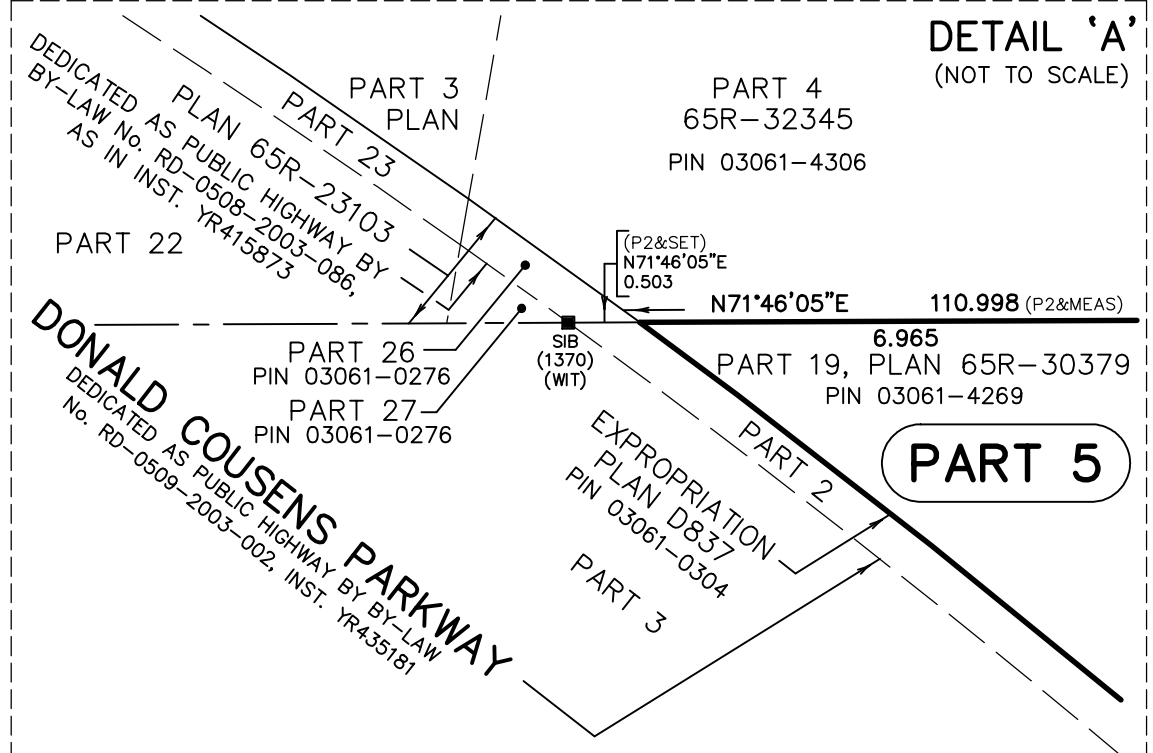
HOLDING JONES VANDERVEEN INC.
 ONTARIO LAND SURVEYORS

1700 LANGSTAFF ROAD, SUITE 1002
 VAUGHAN, ON L4K 3S3
 PHONE: 905-660-4000, 416-445-3800 EMAIL: hjv@hvj-ols.co

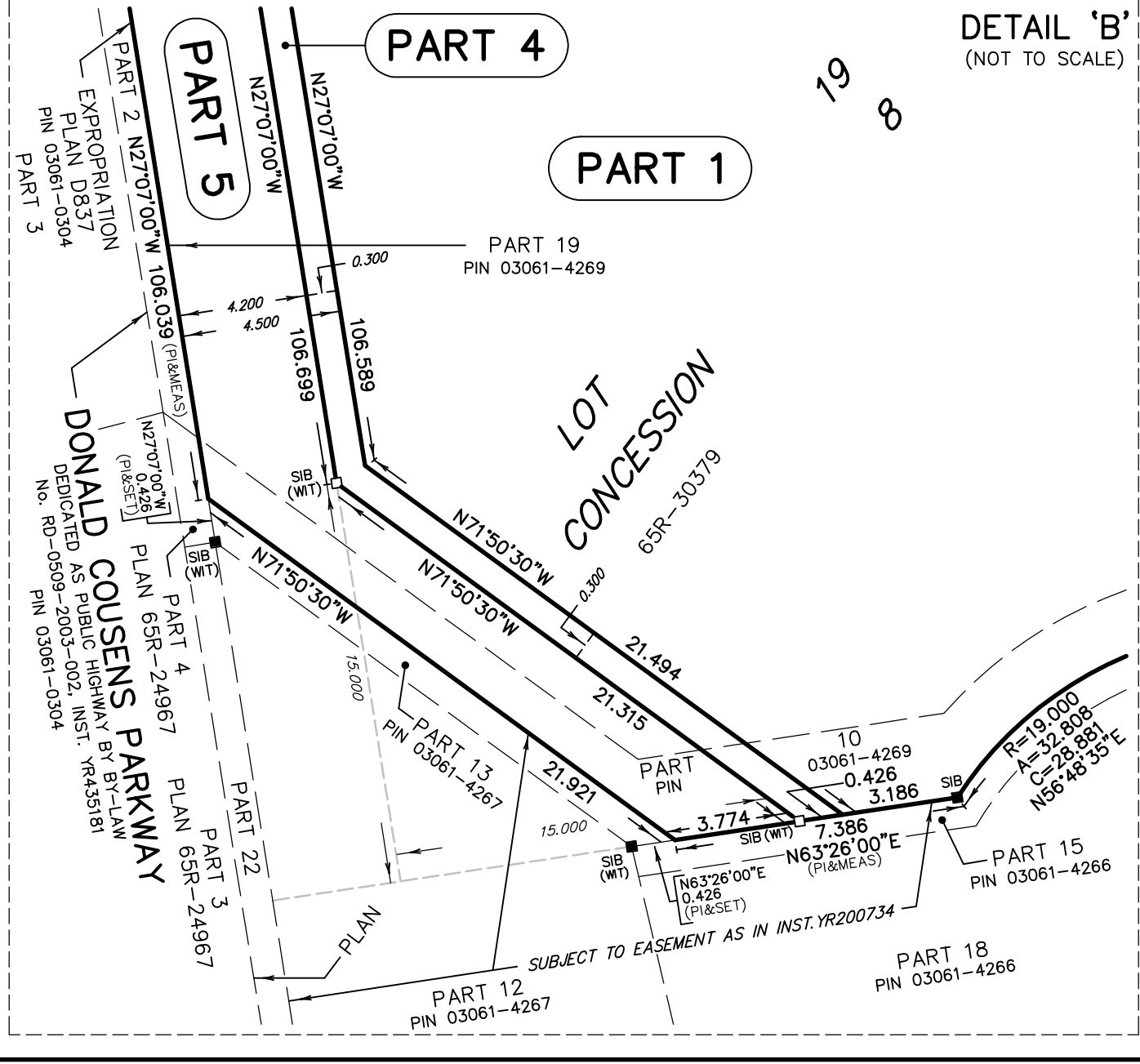
SCALE: 1:1000 DRAWN BY: J.Y. CHKD. BY: X JOB NO: 00-1210-REF31



DETAIL 'A'
 (NOT TO SCALE)



DETAIL 'B'
 (NOT TO SCALE)



LEGEND
 (Signs to be installed as per The Ontario Traffic Manual, Book 5)

DO NOT ENTER Sign (Rba-19)

STOP Sign (Ra-1 60cm x 60cm)

ONE-Way Sign (Ru-21 30cm x 90cm)

OBJECT MARKER SIGN (WA-33LR)

BY PERMIT ONLY

BARRIER FREE PARKING SIGN

FIRE ROUTE SIGN AS PER BY-LAW 2005-188

Traffic Signs Legend 7

Concrete Curb Detail 8

ASPHALT PAVING
 100MM 50% GRADE
 38 SLOPES
 150
 25
 FINISH GRADE
 100MM CONCRETE CURB
 100MM CONCRETE CURB

N.T.S. 6

All BUILDINGS- PART 9 OF O.B.C

BUILDING:	BUILDING AREA:	BUILDING HEIGHT:
BUILDING A1	757.00M2	3 STORIES
BUILDING A2	757.00M2	3 STORIES
BUILDING B1	757.00M2	3 STORIES
BUILDING B2	757.00M2	3 STORIES
BUILDING C1	757.00M2	3 STORIES
BUILDING C2	757.00M2	3 STORIES
BUILDING D	1261.00M2	3 STORIES
BUILDING E1	884.00M2	3 STORIES
BUILDING E2	884.00M2	3 STORIES
BUILDING F1	884.00M2	3 STORIES
BUILDING F2	884.00M2	3 STORIES
BUILDING G1	884.00M2	3 STORIES
BUILDING G2	884.00M2	3 STORIES
BUILDING H	1409.00M2	3 STORIES
BUILDING J	1750.00M2	3 STORIES
BUILDING K	1570.00M2	3 STORIES
BUILDING L1	885.00M2	3 STORIES
BUILDING L2	885.00M2	3 STORIES
BUILDING M	1481.00M2	3 STORIES
BUILDING N1	901.50M2	3 STORIES
BUILDING N2	901.50M2	3 STORIES
BUILDING P1	921.00M2	3 STORIES
BUILDING P2	921.00M2	3 STORIES

LOT AREA

Lot	Area	Area	Area	Area
Total Site Area	26,271.00	26,271.00	6,899.00	2,847.00

PROJECT FLOOR AREAS

Building	Area	Area	Area
Building A1 & A2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building B1 & B2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building C1 & C2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building D Back to Back Townhouse	15 units	1,514.00	15,137.00
Building E1 & E2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building F1 & F2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building G1 & G2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building H Back to Back Townhouse	15 units	1,514.00	15,137.00
Building J Back to Back Townhouse	15 units	1,514.00	15,137.00
Building K Back to Back Townhouse	15 units	1,514.00	15,137.00
Building L1 & L2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building M Conventional Townhouse	15 units	1,514.00	15,137.00
Building N1 Conventional Townhouse	15 units	1,514.00	15,137.00
Building N2 Conventional Townhouse	15 units	1,514.00	15,137.00
Building P1 Back to Back Townhouse	15 units	1,514.00	15,137.00
Building P2 Back to Back Townhouse	15 units	1,514.00	15,137.00
Total GFA		22,822.00	227,873.00

LOT COVERAGE

Lot	Area	Area	%
3.1 Coverage (Building)	7,768.00	29,500.00	26%
3.2 Landscaping Area	6,069.00	14,800.00	41%
3.3 Paved Area (Drive Aisles and Parking Areas)	1,990.00	10,410.00	19%

F.3.1 (Strik Floor area / lot area)

Area	Area	%
Total	15,796.00	59%

LIMIT COUNTY

Area	Area	%
Total	140	0.5%

PARKING

Area	Area	%
6.1 Parking Required - Residents	167	0.6%
Visitor	167	0.6%
Total Required	334	1.2%
6.2 Parking Provided - Residents	204	0.8%
Visitor	204	0.8%
Total Provided	408	1.5%
6.3 Excess	74	0.3%

BUILDING HEIGHT

Area	Area	%
Total	3 STORIES	100%

LANDSCAPE
 Terraplan LANDSCAPE ARCHITECTS
 20 Champion Blvd., Suite 102
 Toronto, Ontario, M5W 2Z1, Canada
 416-638-6911
 6476-638-6291
 emcmullen@terraplan.ca
 www.terraplan.ca

SURVEY
 Survey Information Taken From
 PLAN OF TOPOGRAPHY OF
 PART OF LOT 19
 CONCESSION 5
 TOWN OF HAMBURG
 THE REGIONAL MUNICIPALITY OF YORK

SITE SERVICING AND GRADING
 SCS Consulting Group Ltd
 30 Conant Drive, Suite 100
 Markham, ON, L3R 8B8
 905-475-1800
 905-475-6330
 emcmullen@scsconsultinggroup.com
 www.scsconsultinggroup.com

TRAFFIC
 C.C. Tatham & Associates Ltd.
 115 Sandford Fleming Drive, Suite 200
 Coltonwood, Ontario L3Y 5A6
 905-444-2960
 905-444-2327
 emcullip@ctatham.com
 www.ctatham.com



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No.	Revision	Date
1	Revised as per planning comments	Jan 24, 2019

Concrete Curb Detail 8 N.T.S. SP-01

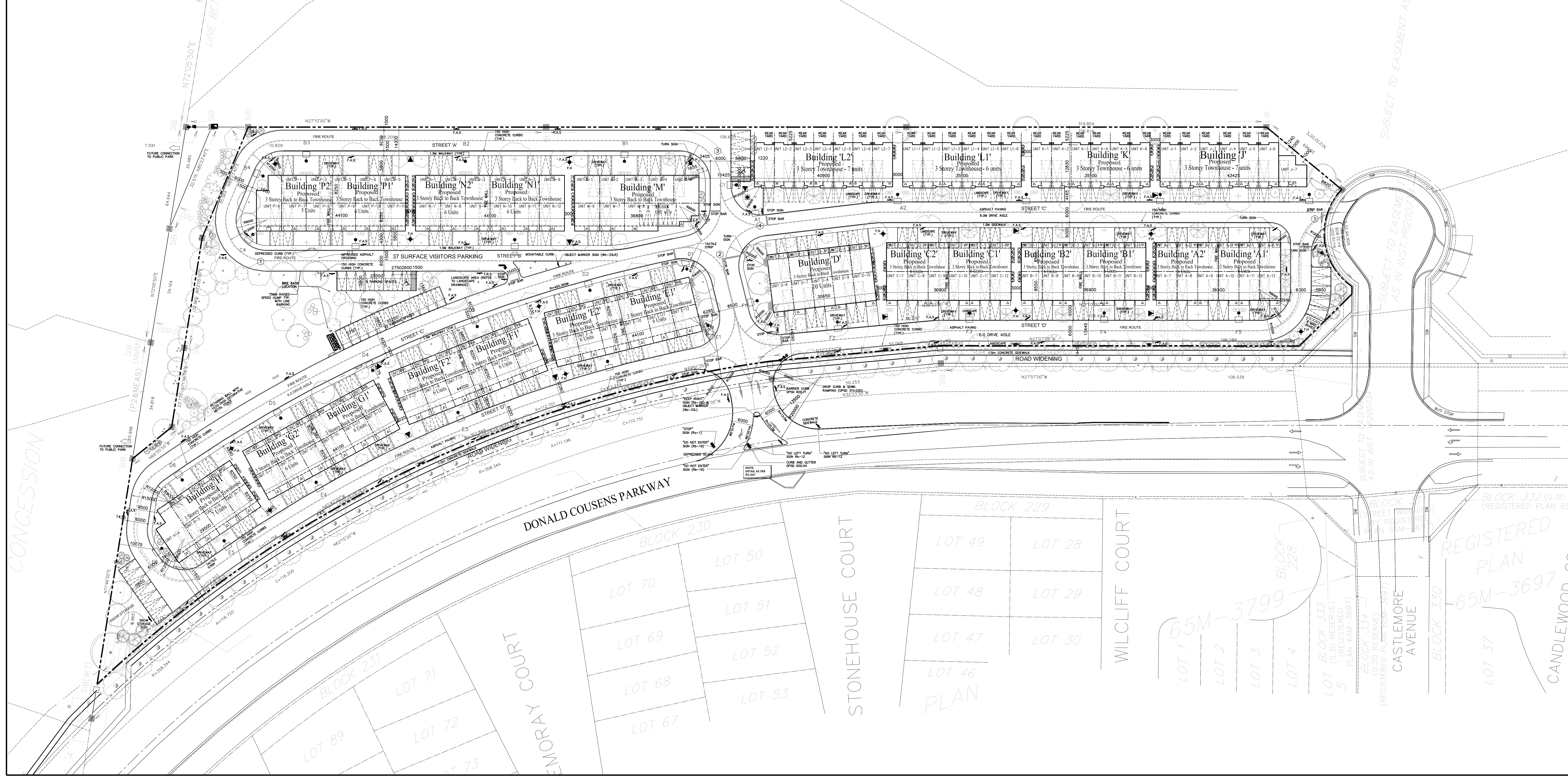
N/A 6 N.T.S. SP-01

O.B.C Classification - All Blocks 5 SP-01

Site Statistics 4 SP-01

Consultants Credits 3 SP-01

Context Plan 2 N.T.S. SP-01



No.	Revision	Date
4	Revised as per Planning Comments	Sep 1, 2020
3	Site Plan Resubmission	Sep 1, 2020
2	Site Plan Resubmission	Jan 24, 2019
1	Site Plan Approval	Nov 15th, 2017
No.	ISSUED	DATE

Site Plan Statistics & Context Plan

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

Scale:
 AS NOTED

Checked by:
 17-082

Plot Date:
 December 23, 2020

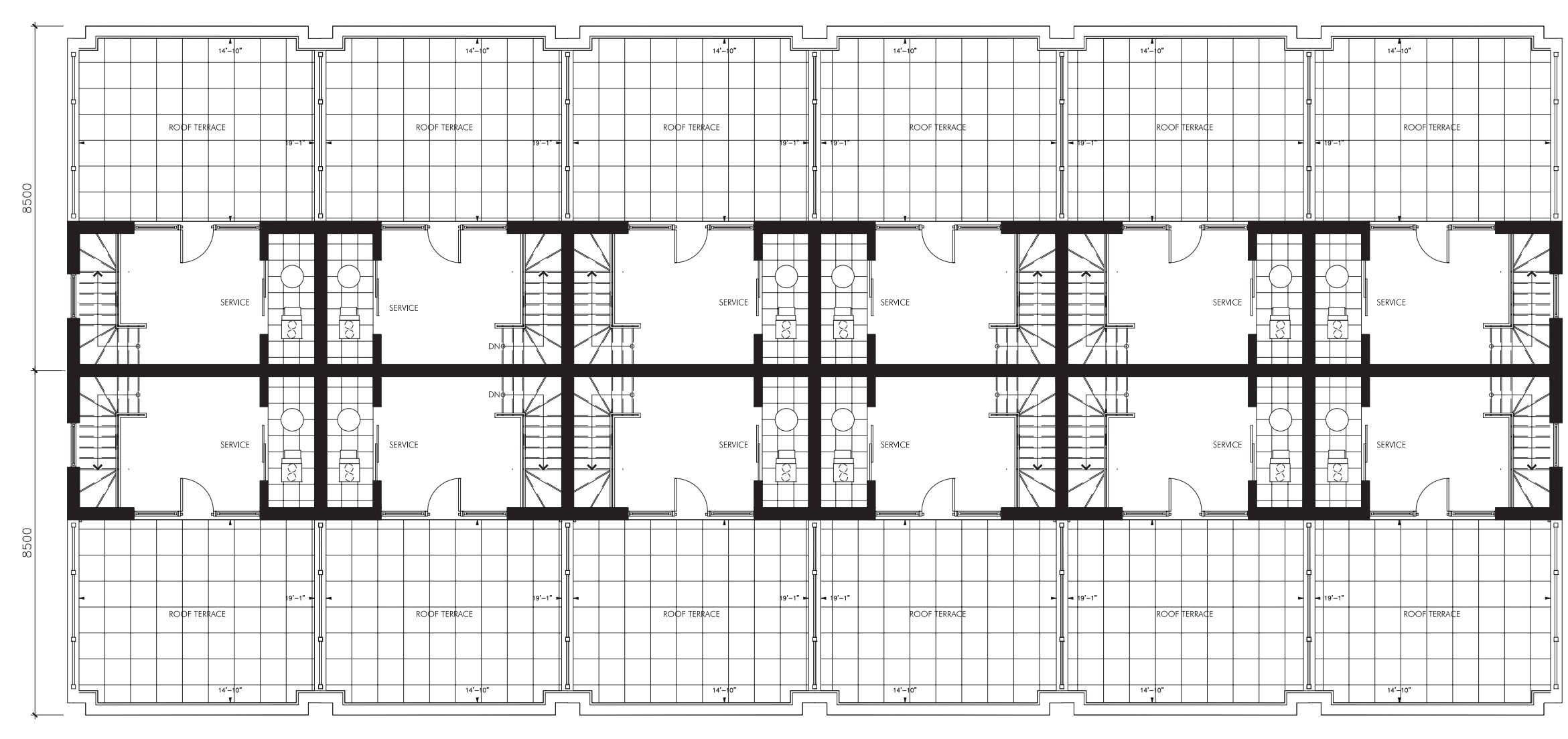
Site Plan 1 SP-01
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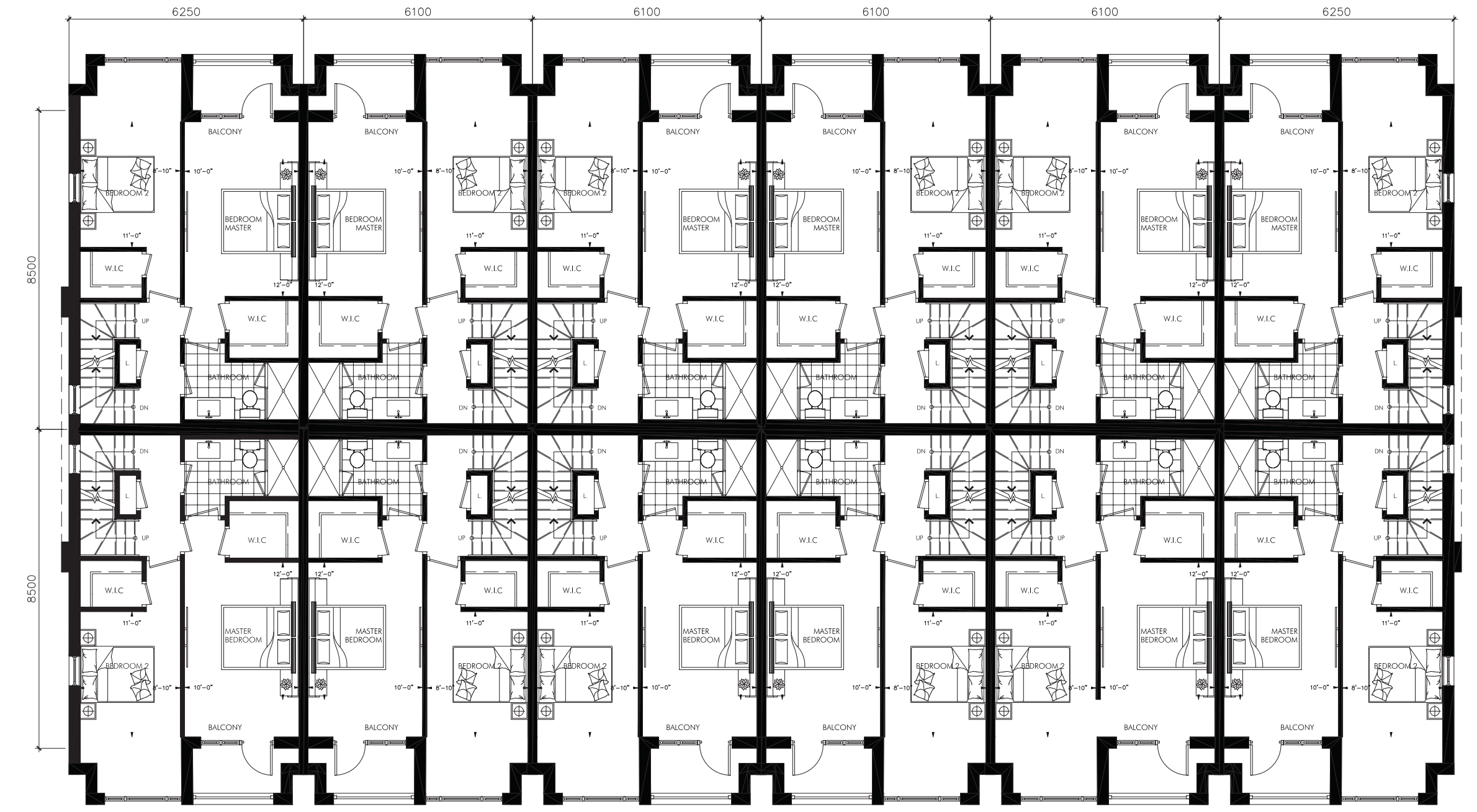


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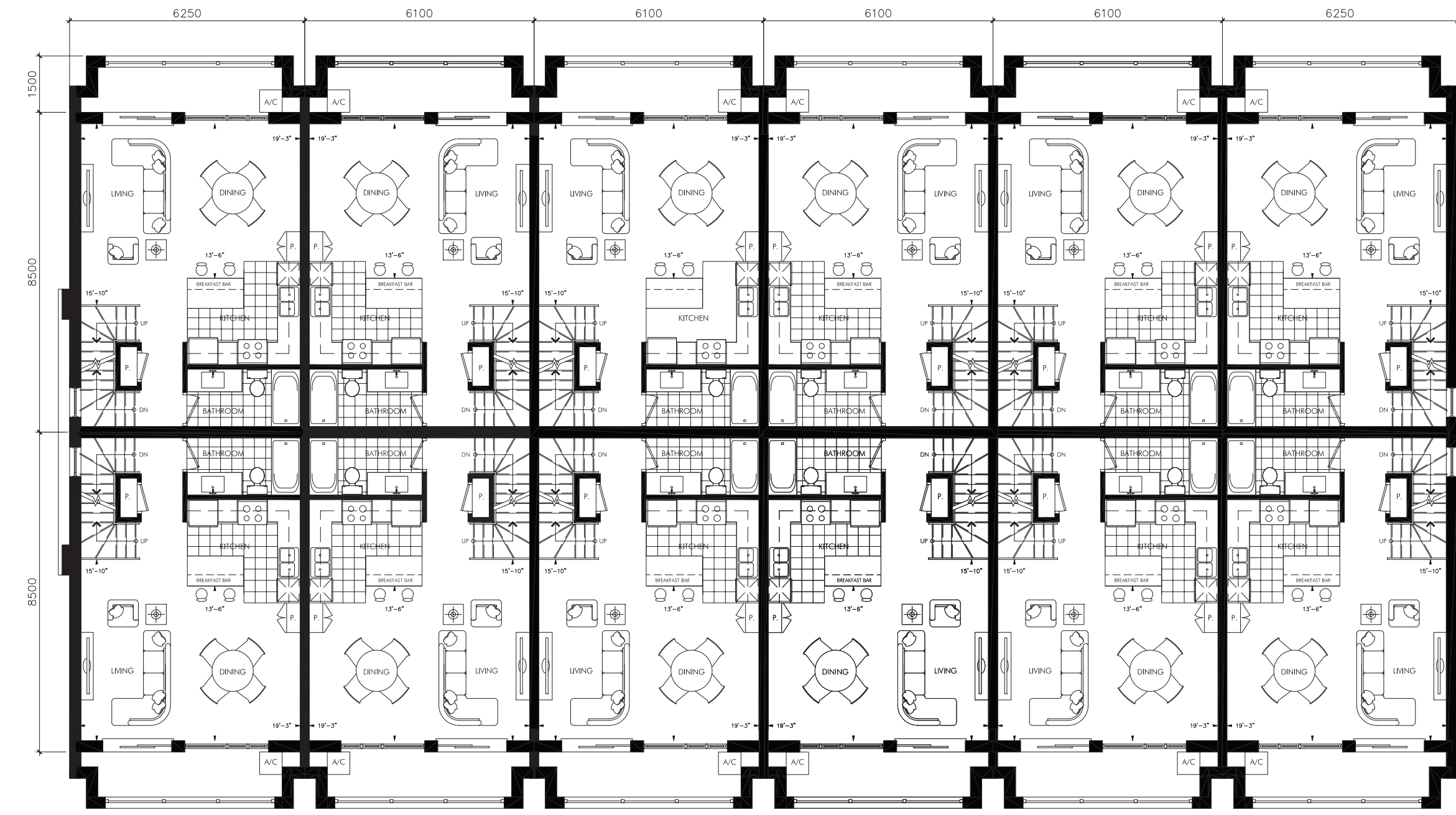
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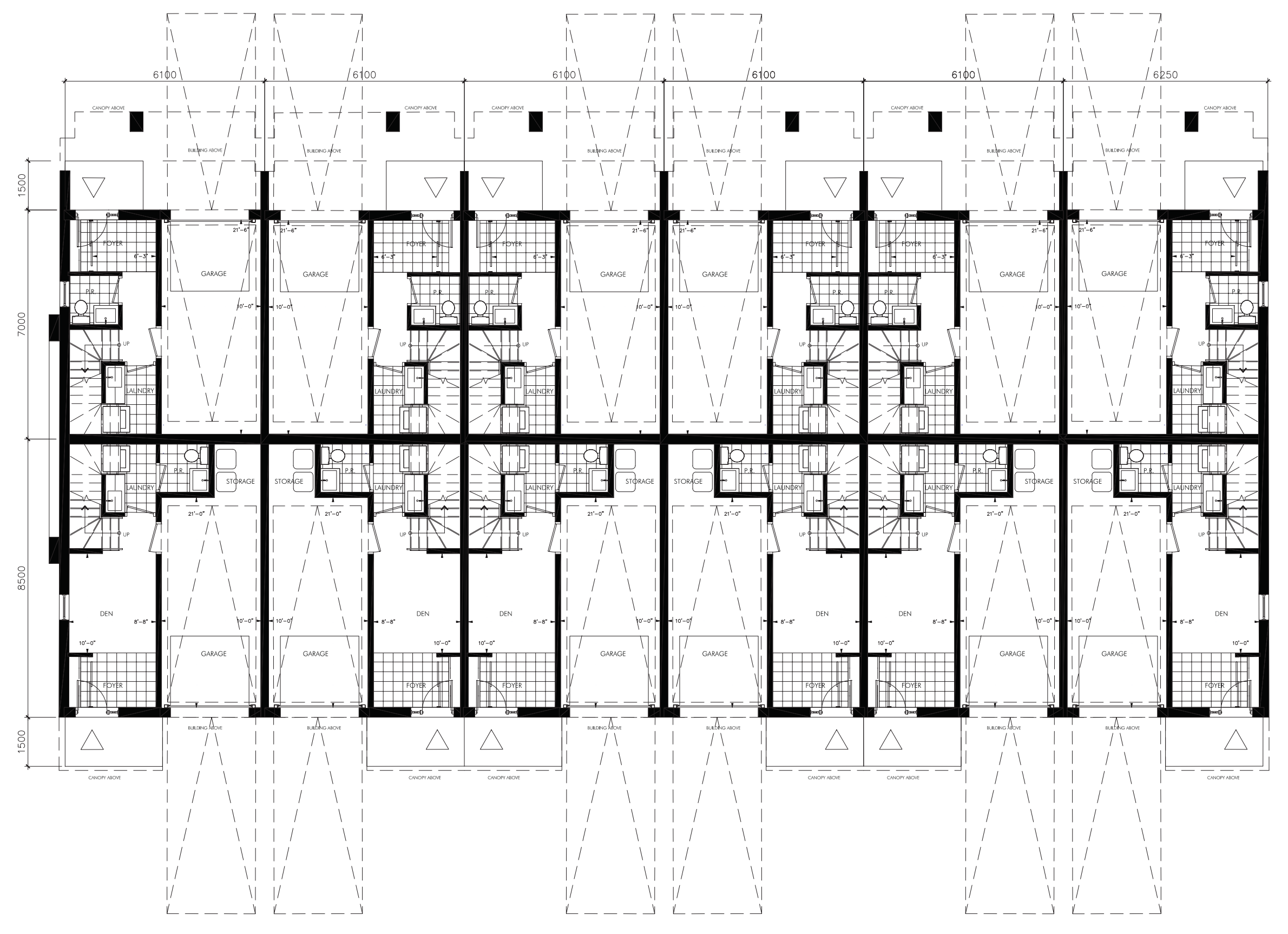
Roof Plan Level 4
 1:125 SP-02



Third Floor Level 3
 1:125 SP-02



Second Floor Level 2
 1:125 SP-02



Ground Floor Level 1
 1:125 SP-02

4	Revised as per Planning Comments	Sep 1, 2020
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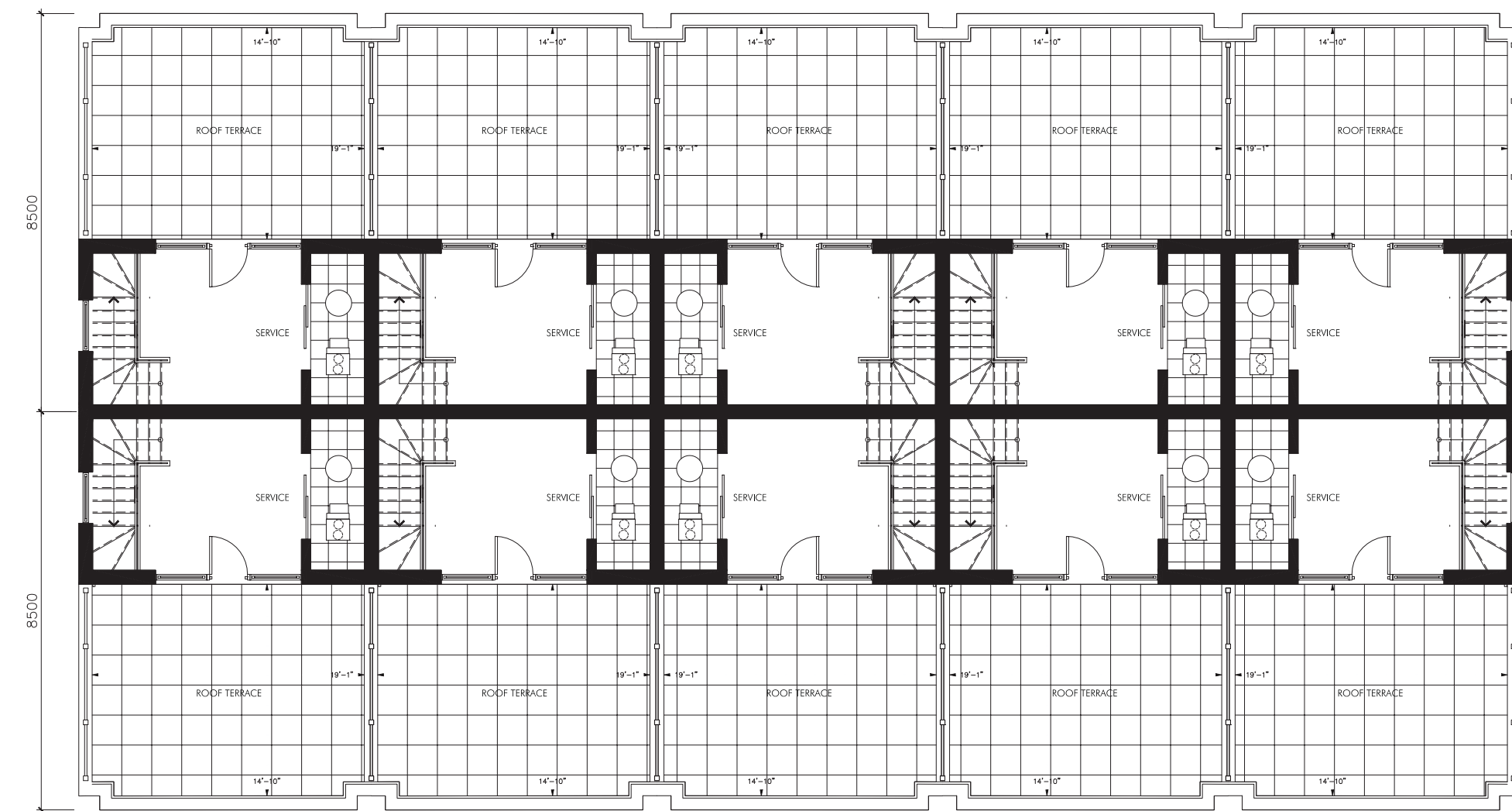
Block A, B, C
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

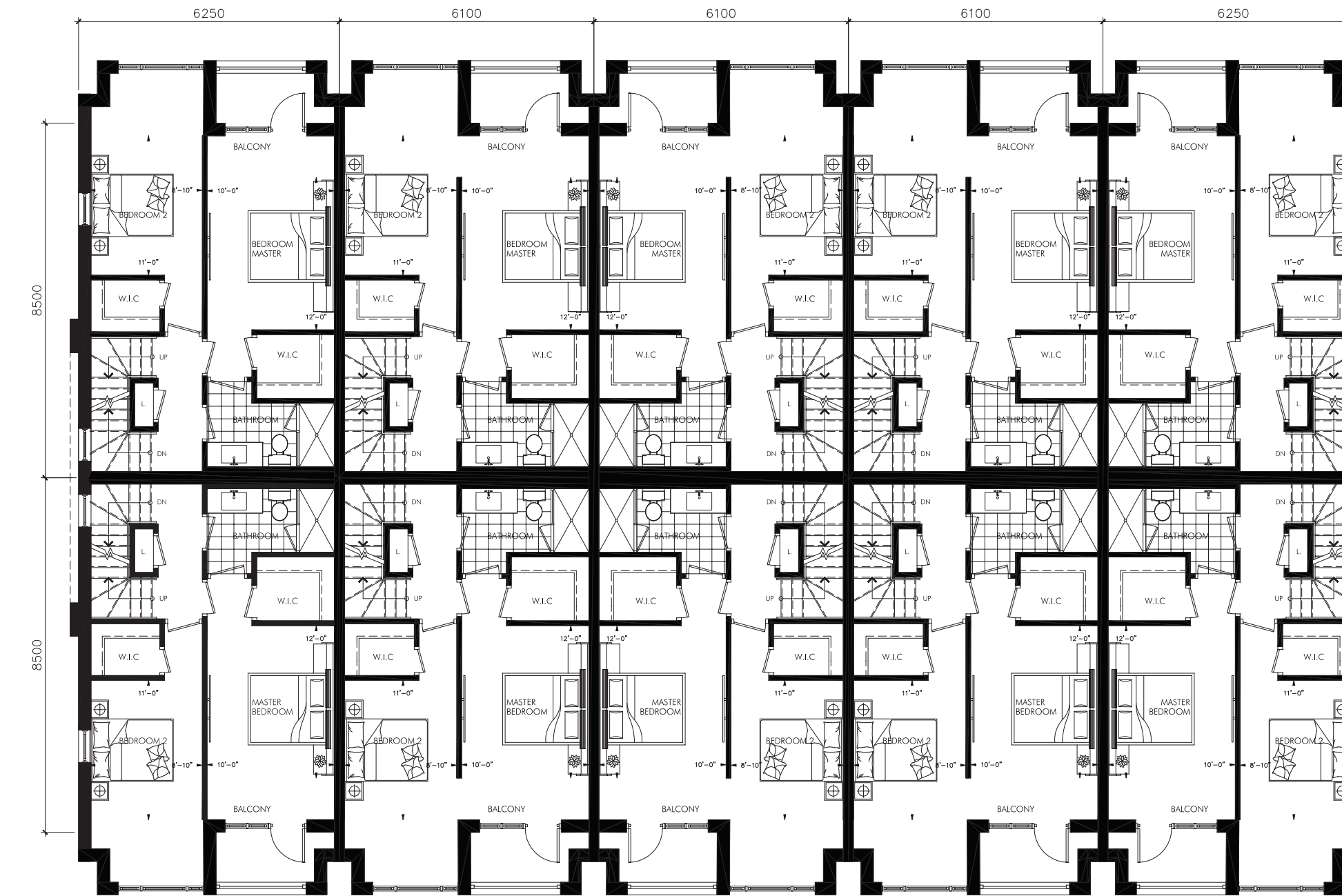
Scale:
 AS NOTED
 Drawn by:
 Checked by:

File No.:
 17-082
 Plot Date:
 December 3, 2020

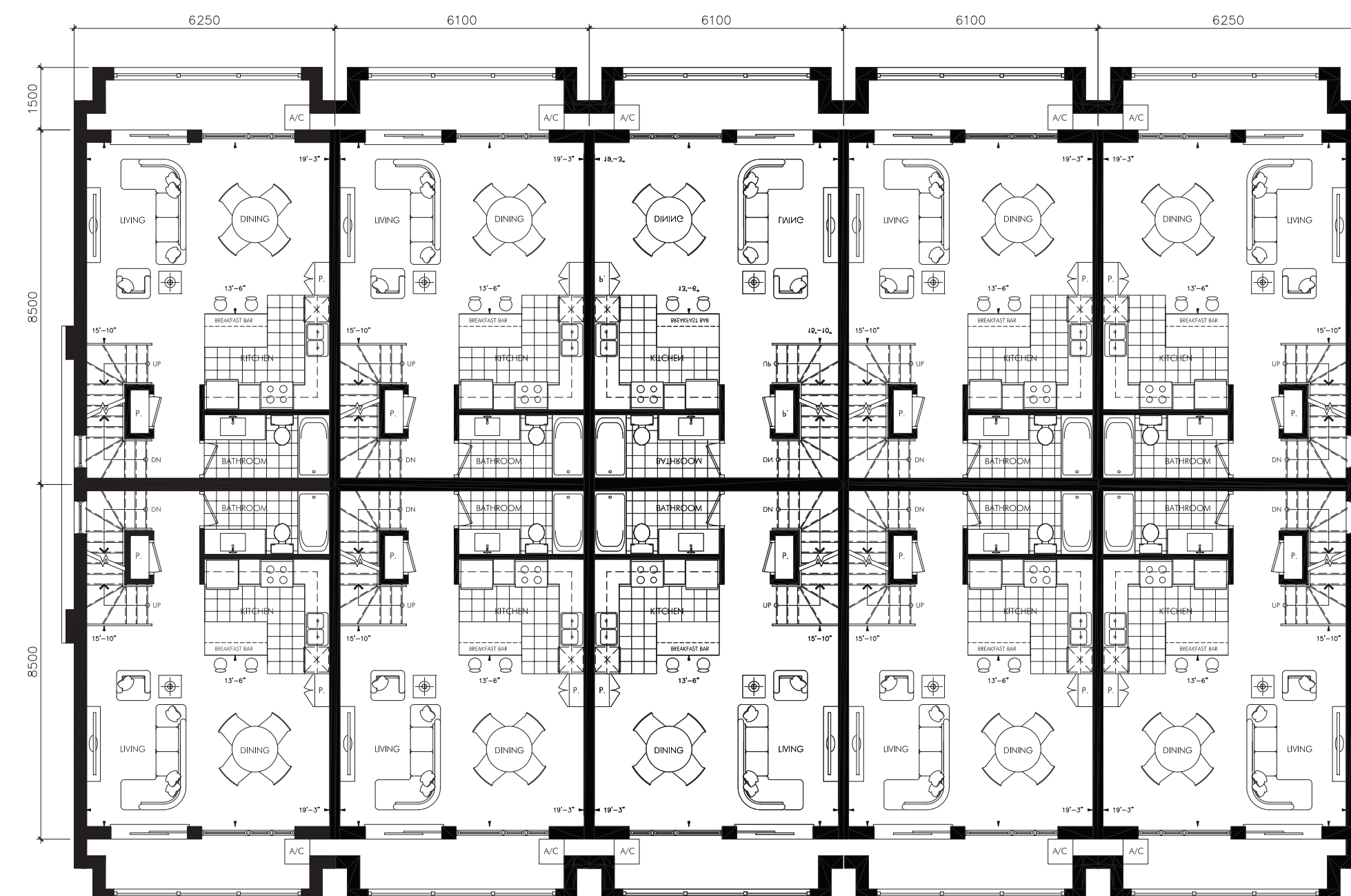
SP-02



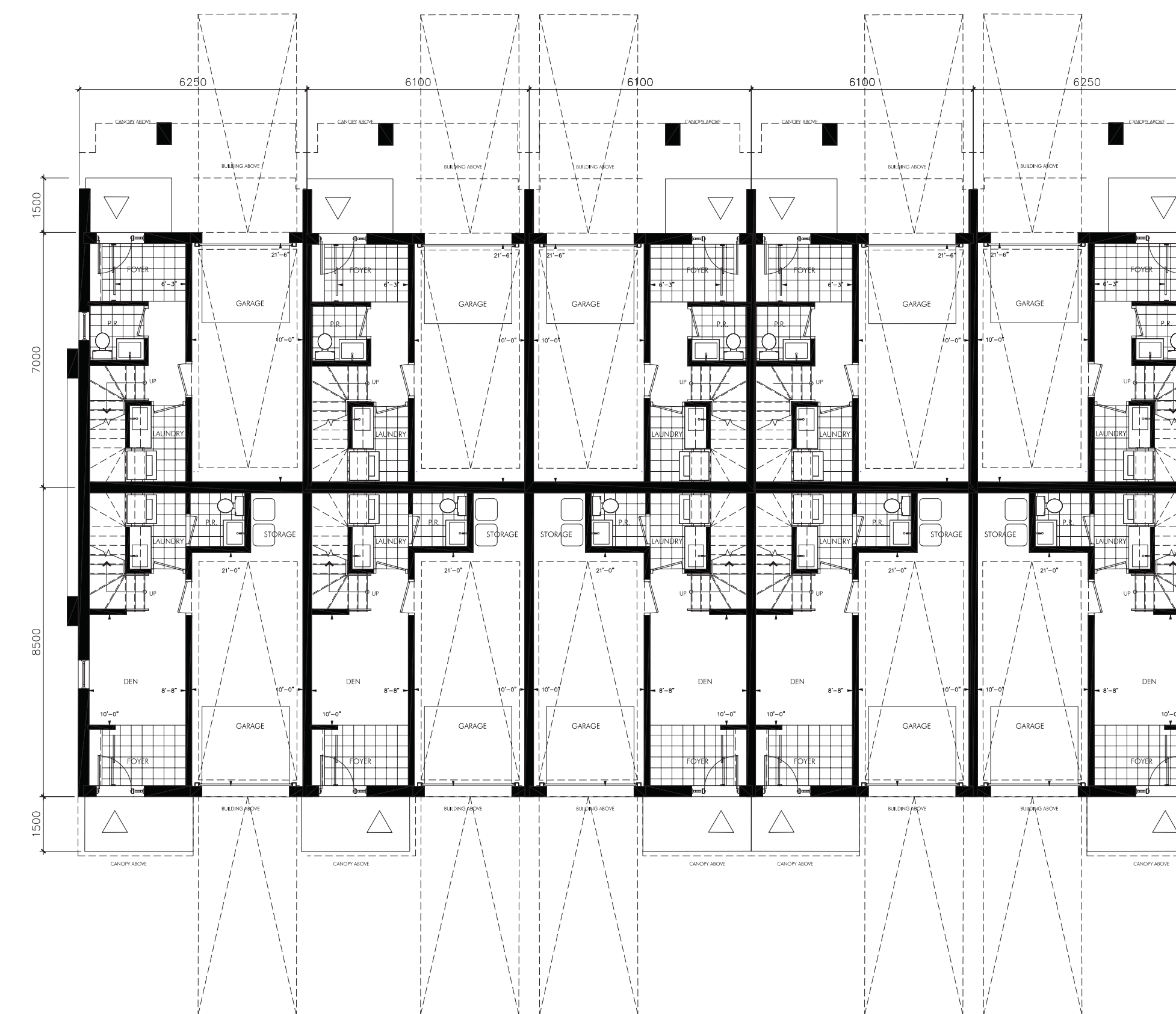
Roof Plan Level **4**
 1:125 SP-03



Third Floor Level **3**
 1:125 SP-03



Second Floor Level **2**
 1:125 SP-03



Ground Floor Level **1**
 1:125 SP-03

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1	Site Plan Approval	Nov 15th, 2017
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Drawing Title:
Block D
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
 Project:
 HUMBOLD PROPERTIES
 Proposed
Townhouse
Residential
Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

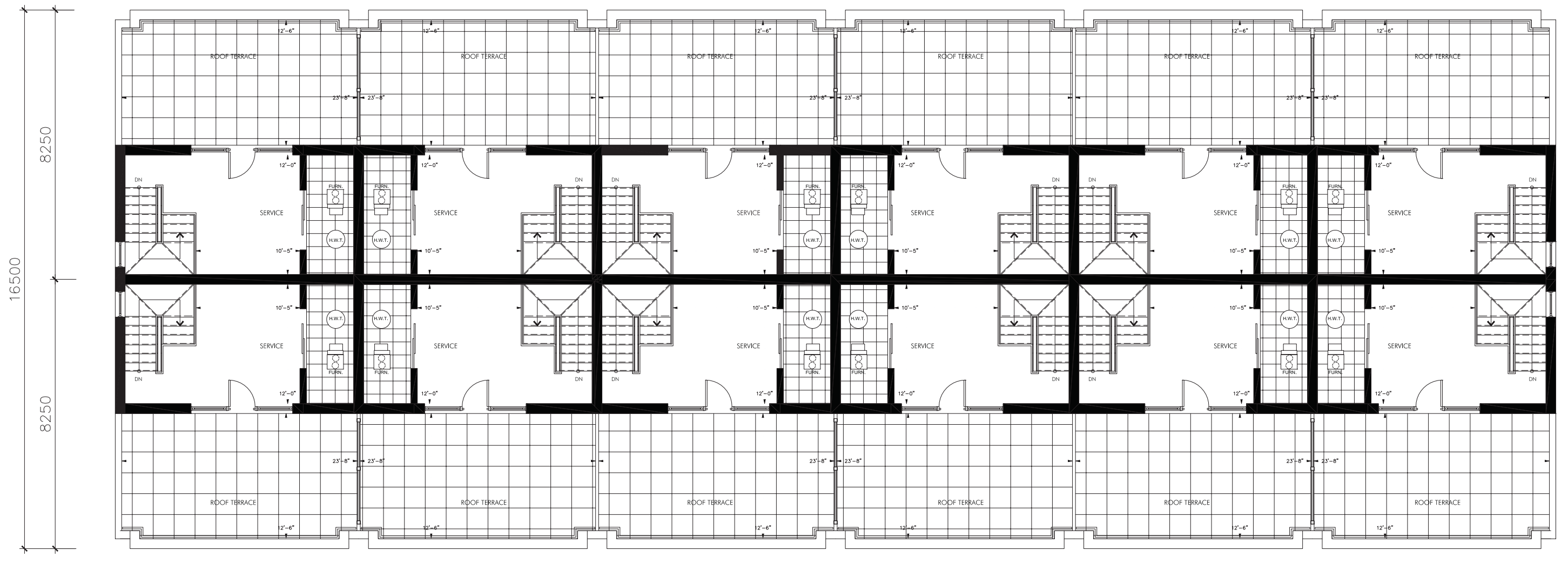
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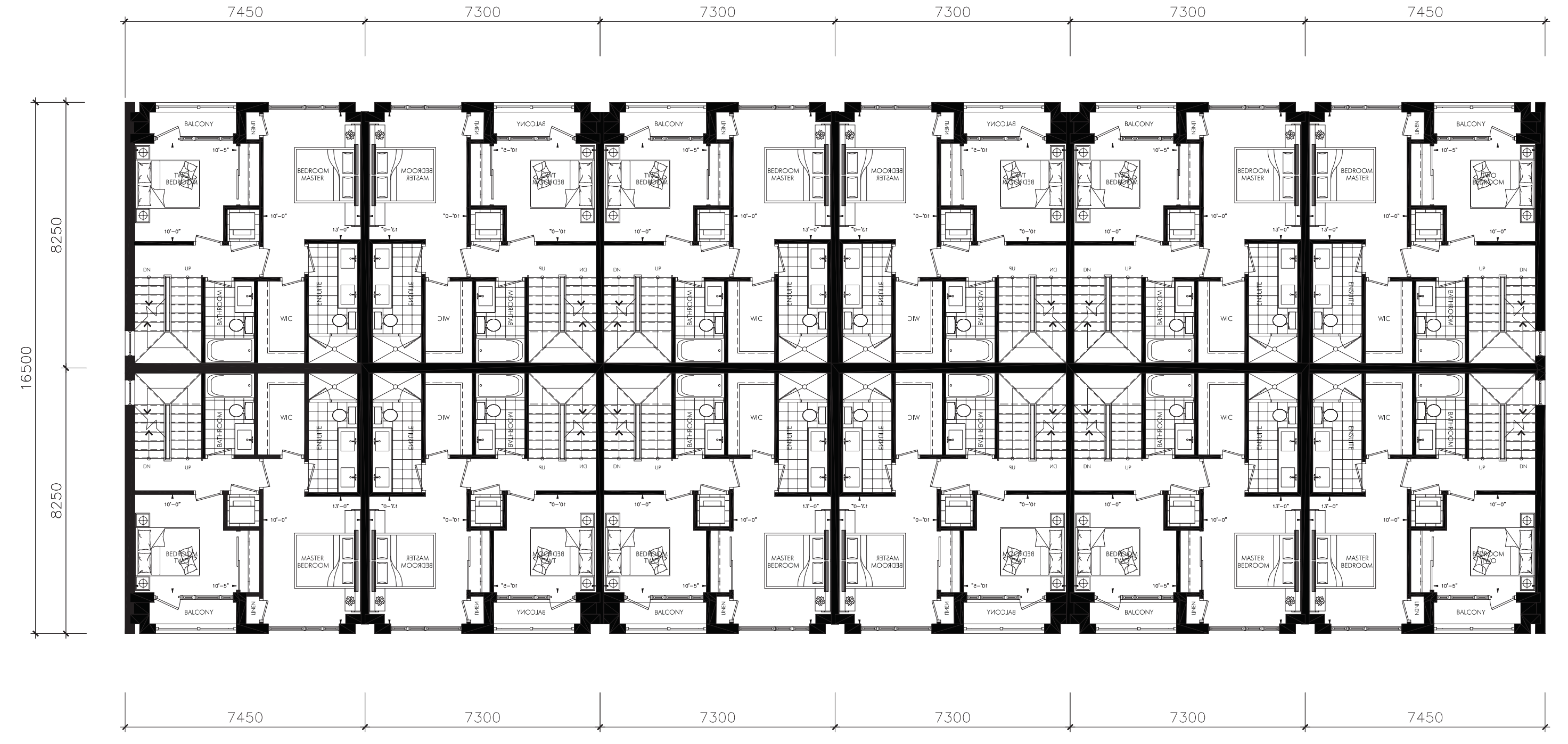


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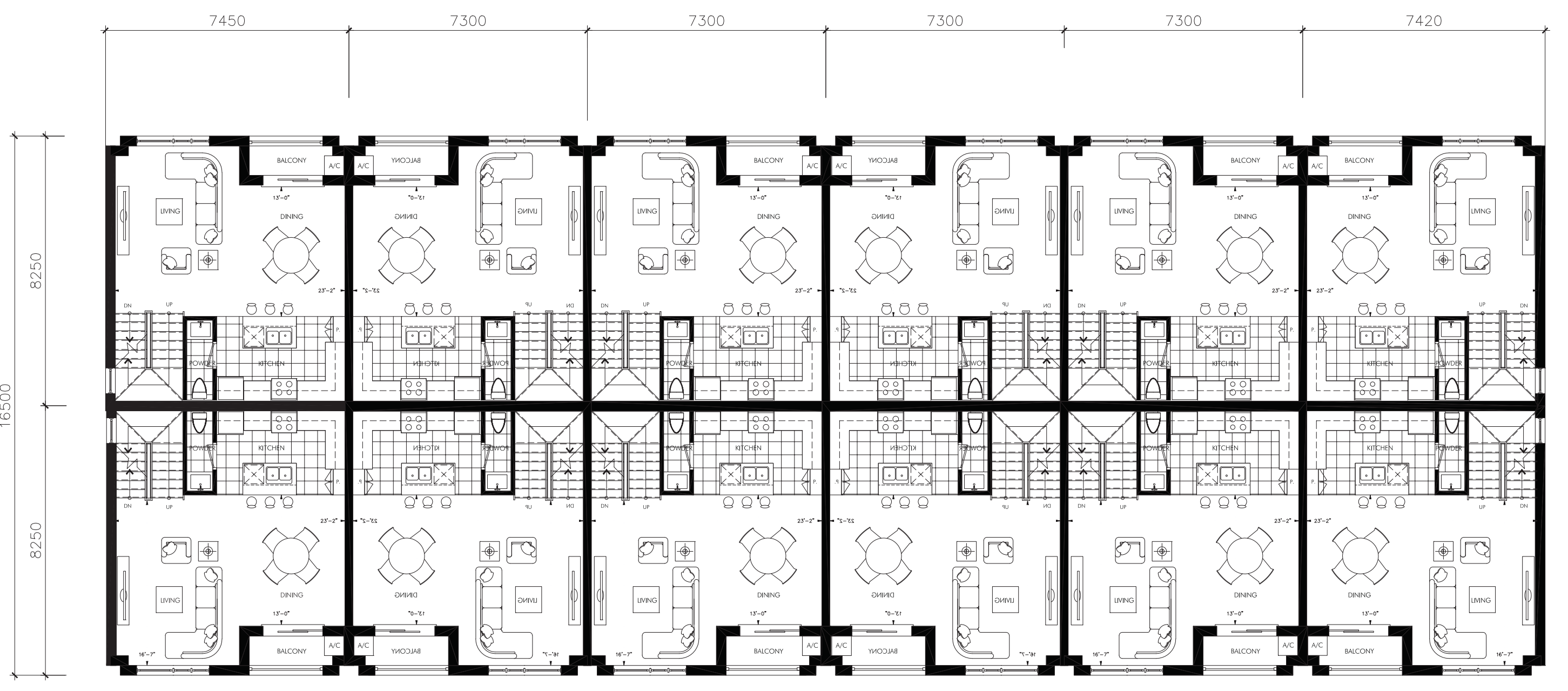
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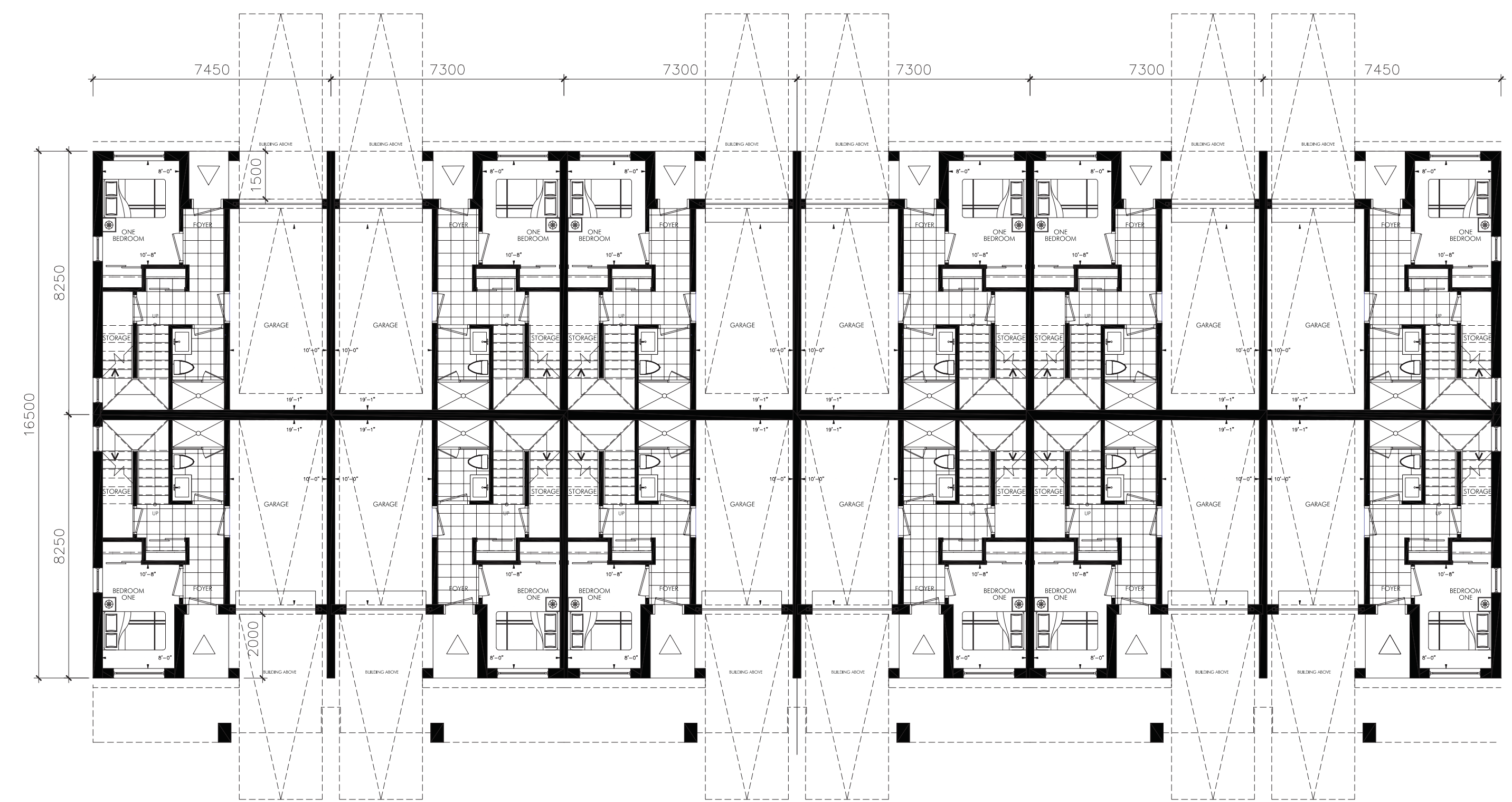
Roof Plan Level **4**
 1:125 SP-04



Third Floor Level **3**
 1:125 SP-04



Second Floor Level **2**
 1:125 SP-04



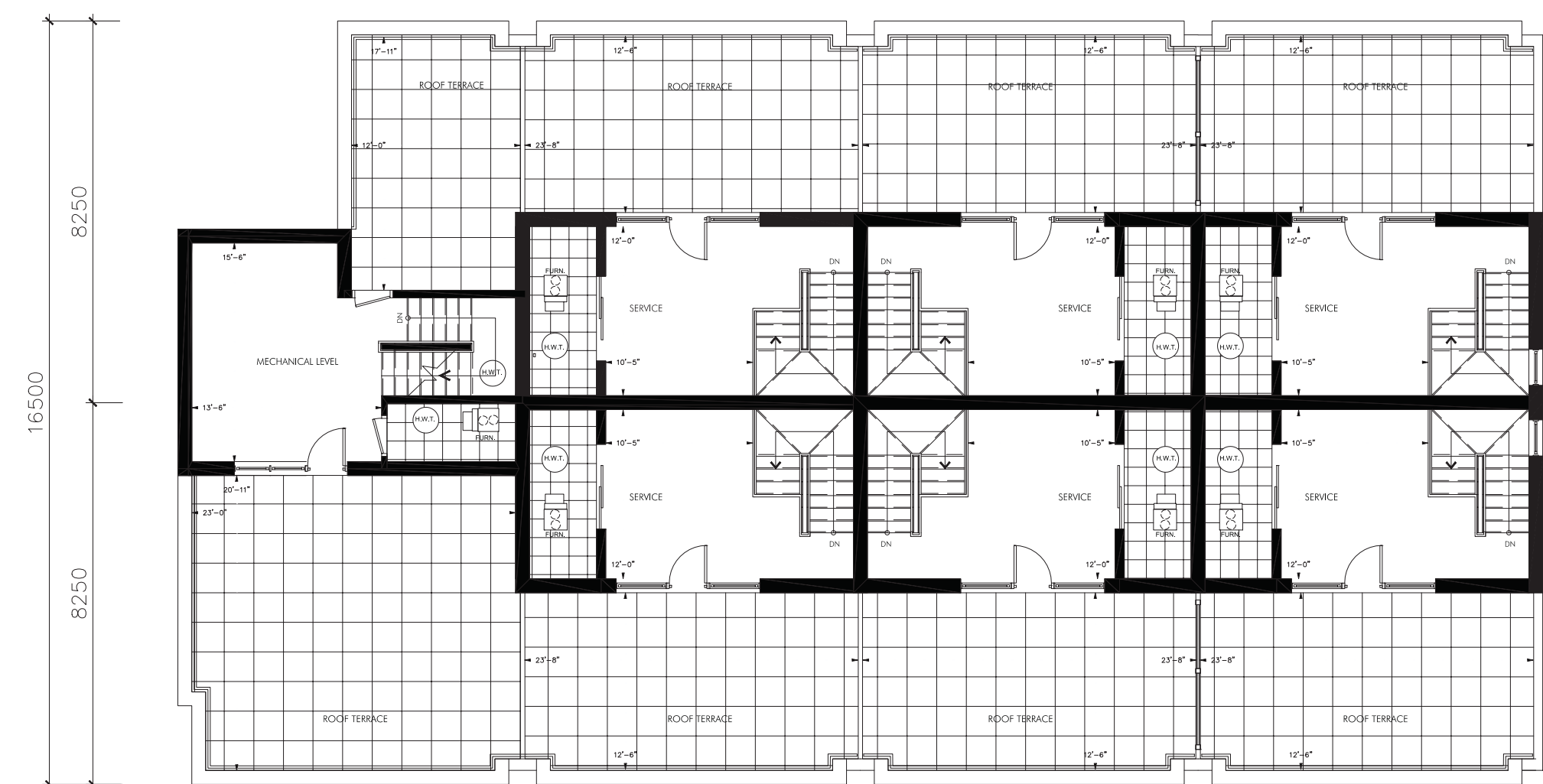
Ground Floor Level **1**
 1:125 SP-04

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Block E, F, G
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
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Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

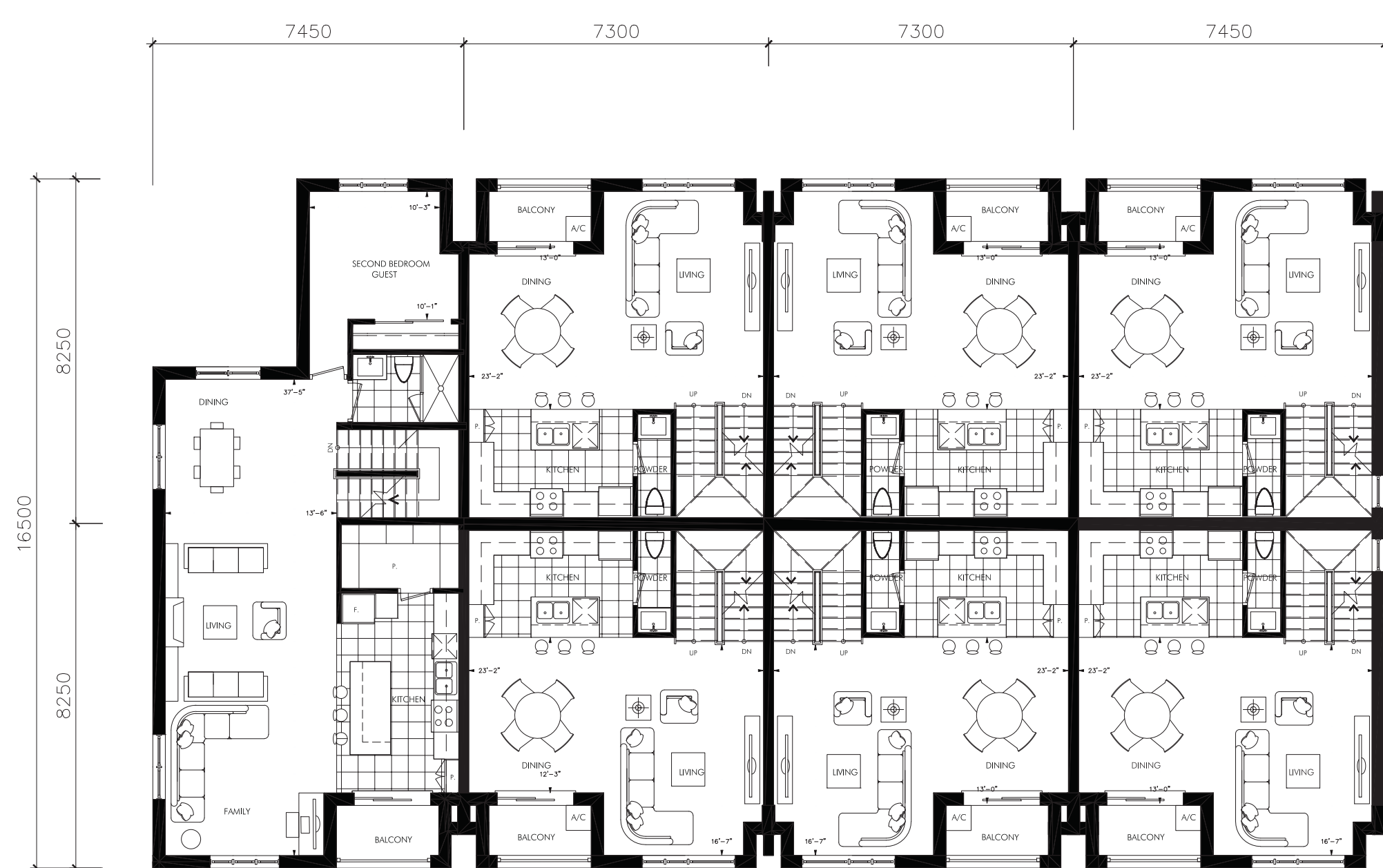
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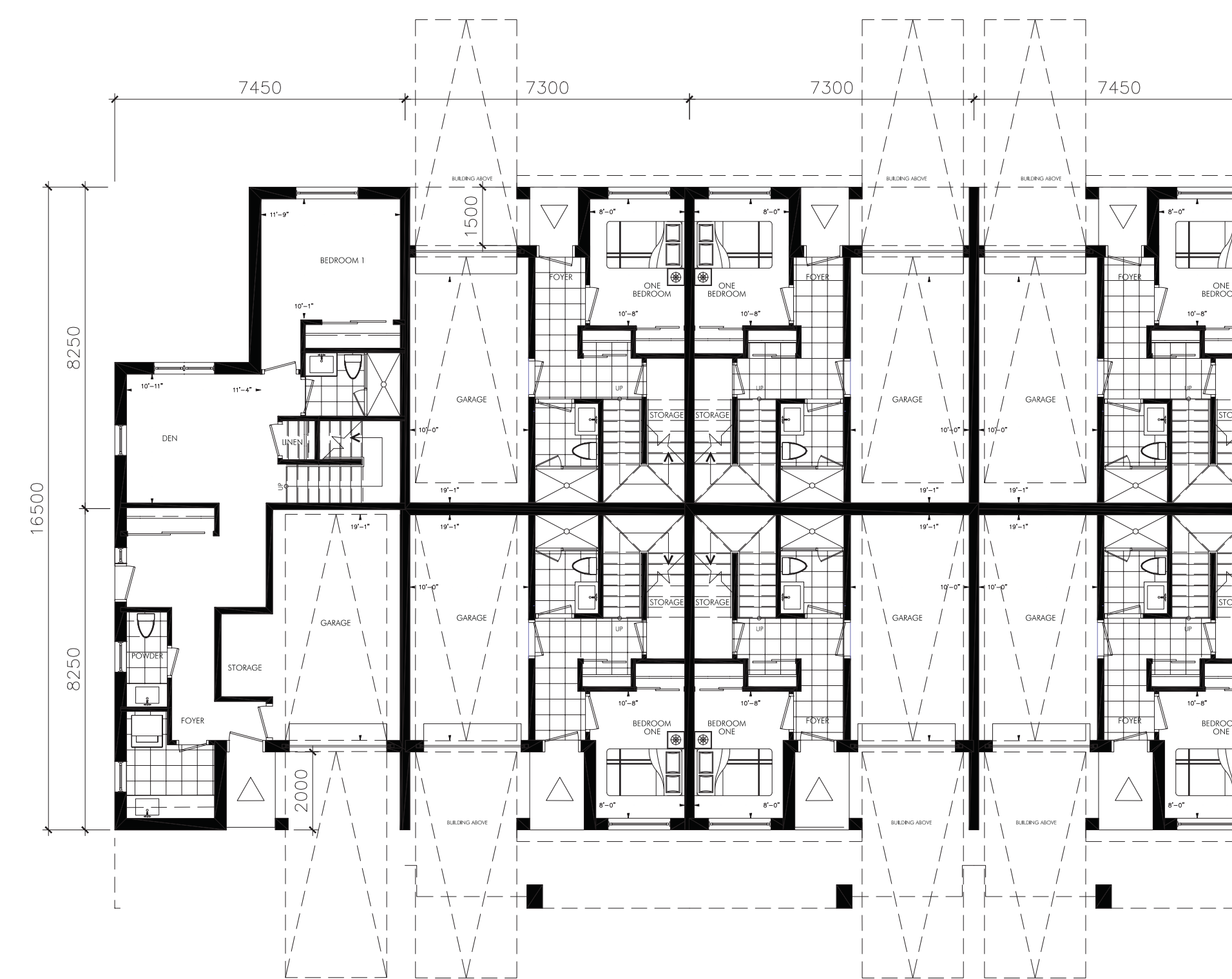
Roof Plan Level **4**
 1:125 SP-05



Third Floor Level **3**
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 1:125 SP-05



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 1:125 SP-05

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2	Site Plan Resubmission	Jan 24, 2019
1	Site Plan Approval	Nov 15th, 2017
No.	ISSUED	DATE

Drawing Title:

**Block H
 Ground, 2nd, 3rd & Roof
 Level Floor Plans**

Phase 12

Project:
**HUMBOLDT PROPERTIES
 Proposed**

**Townhouse
 Residential
 Development**

DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

Scale:
AS NOTED

Drawn by:

Checked by:

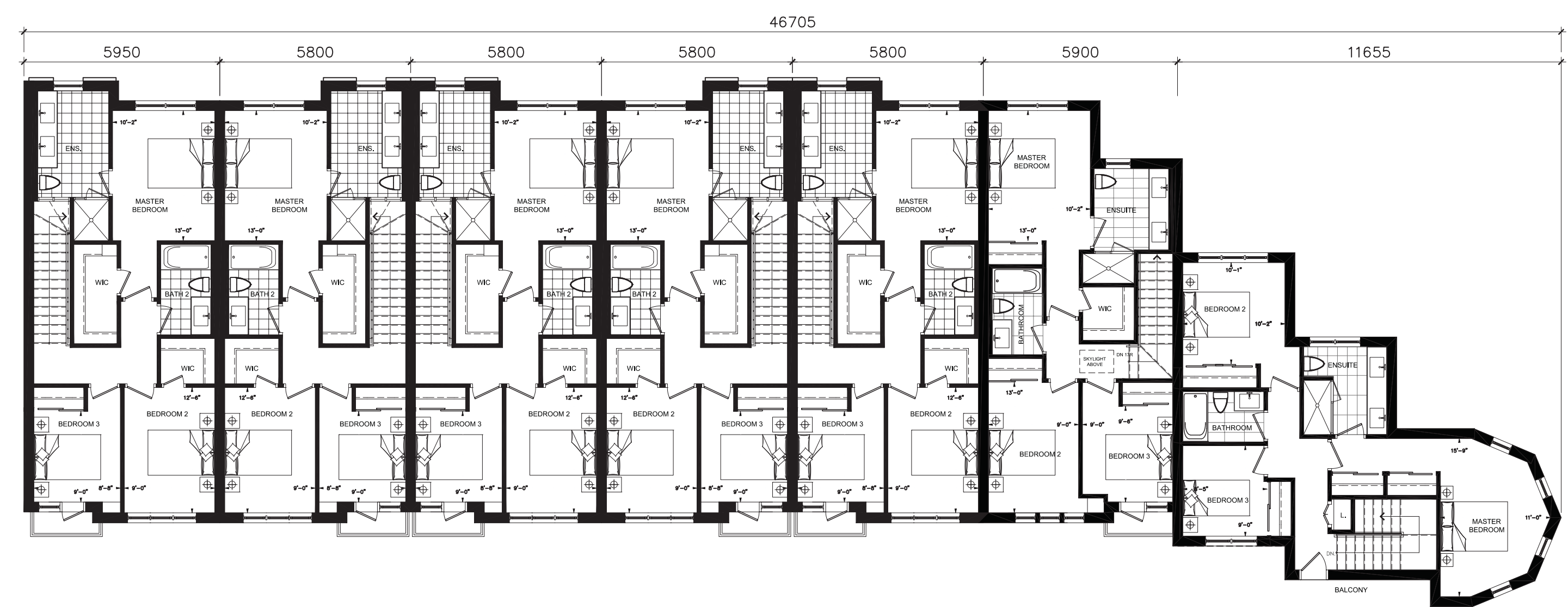
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17-082

Sheet Date:

December 3, 2020

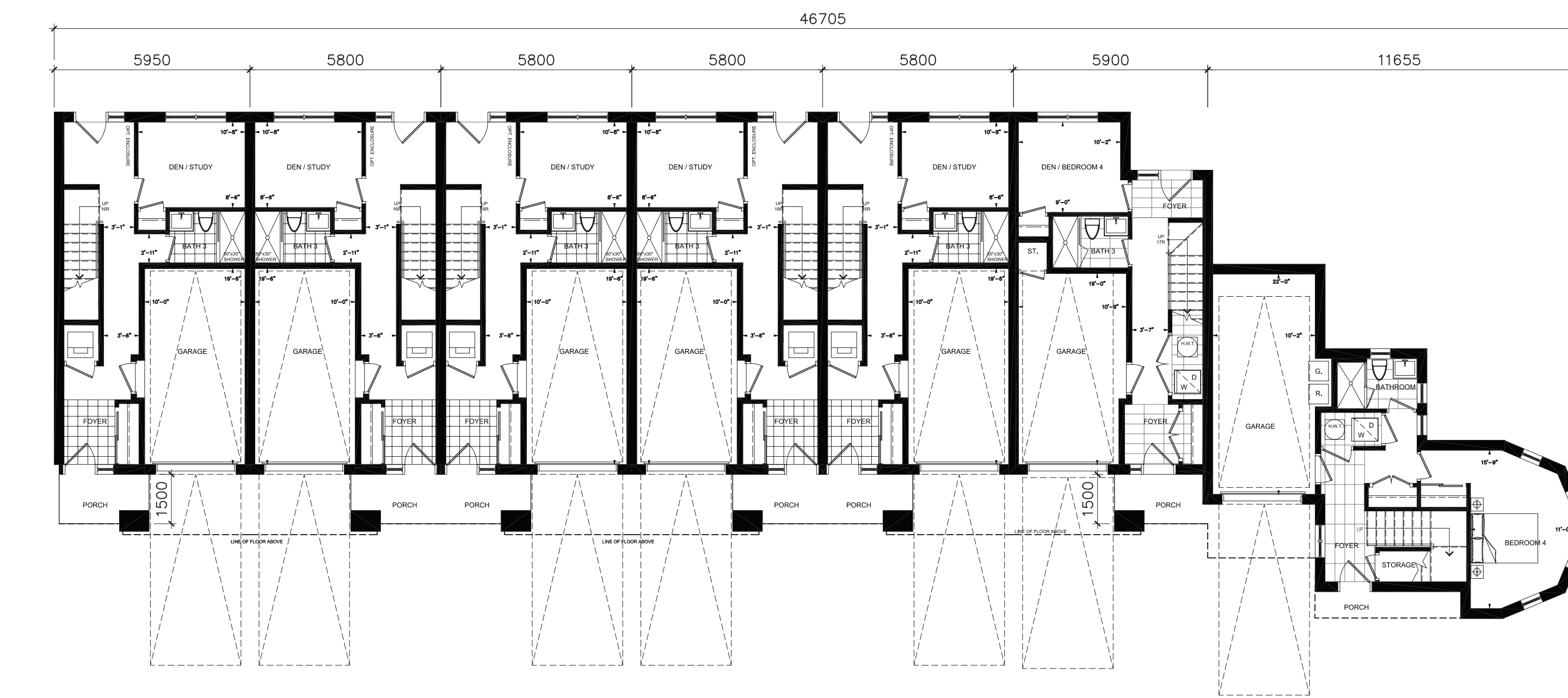
SP-05



Third Floor Level 3
 1:125 SP-06



Second Floor Level 2
 1:125 SP-06



Ground Floor Level 1
 1:125 SP-06

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No.	Revision	Date
1	Revised as per planning comments	Jan 24, 2019

4	Revised as per Planning Comments	Sep 1, 2020
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No.	ISSUED	DATE

Drawing Title
Block J
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
 Project:
 HUMBOLD PROPERTIES
 Proposed
Townhouse
Residential
Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

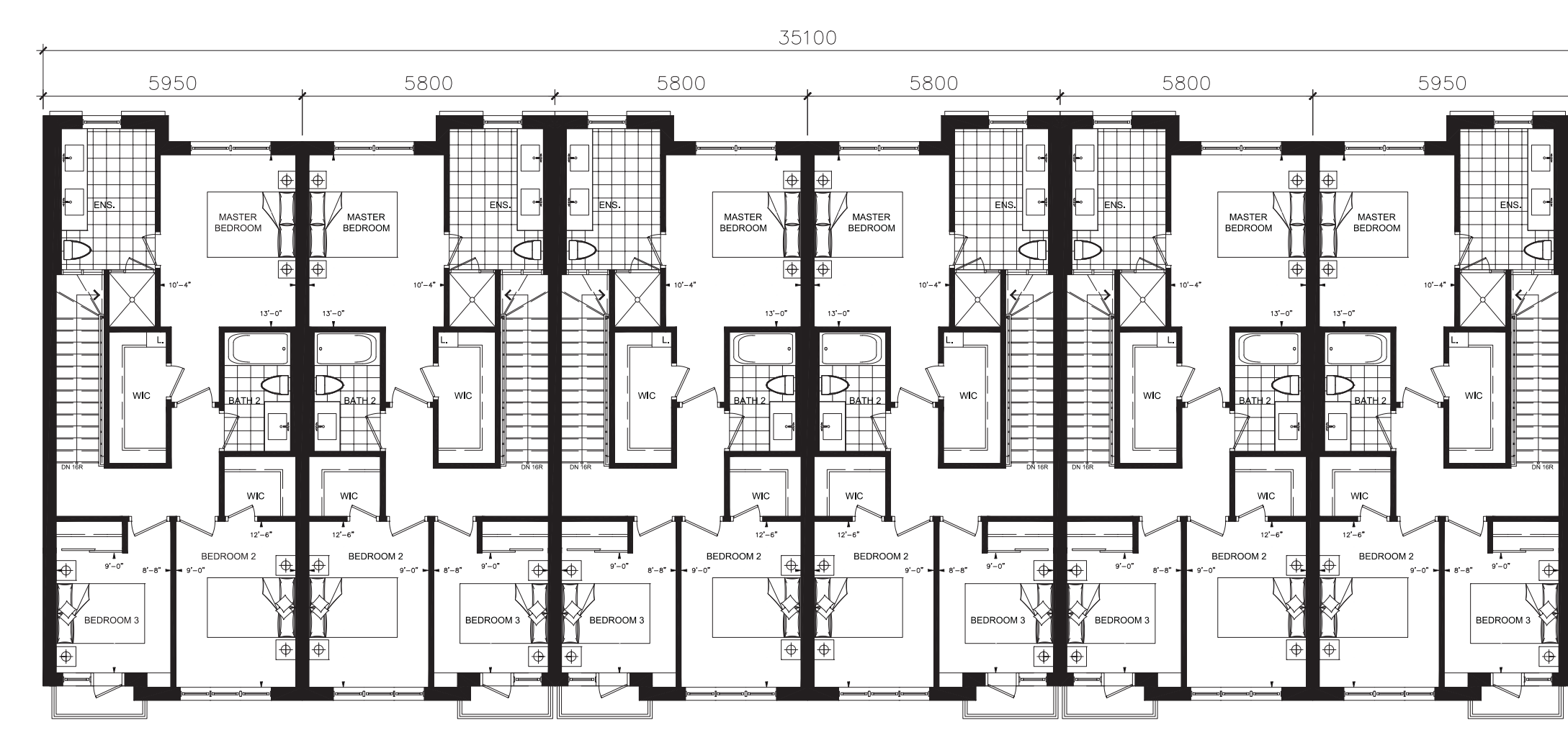
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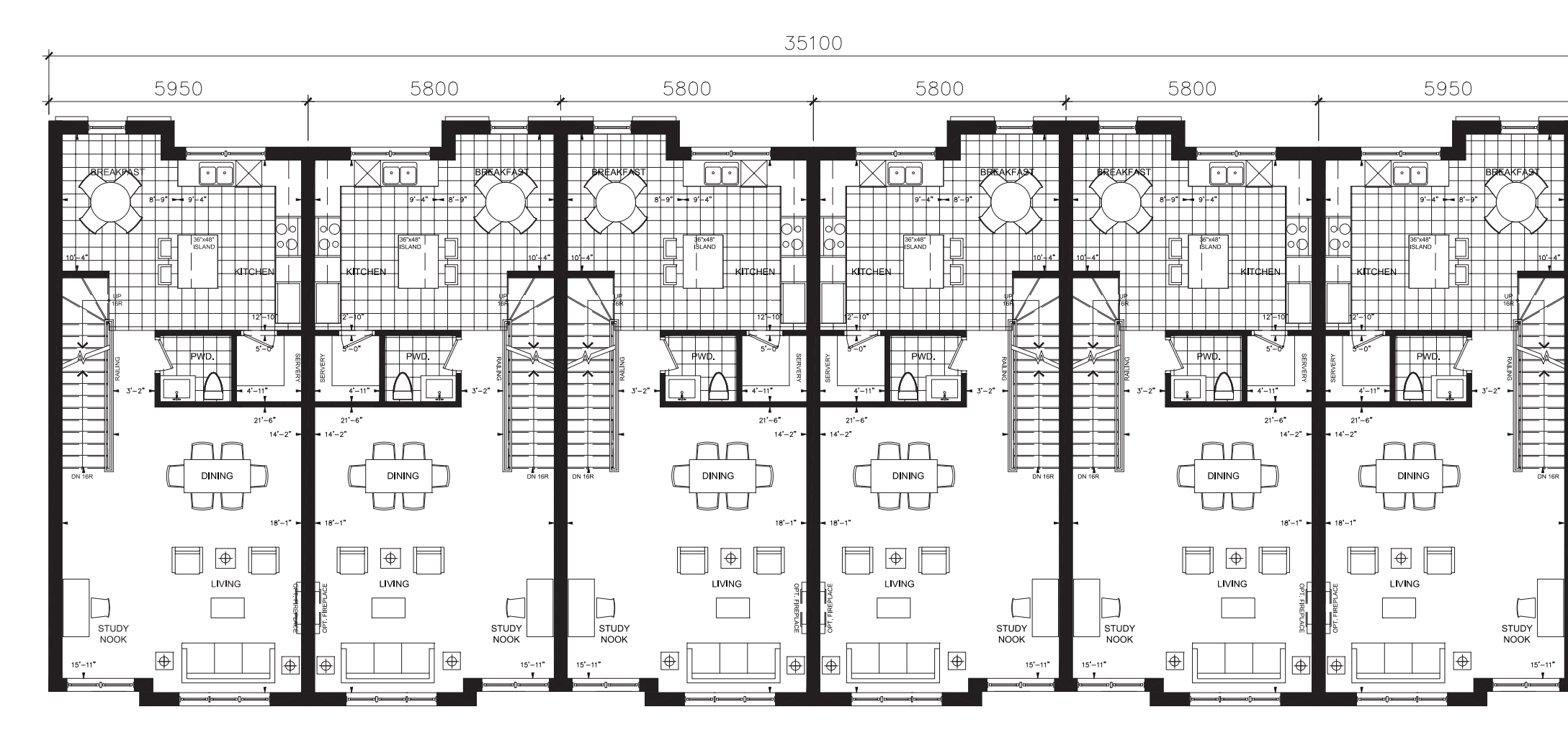


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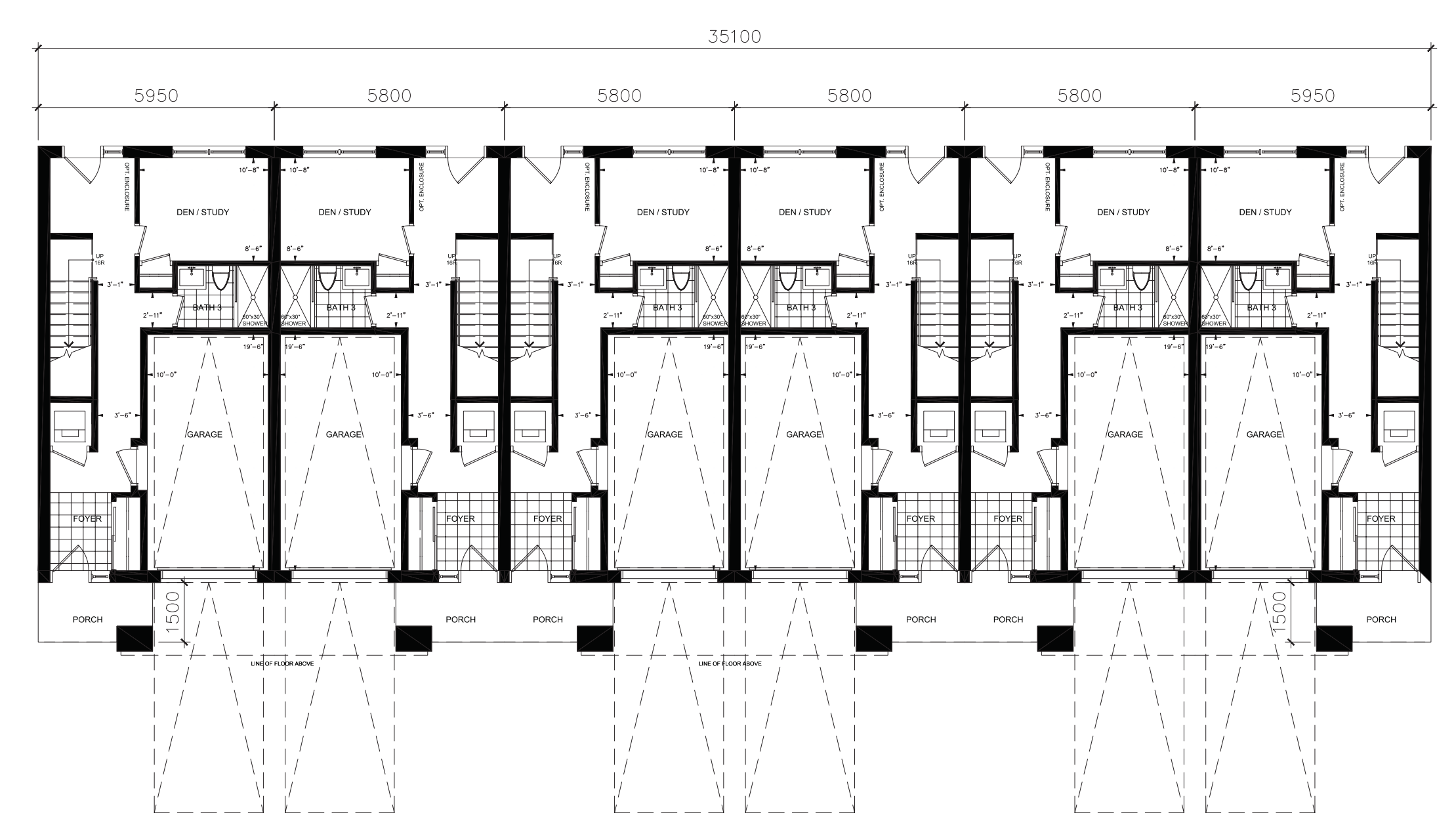
No	Revision	Date
1	Revised as per planning comments	Jan 24, 2019



Third Floor Level **3**
 1:125 SP-07



Second Floor Level **2**
 1:125 SP-07



Ground Floor Level **1**
 1:125 SP-07

4	Revised as per Planning Comments	Sep 1, 2020
3	Site Plan Resubmission	Sep 1, 2020
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No.	ISSUED	DATE

Drawing Title:
Block K
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed

Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

Scale:
 AS NOTED

Drawn by:
 Checked by:

File No.:
 17-082

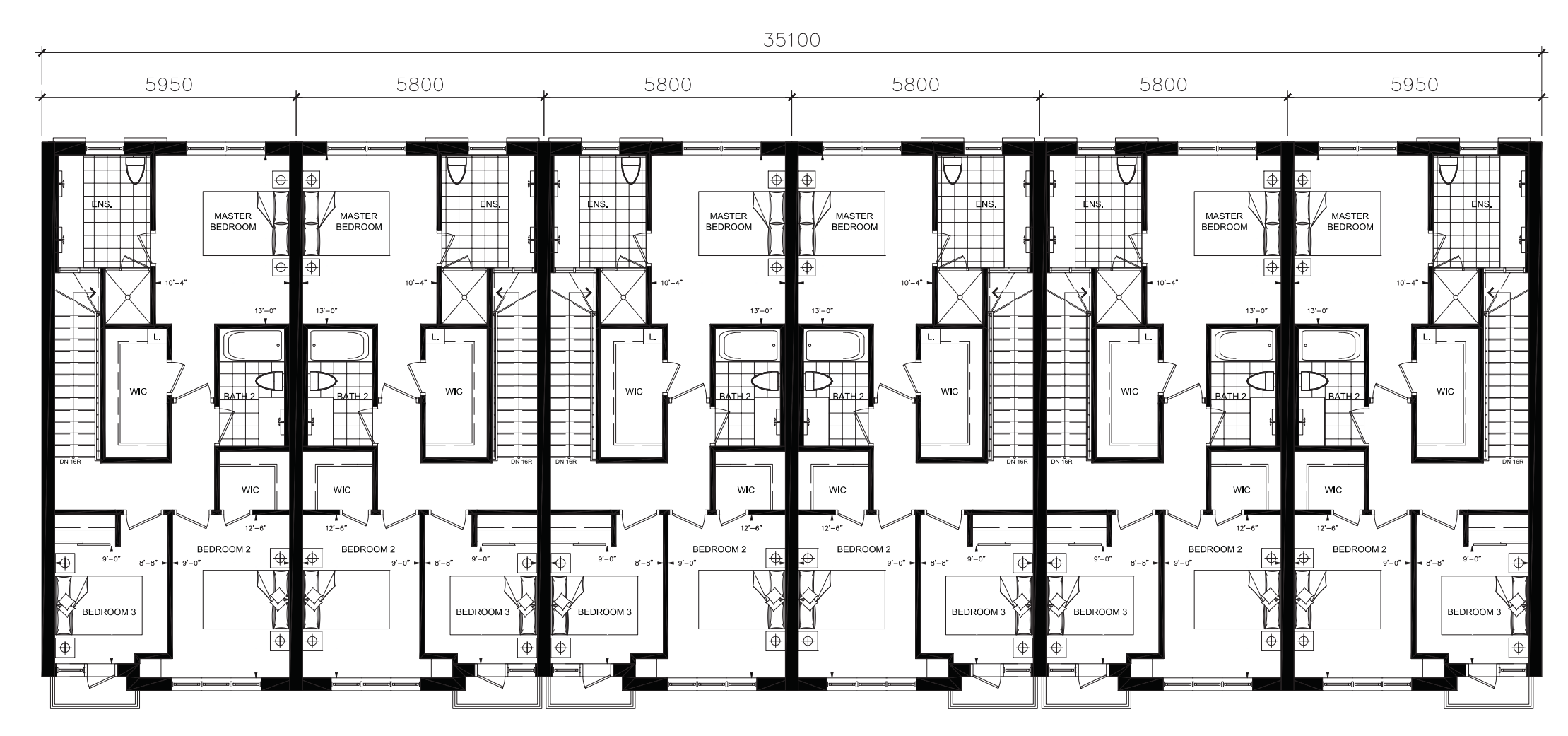
Plot Date:
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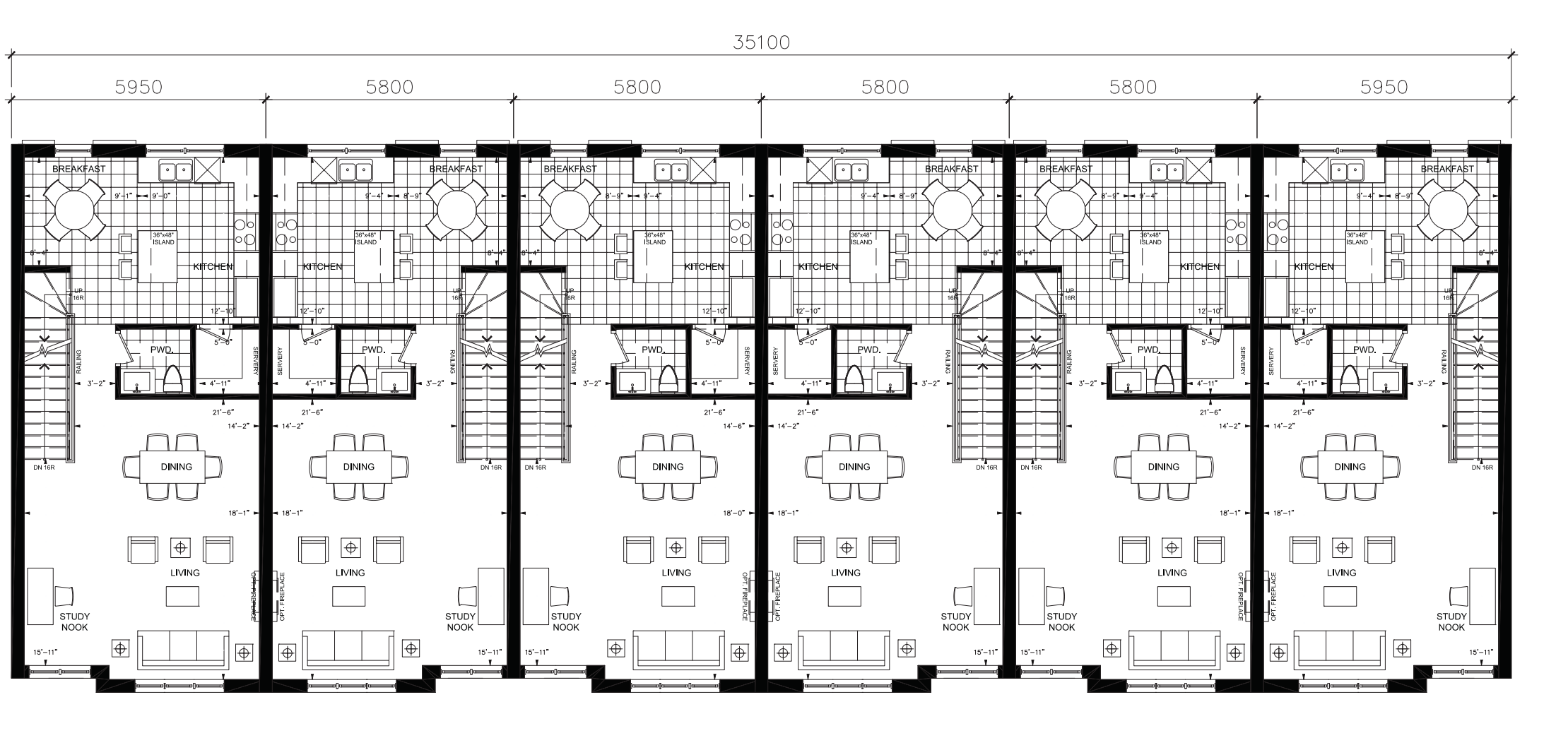
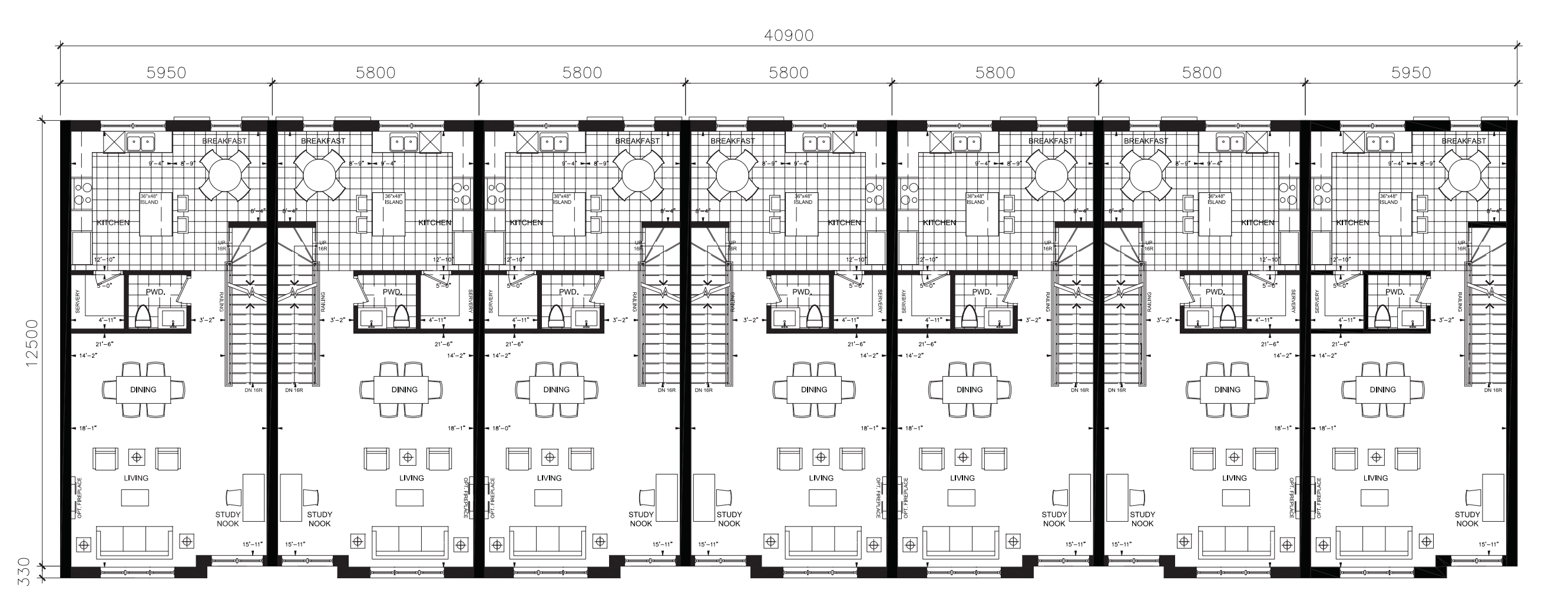


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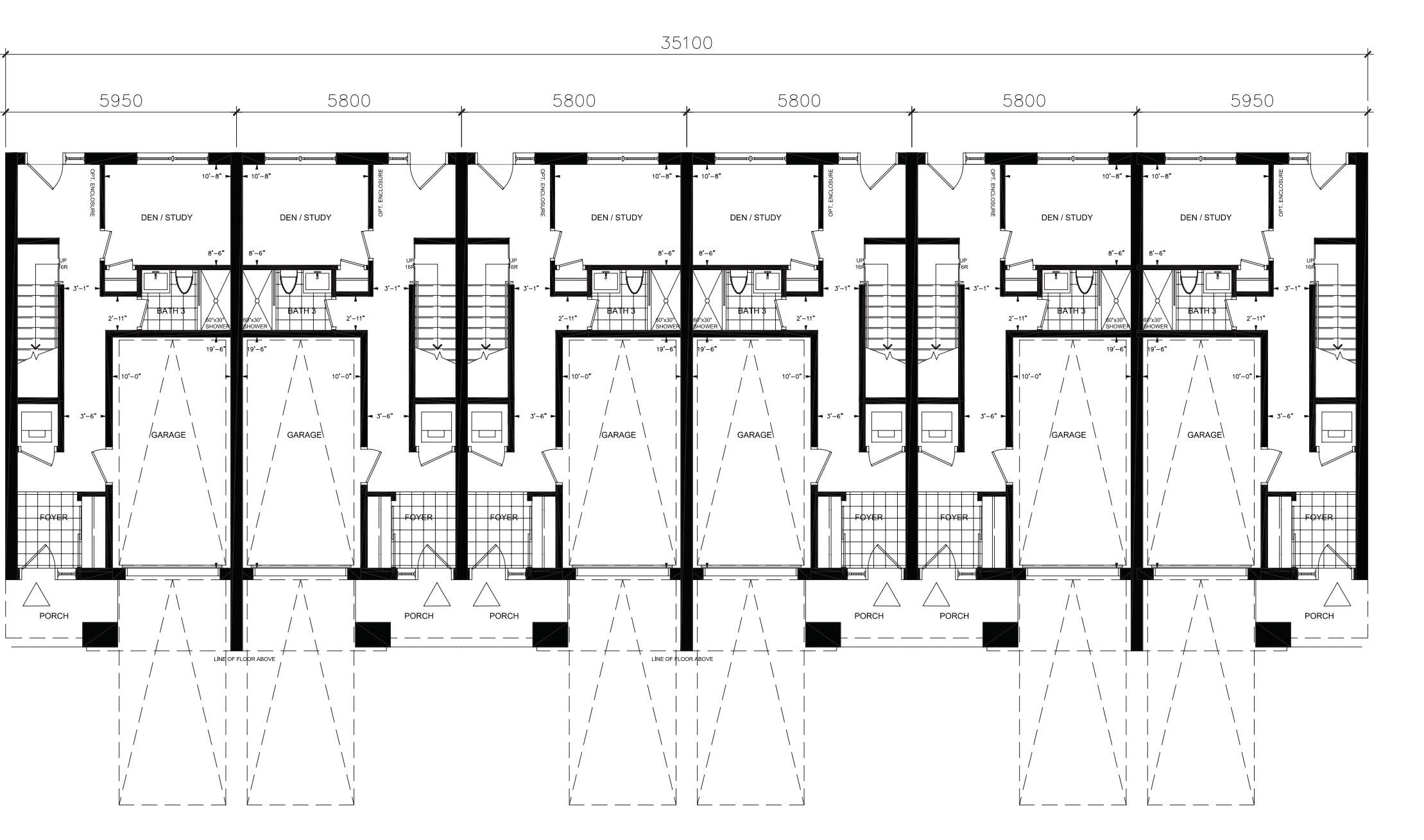
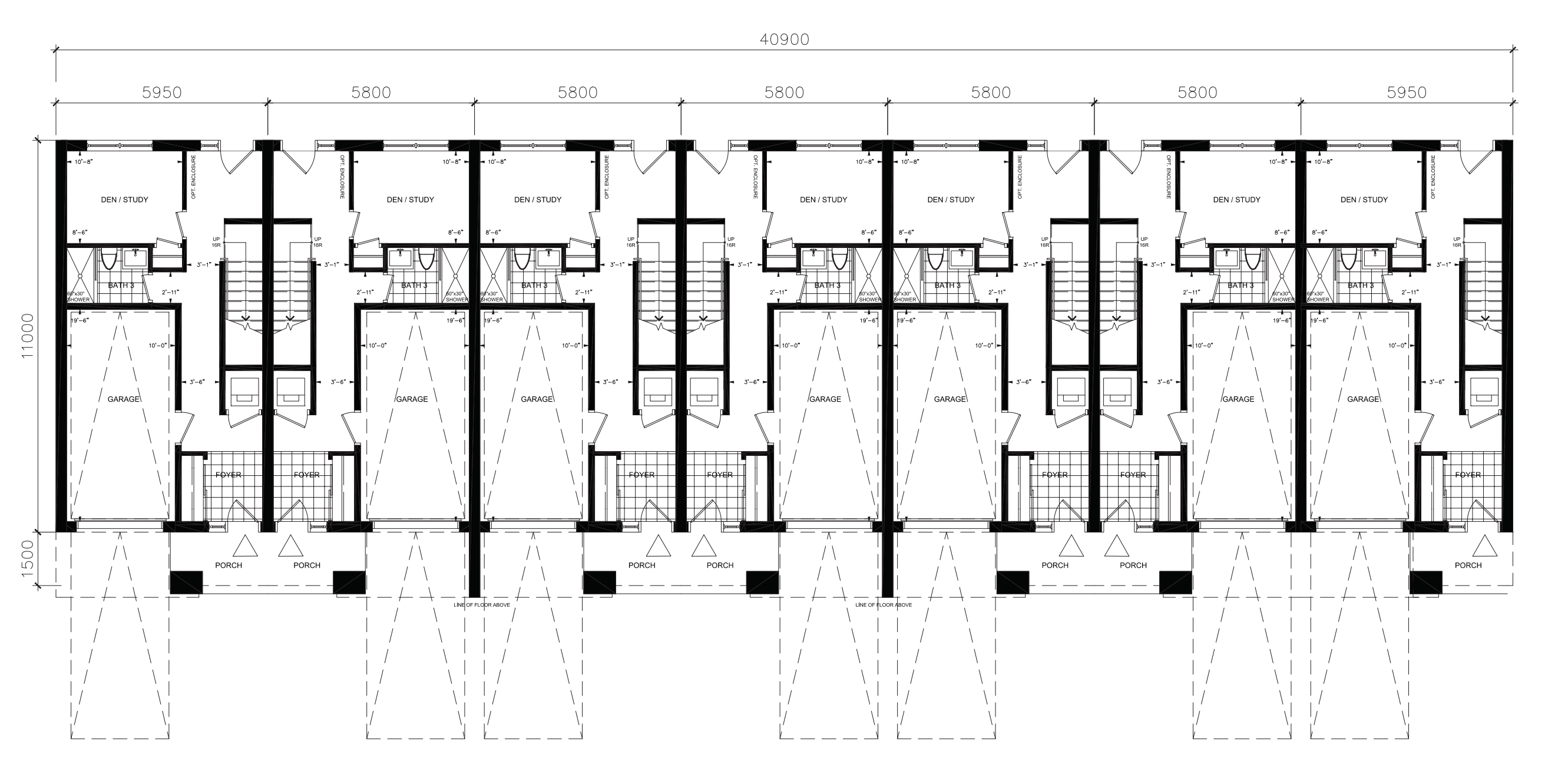
No.	Revision	Date
1	Revised as per planning comments	Jan 24, 2019



Third Floor Level **3**
 1:125 SP-08



Second Floor Level **2**
 1:125 SP-08



Ground Floor Level **1**
 1:125 SP-08

4	Revised as per Planning Comments	Sep 1, 2020
3	Site Plan Resubmission	Sep 1, 2020
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No.	ISSUED	DATE

Drawing Title
**Block L1 & L2
 Ground, 2nd, 3rd & Roof
 Level Floor Plans**

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
**Townhouse
 Residential
 Development**
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

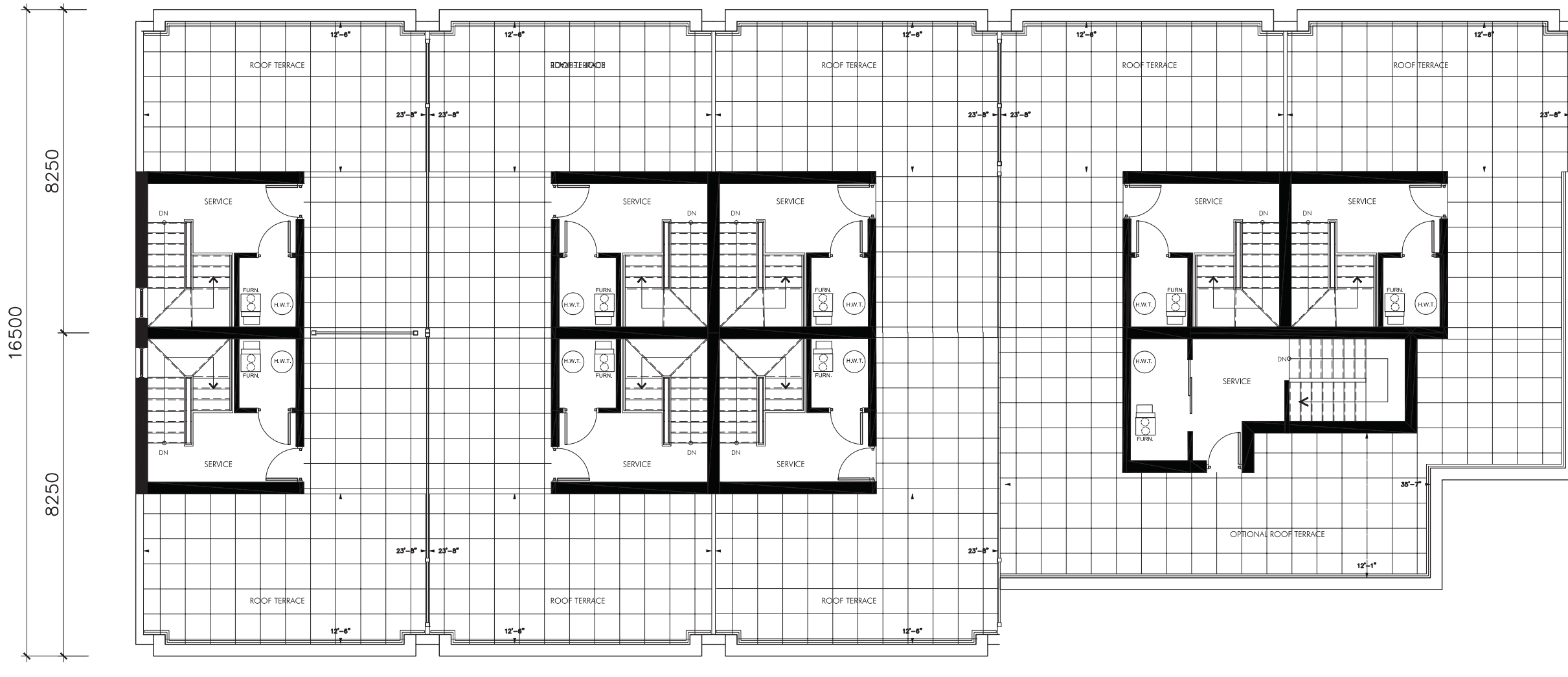
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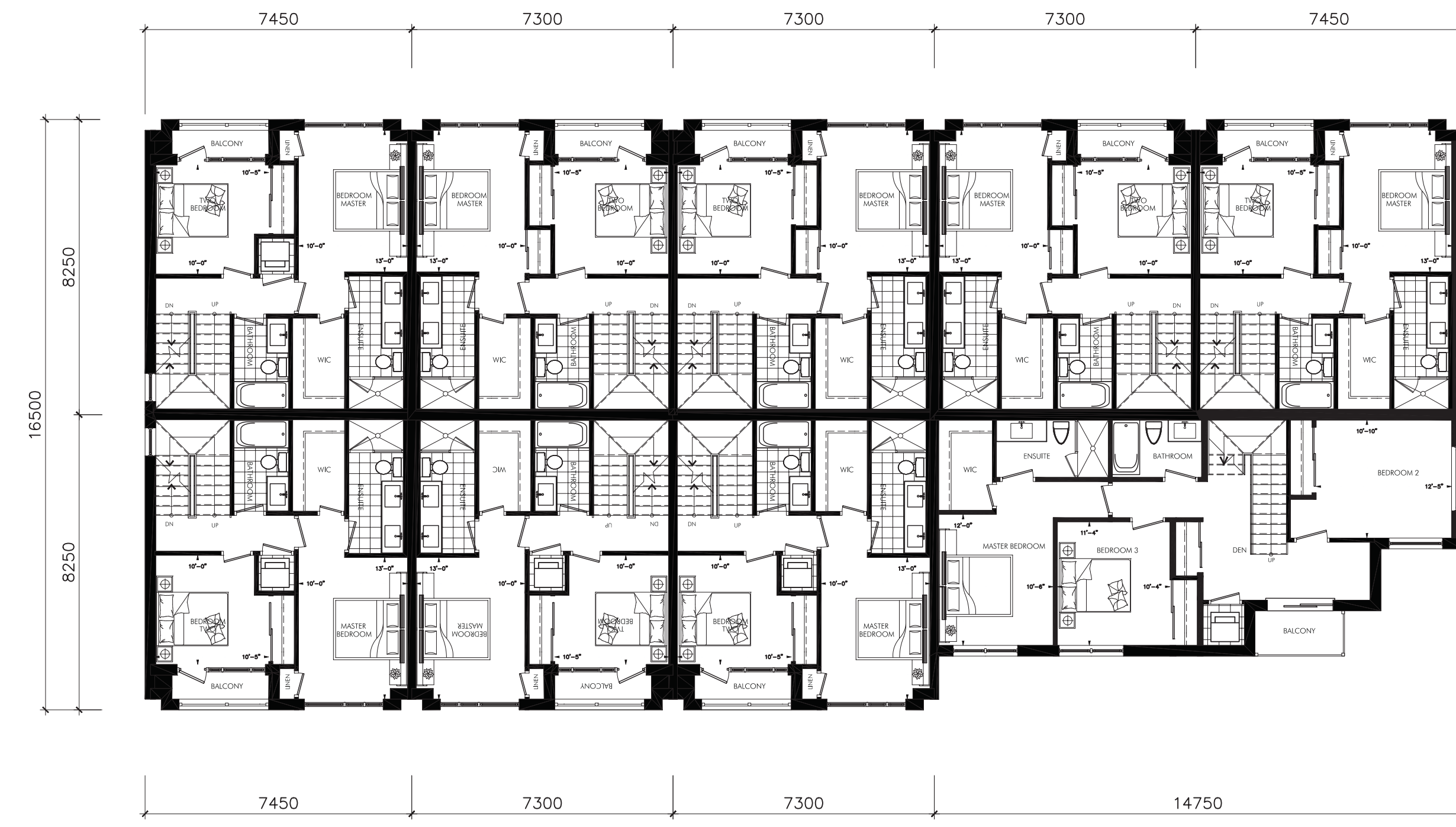


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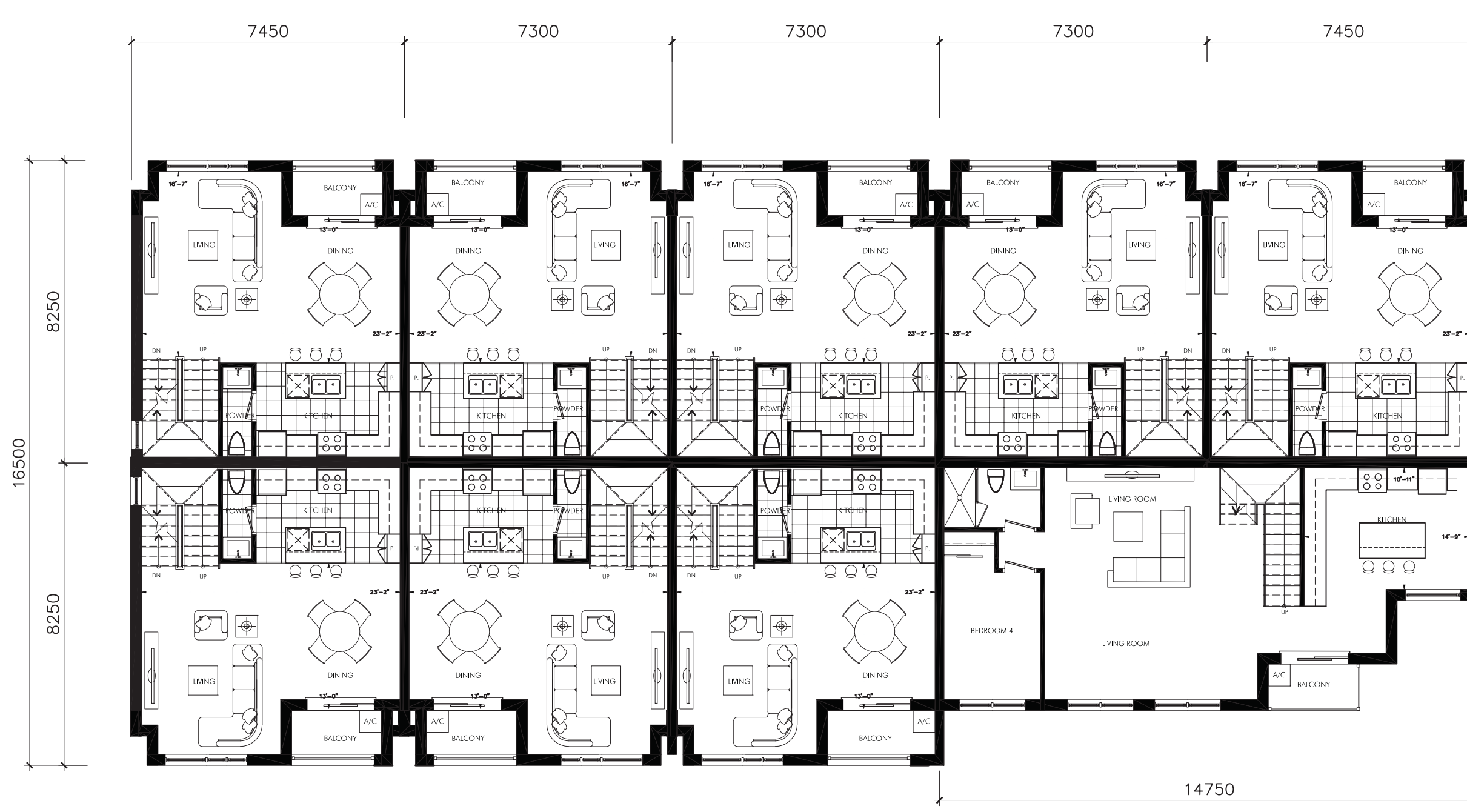
No	Revision	Date
1	Revised as per planning comments	Jan 24, 2019



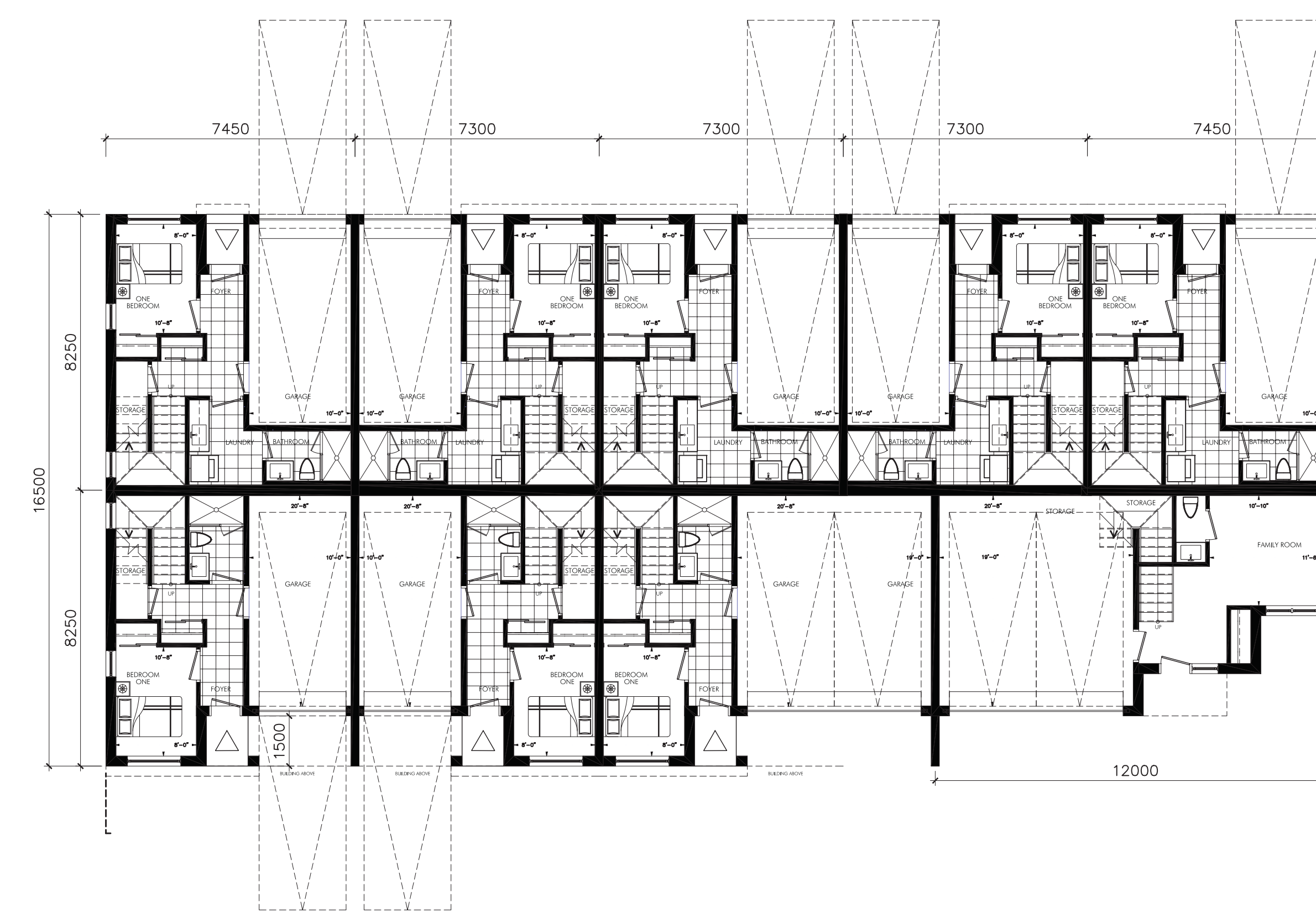
Roof Floor Level **4**
 1:125 SP-09



Third Floor Level **3**
 1:125 SP-09



Second Floor Level **2**
 1:125 SP-09



Ground Floor Level **1**
 1:125 SP-09

No	Revision	Date
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3	Site Plan Resubmission	Sep 1, 2020
2	Site Plan Resubmission	Jan 24, 2019
1	Site Plan Approval	Nov 15th, 2017

ISSUED DATE

Drawing Title
Block M
Ground, 2nd, 3rd & Roof
Level Floor Plans

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
Townhouse
Residential
Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

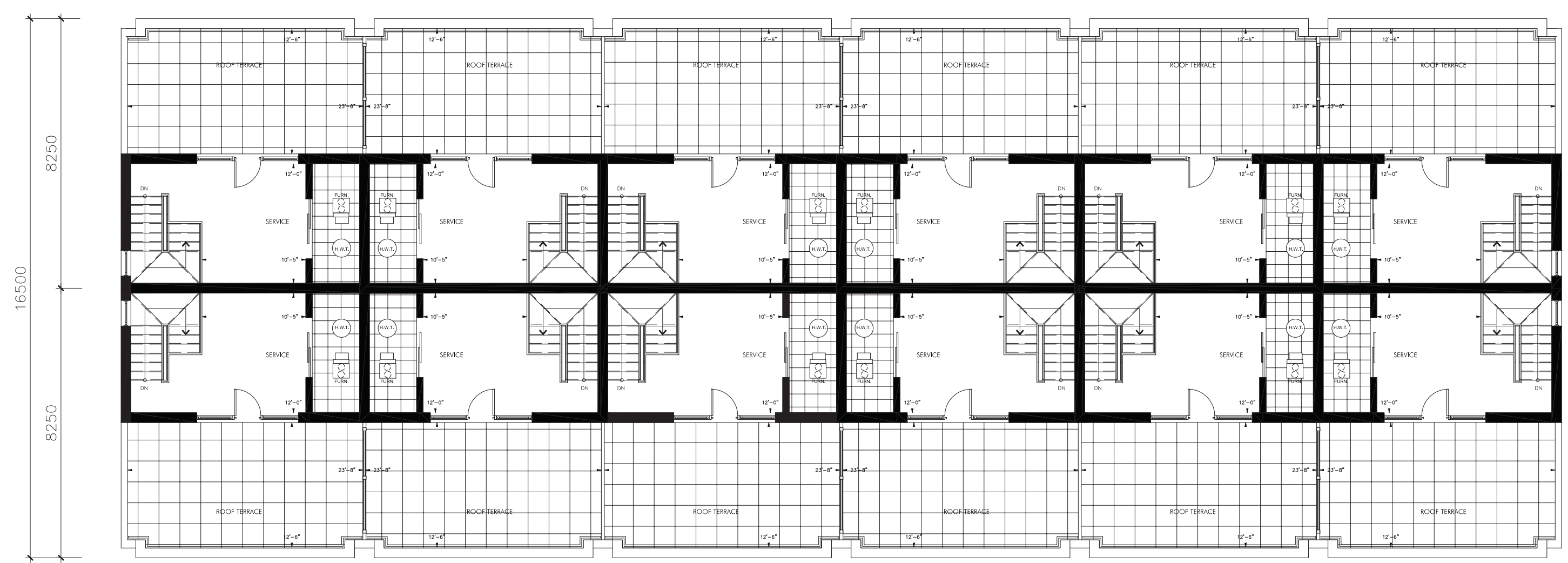
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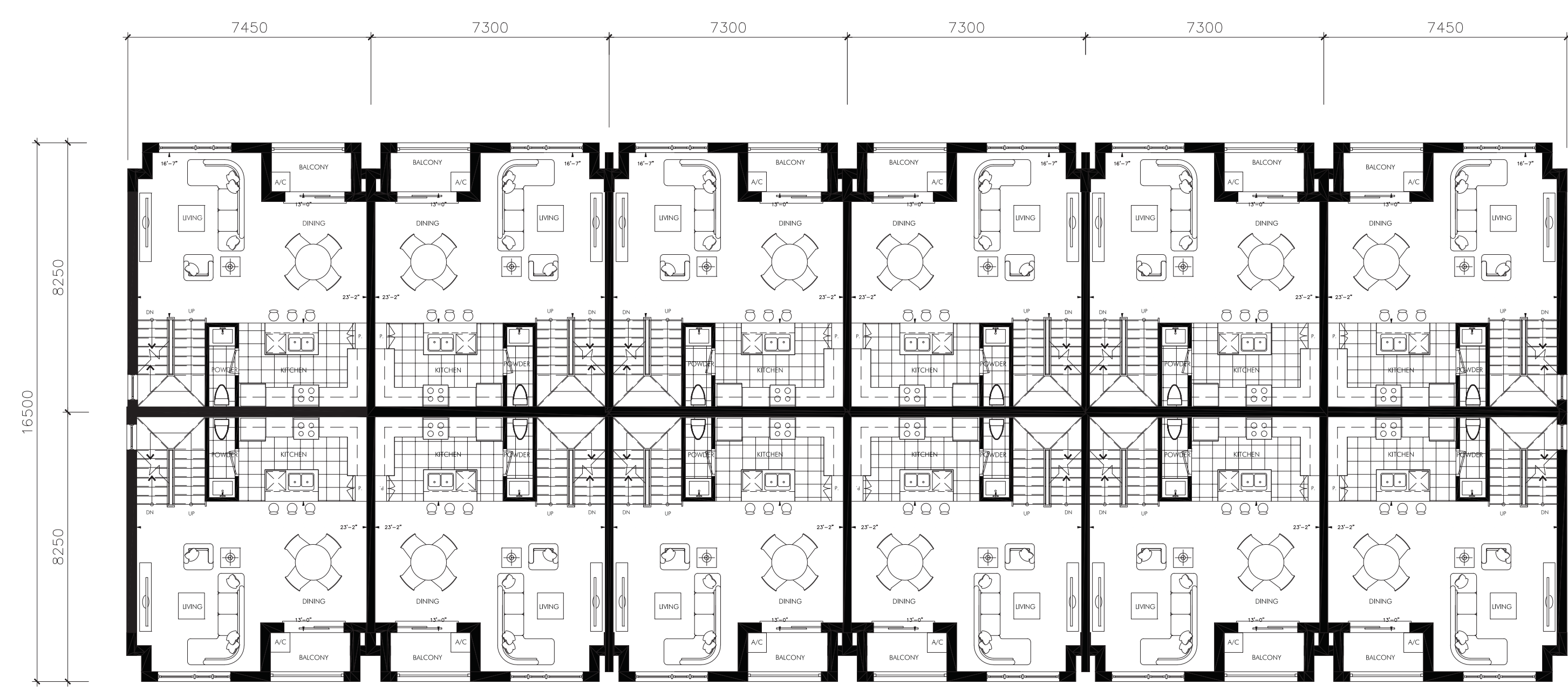


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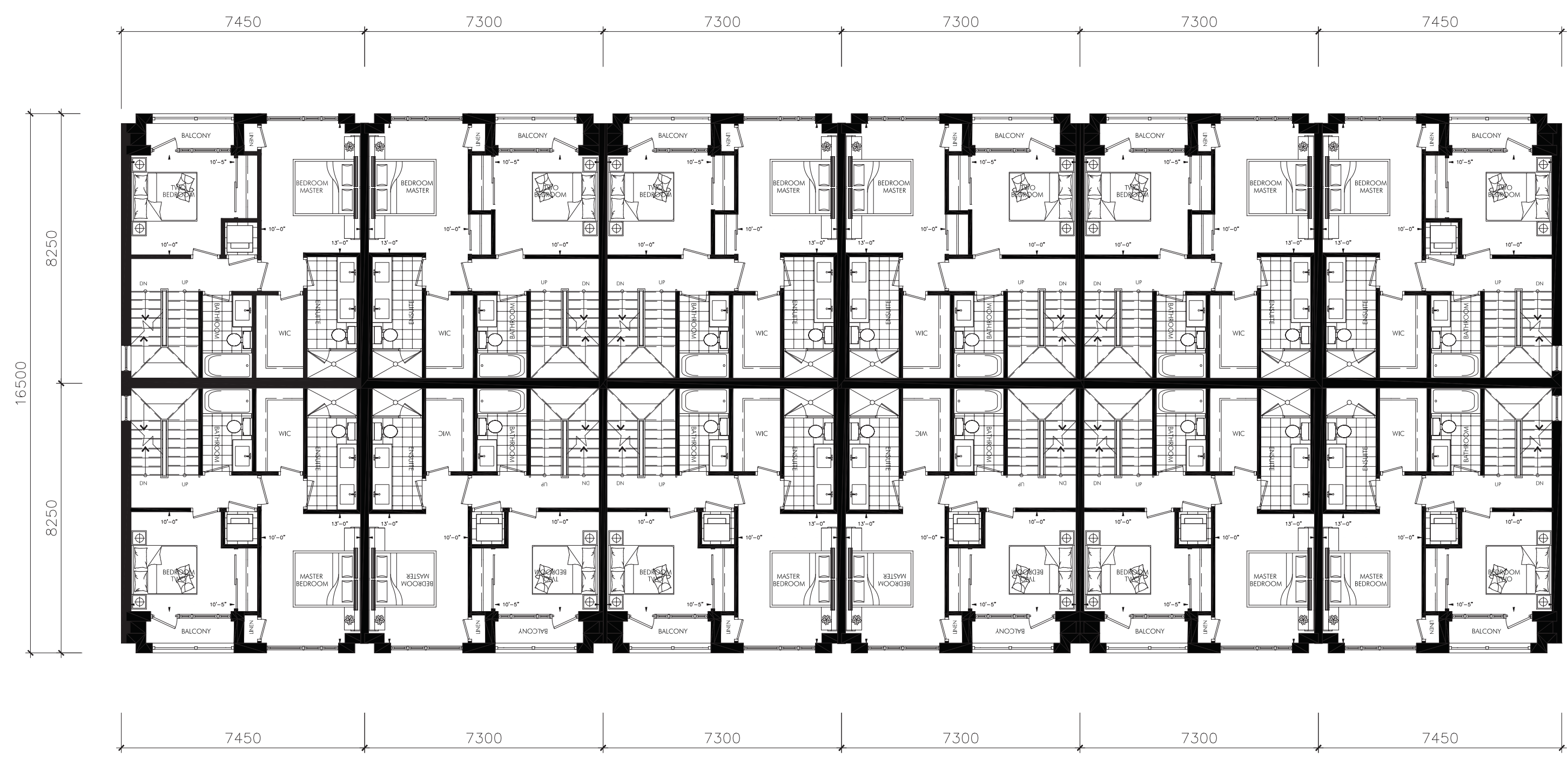
No.	Revision	Date
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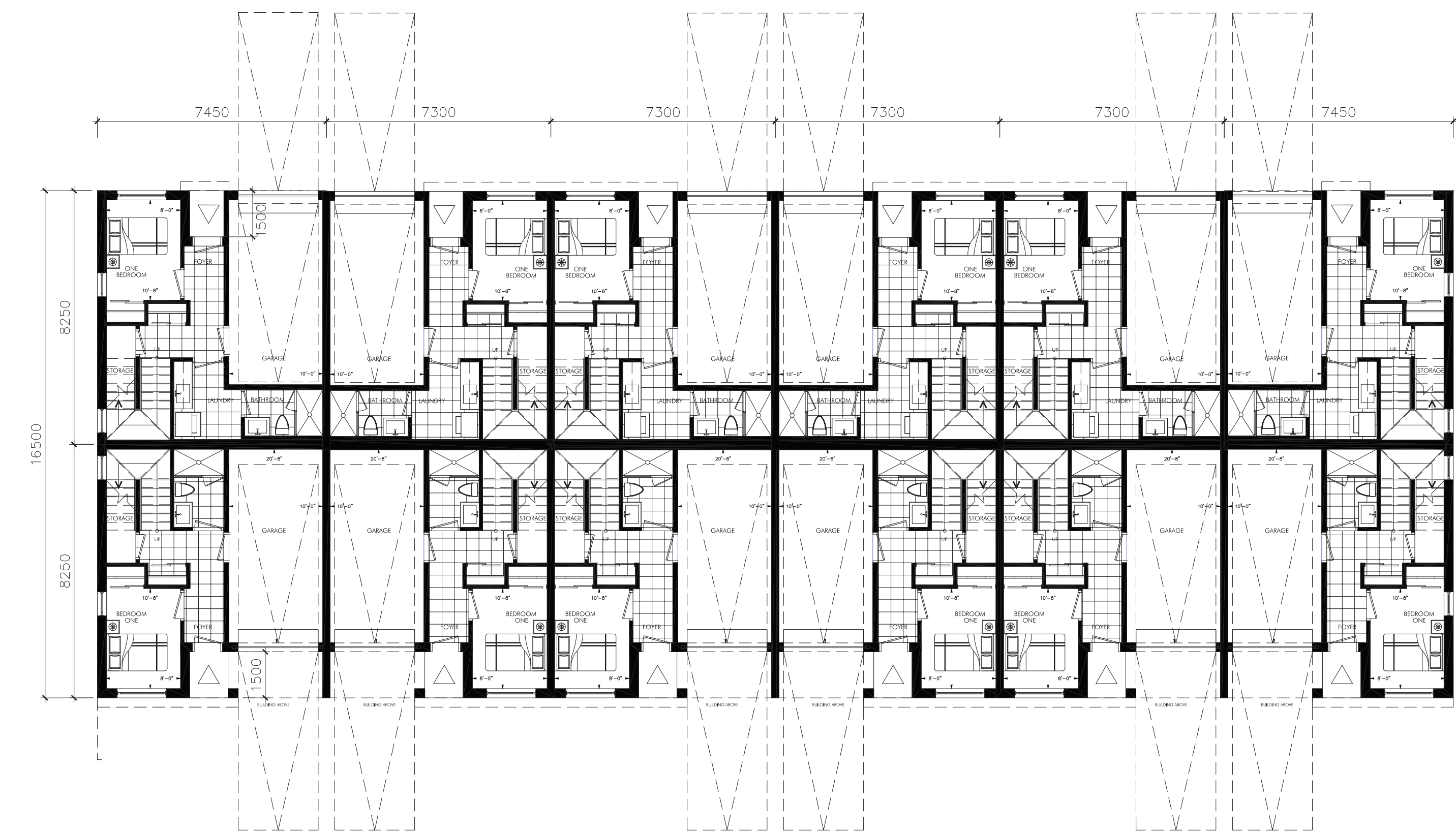
Roof Plan Level **4**
 1:125 SP-10



Third Floor Level **3**
 1:125 SP-10



Second Floor Level **2**
 1:125 SP-10



Ground Floor Level **1**
 1:125 SP-10

4	Revised as per Planning Comments	Sep 1, 2020
3	Site Plan Resubmission	Sep 1, 2020
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No.	ISSUED	DATE

Block N
 Ground, 2nd, 3rd & Roof
 Level Floor Plans

Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

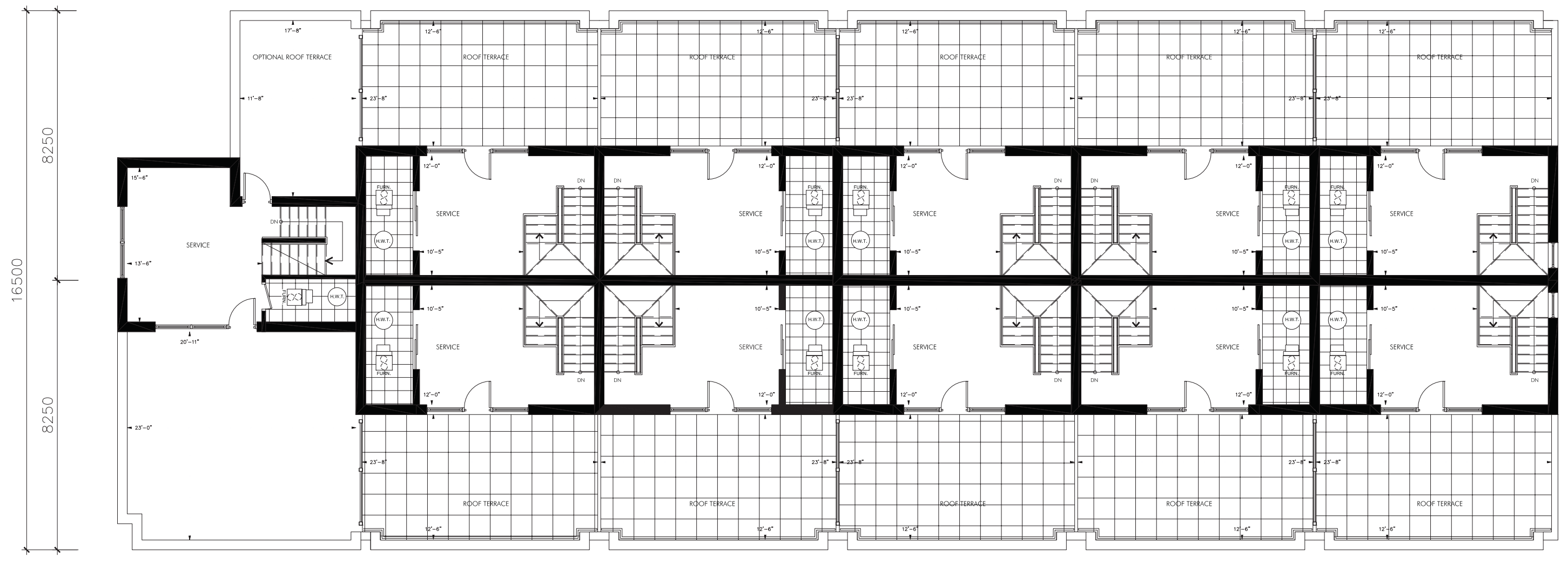
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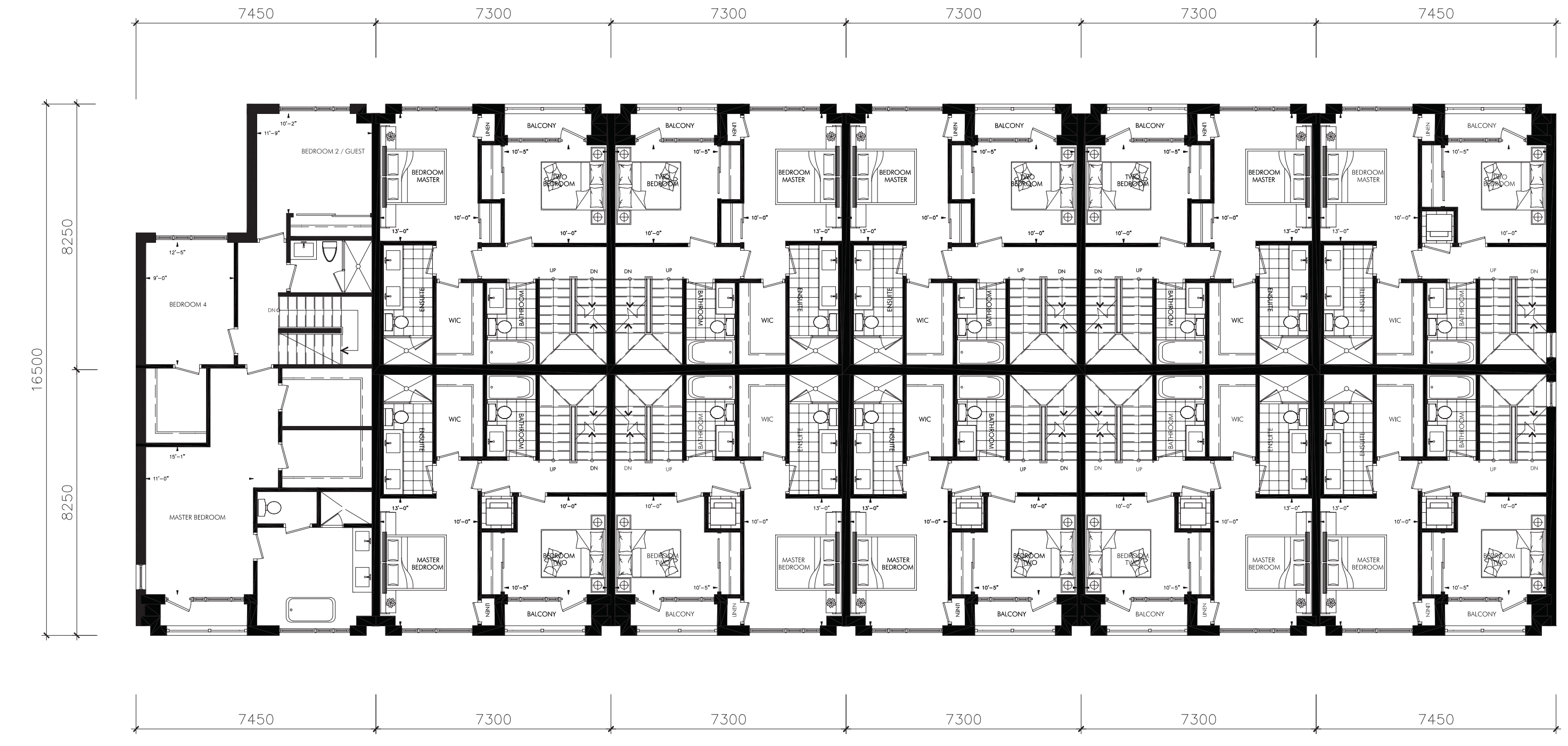


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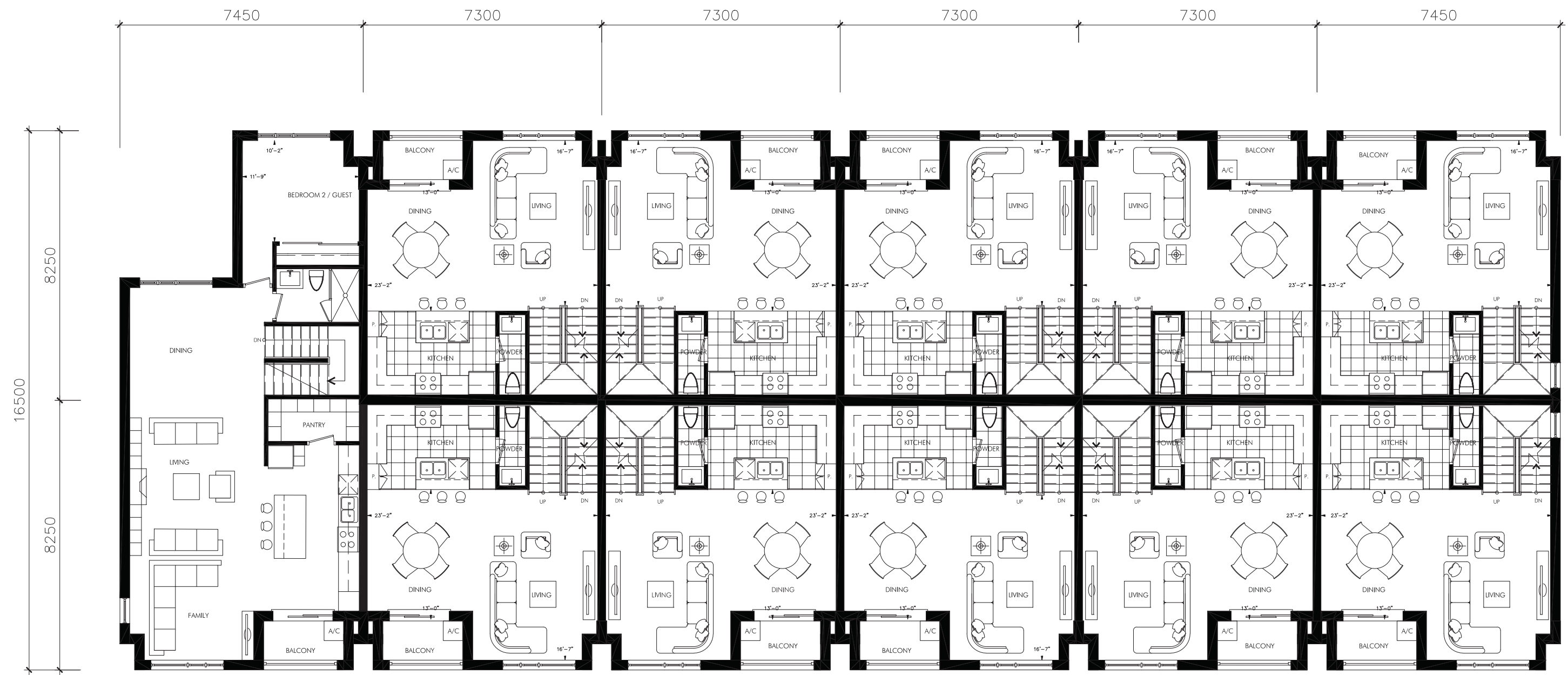
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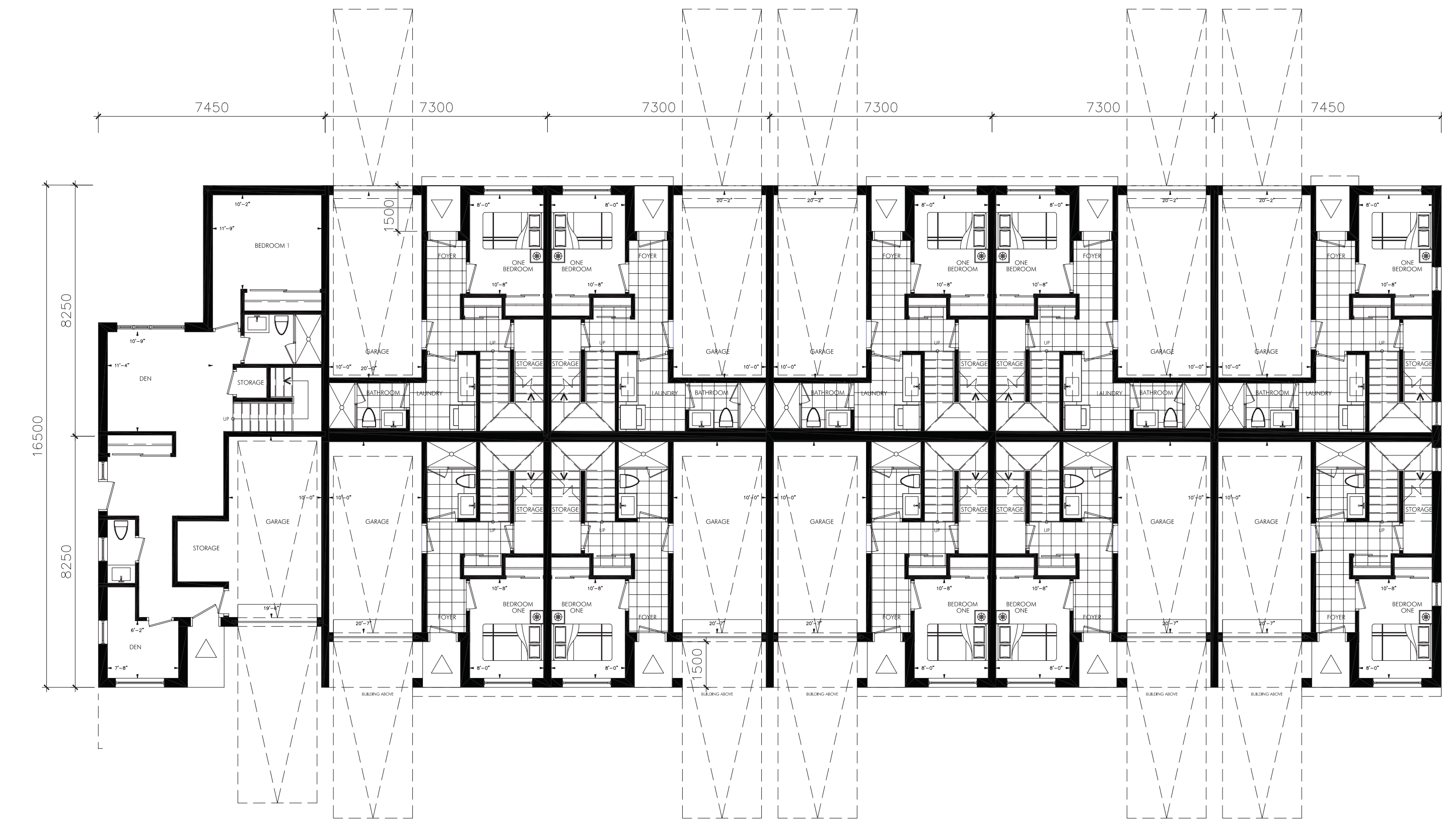
Roof Plan Level 4
 1:125 SP-11



Third Floor Level 3
 1:125 SP-11



Second Floor Level 2
 1:125 SP-11



Ground Floor Level 1
 1:125 SP-11

No.	ISSUED	DATE
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Block P
Ground, 2nd, 3rd & Roof
Level Floor Plans

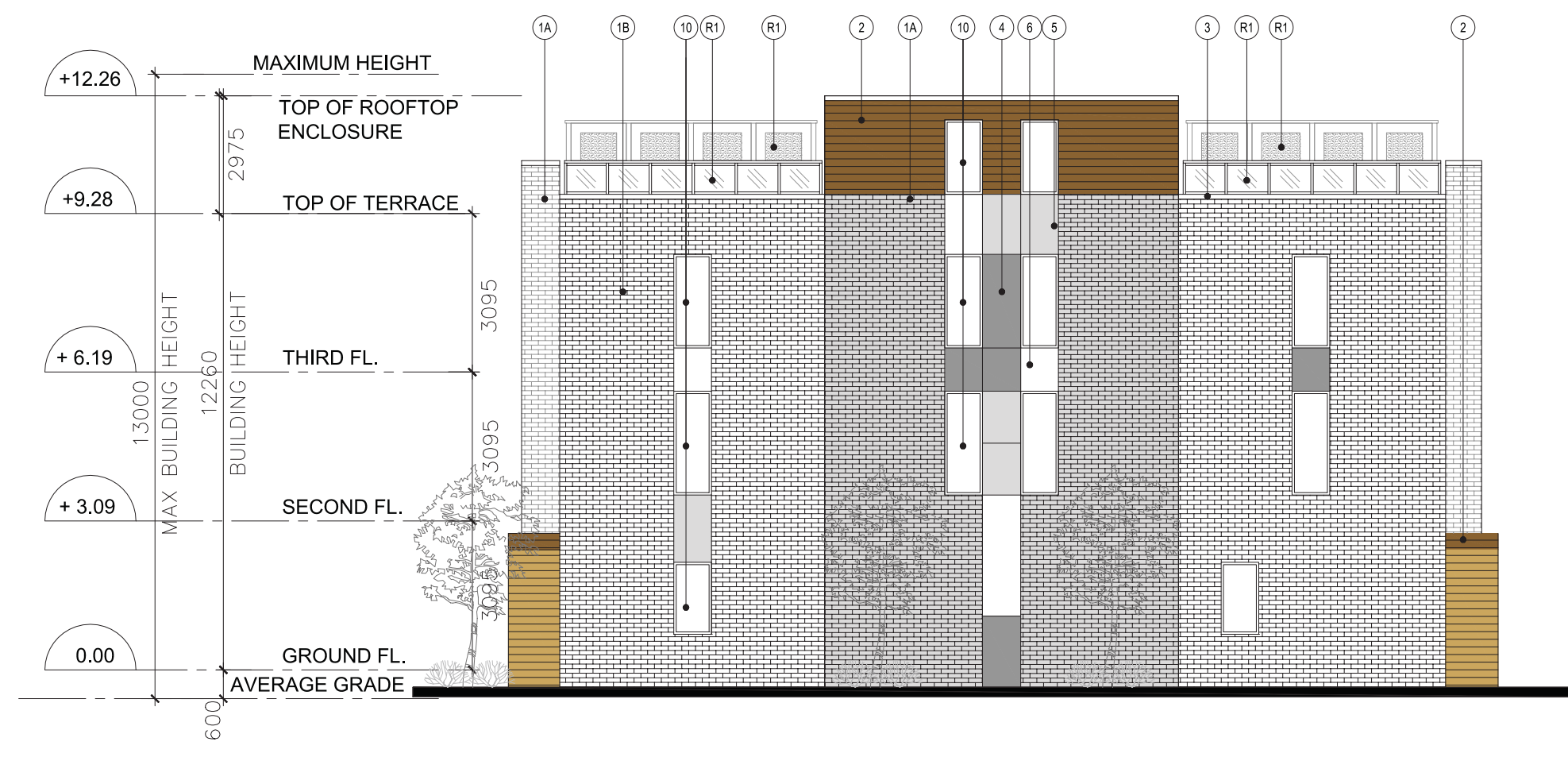
Phase 12
 Project:
 HUMBOLDT PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

Scale:
 AS NOTED
 Drawn by:
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 File No.:
 17-082
 Plot Date:
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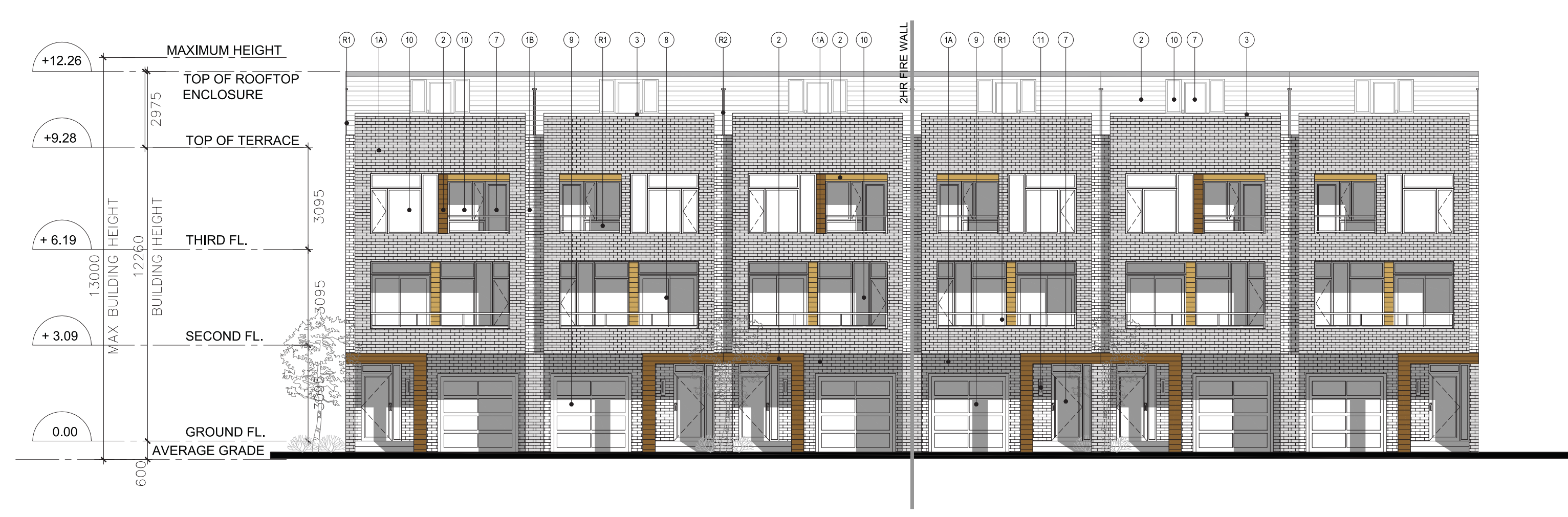
EXTERIOR FINISH SCHEDULE:
 17-082 - GREENSBOROUGH

- | | | | | | |
|---|--|--|---|--|---|
| 1A BRICK VENEER
COLOUR : MINERAL GRAY
TYPE : T.B.D. | 2 WOOD FINISH SIDING
SYSTEM : T.B.D.
COLOUR : T.B.D. | 5 GRAY FINISH PANEL
COLOUR : T.B.D.
SYSTEM : T.B.D. | 8 GLASS SLIDING DOOR
COLOUR : T.B.D.
SYSTEM : KAYCAN. | 11 EXTERIOR LIGHTING
COLOUR : T.B.D.
SYSTEM : T.B.D. | R1 GLASS RAILING
PREFINISHED ALUMINUM BALCONY RAILING AND PICKETS SYSTEM : T.B.D.
RAIL & POST COLOUR : T.B.D.
TEMPERED GLASS COLOUR : T.B.D. |
| 1B BRICK VENEER
COLOUR : POLAR WHITE
TYPE : T.B.D. | 3 ALUMINUM FLASHING
SYSTEM : T.B.D.
COLOUR : T.B.D. | 6 WHITE FINISH PANEL
COLOUR : T.B.D.
SYSTEM : T.B.D. | 9 GARAGE DOOR
COLOUR : DARK BROWN
SYSTEM : KAYCAN. | 12 GARAGE DOOR | R2 DIVIDER
PREFINISHED ALUMINUM RAILING SYSTEM : T.B.D.
RAIL & POST COLOUR : T.B.D.
TEMPERED GLASS COLOUR : T.B.D. |
| 1C BRICK VENEER
COLOUR : MINERAL GRAY
TYPE : T.B.D. | 4 DARK FINISH PANEL
COLOUR : T.B.D.
SYSTEM : T.B.D. | 7 GLASS DOOR
COLOUR : T.B.D.
SYSTEM : T.B.D. | 10 ALUMINUM WINDOW
COLOUR : T.B.D.
SYSTEM : T.B.D. | | |
| 1D BRICK VENEER
COLOUR : POLAR WHITE
TYPE : T.B.D. | | | | | |

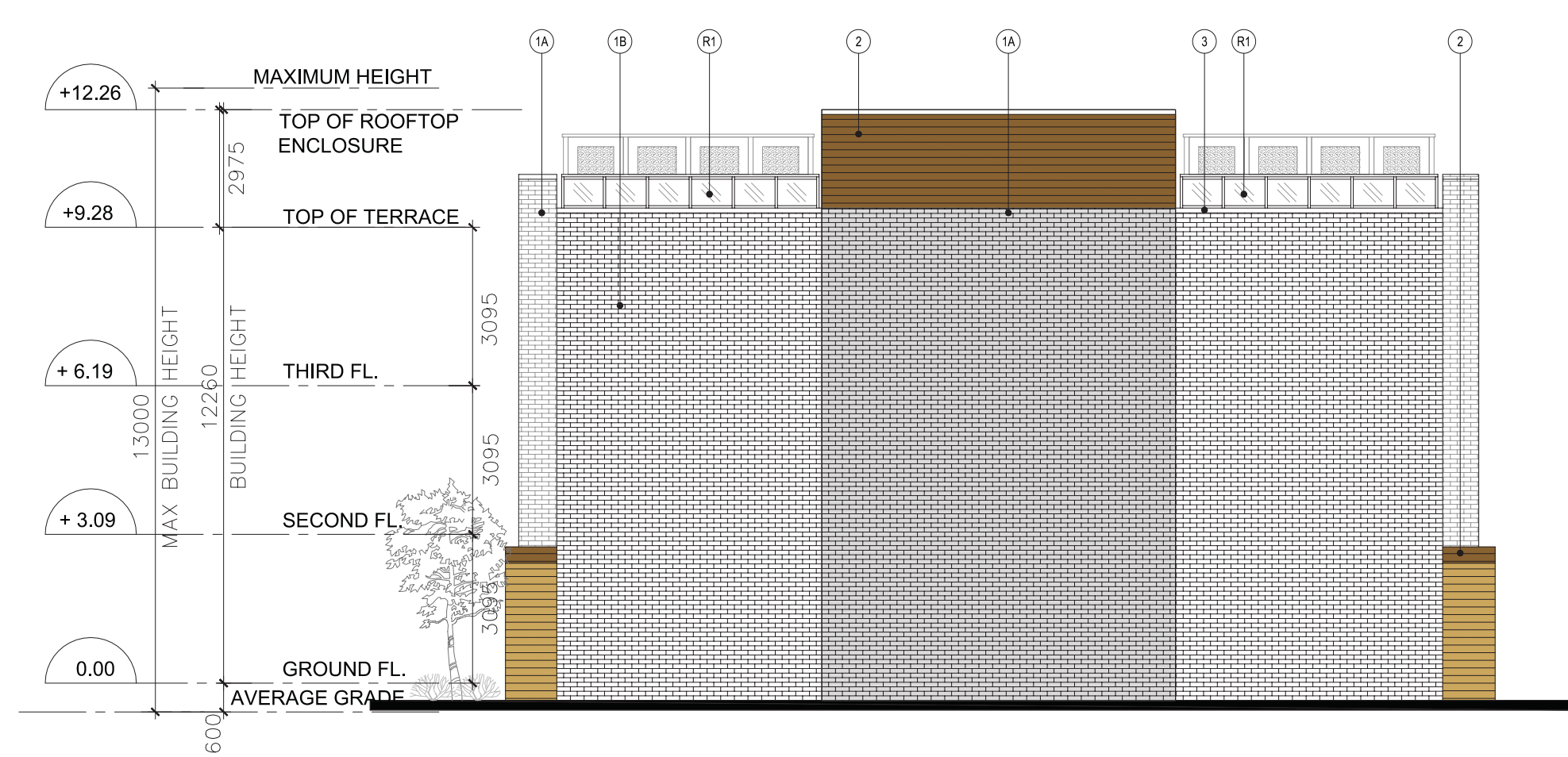
Exterior Finish SSchedule 5 SP-12



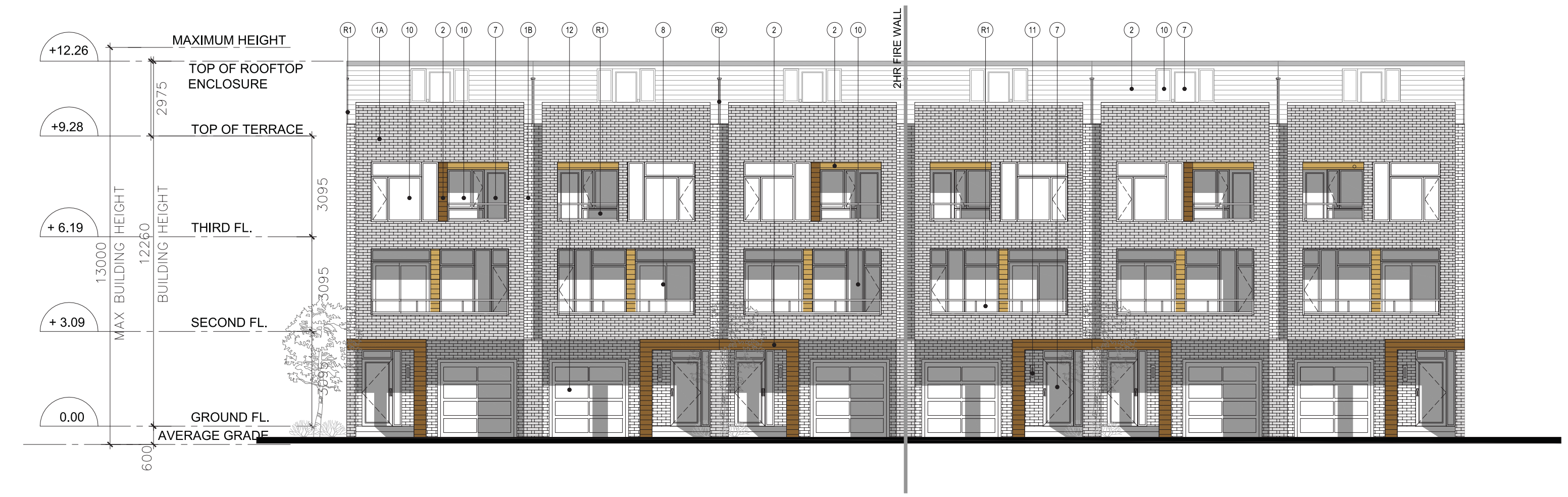
Street End Side Elevation 4 (Block D- Similar Elevation) 1:125 SP-12



West Elevation 3 (Block D- Similar Elevation) 1:125 SP-12



End to End Side Elevation 2 (Block D- Similar Elevation) 1:125 SP-12



East Elevation 1 (Block D- Similar Elevation) 1:125 SP-12

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No.	Revision	Date
1	Revised as per planning comments	Jan 24, 2019

4	Revised as per Planning Comments	Sep 1, 2020
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Typical Elevations

Phase 12
 Project:
 HUMBOLD PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO
 Scale:
 AS NOTED
 Drawn by:
 Checked by:
 File No.:
 17-082
 Plot Date:
 December 3, 2020

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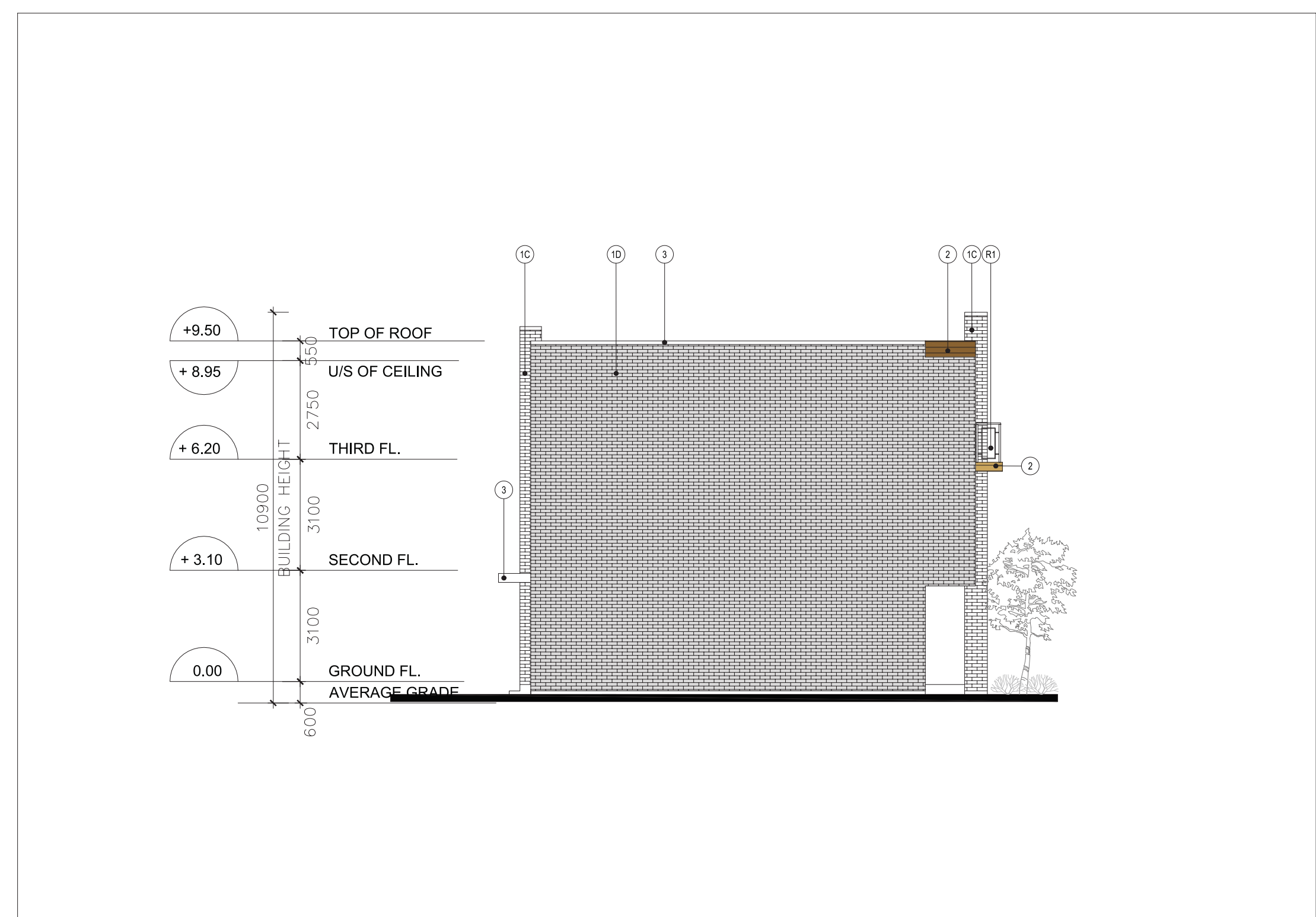
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No.	Revision	Date
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EXTERIOR FINISH SCHEDULE:
17-082 - GREENSBOROUGH

1A BRICK VENEER COLOUR :MINERAL GRAY TYPE :T.B.D.	2 WOOD FINISH SIDING SYSTEM :T.B.D. COLOUR :T.B.D.	5 GRAY FINISH PANEL COLOUR :T.B.D. SYSTEM :T.B.D.	8 GLASS SLIDING DOOR COLOUR :T.B.D. SYSTEM :KAYCAN.	11 EXTERIOR LIGHTING COLOUR :T.B.D. SYSTEM :T.B.D.	R1 GLASS RAILING PREFINISHED ALUMINUM BALCONY RAILING AND PICKETS SYSTEM :T.B.D. RAIL & POST COLOUR :T.B.D. TEMPERED GLASS COLOUR :T.B.D.
1B BRICK VENEER COLOUR :POLAR WHITE TYPE :T.B.D.	3 ALUMINUM FLASHING SYSTEM :T.B.D. COLOUR :T.B.D.	6 WHITE FINISH PANEL COLOUR :T.B.D. SYSTEM :T.B.D.	9 GARAGE DOOR COLOUR :DARK BROWN SYSTEM :KAYCAN.	12 GARAGE DOOR	R2 DIVIDER PREFINISHED ALUMINUM RAILING SYSTEM :T.B.D. RAIL & POST COLOUR :T.B.D. TEMPERED GLASS COLOUR :T.B.D.
1C BRICK VENEER COLOUR :MINERAL GRAY TYPE :T.B.D.	4 DARK FINISH PANEL COLOUR :T.B.D. SYSTEM :T.B.D.	7 GLASS DOOR COLOUR :T.B.D. SYSTEM :T.B.D.	10 ALUMINUM WINDOW COLOUR :T.B.D. SYSTEM :T.B.D.		
1D BRICK VENEER COLOUR :POLAR WHITE TYPE :T.B.D.					

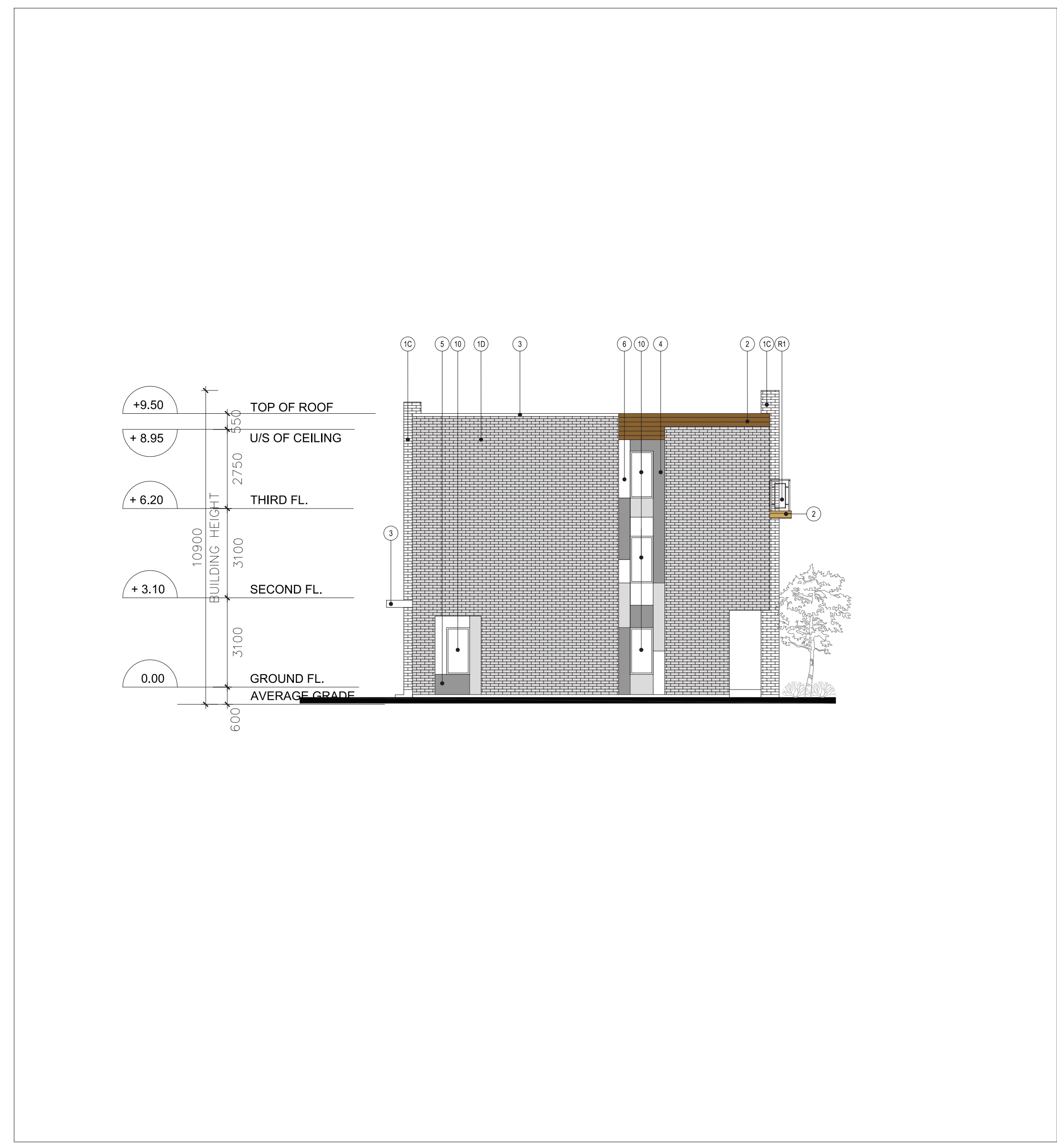
Exterior Finish SSchedule **5**
SP-13



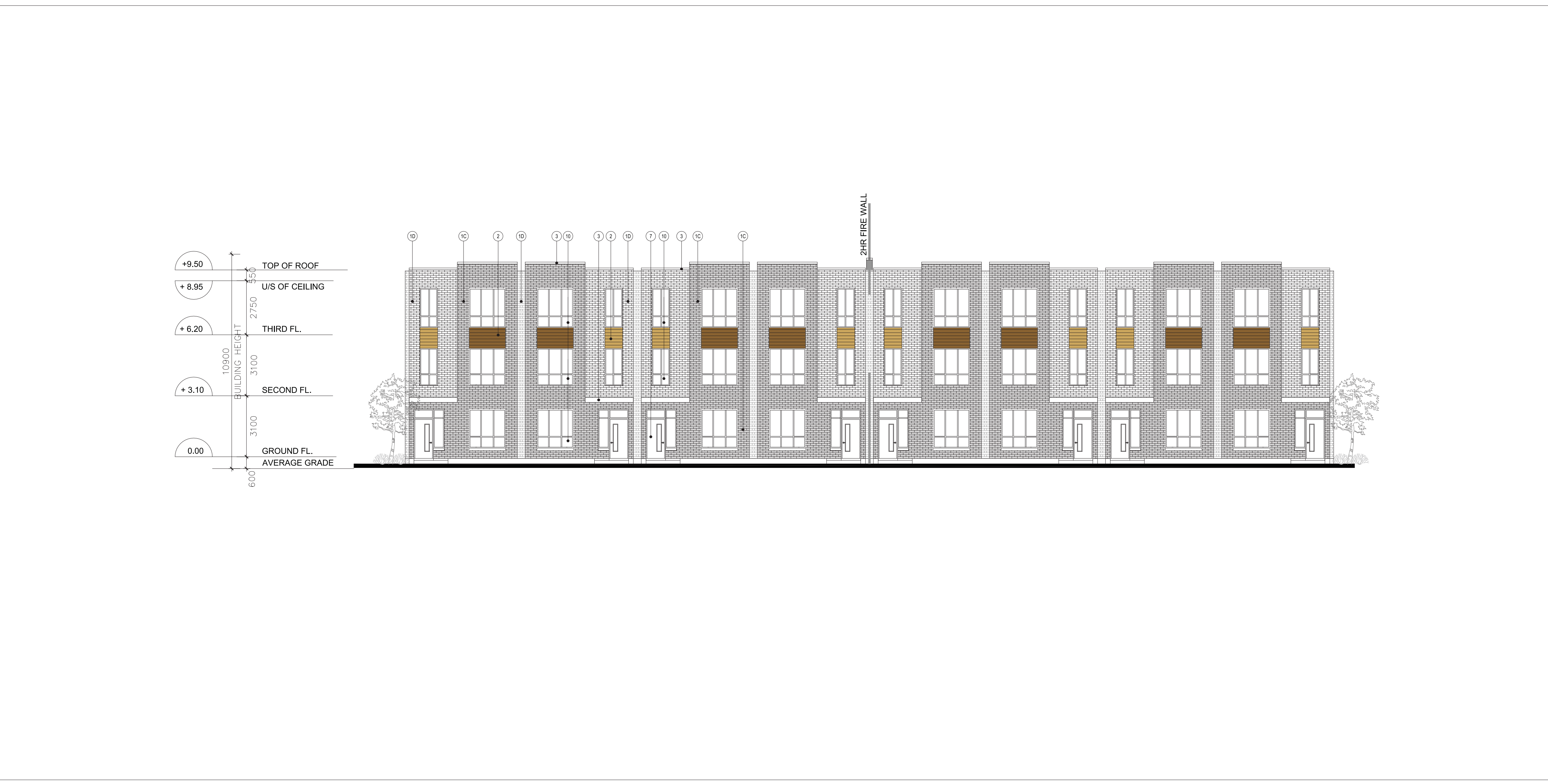
Street End Elevation **4**
1:125 SP-13



Ravine Elevation **3**
1:125 SP-13



End to End Side Elevation **2**
1:125 SP-13



Interior Street Elevation **1**
1:125 SP-13

4	Revised as per Planning Comments	Sep 1, 2020
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Typical Elevations

Phase 12
 Project:
 HUMBOLD PROPERTIES
 Proposed
Townhouse Residential Development
 DONALD COUSENS PARKWAY
 MARKHAM, ONTARIO

Scale:
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 Drawn by:
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