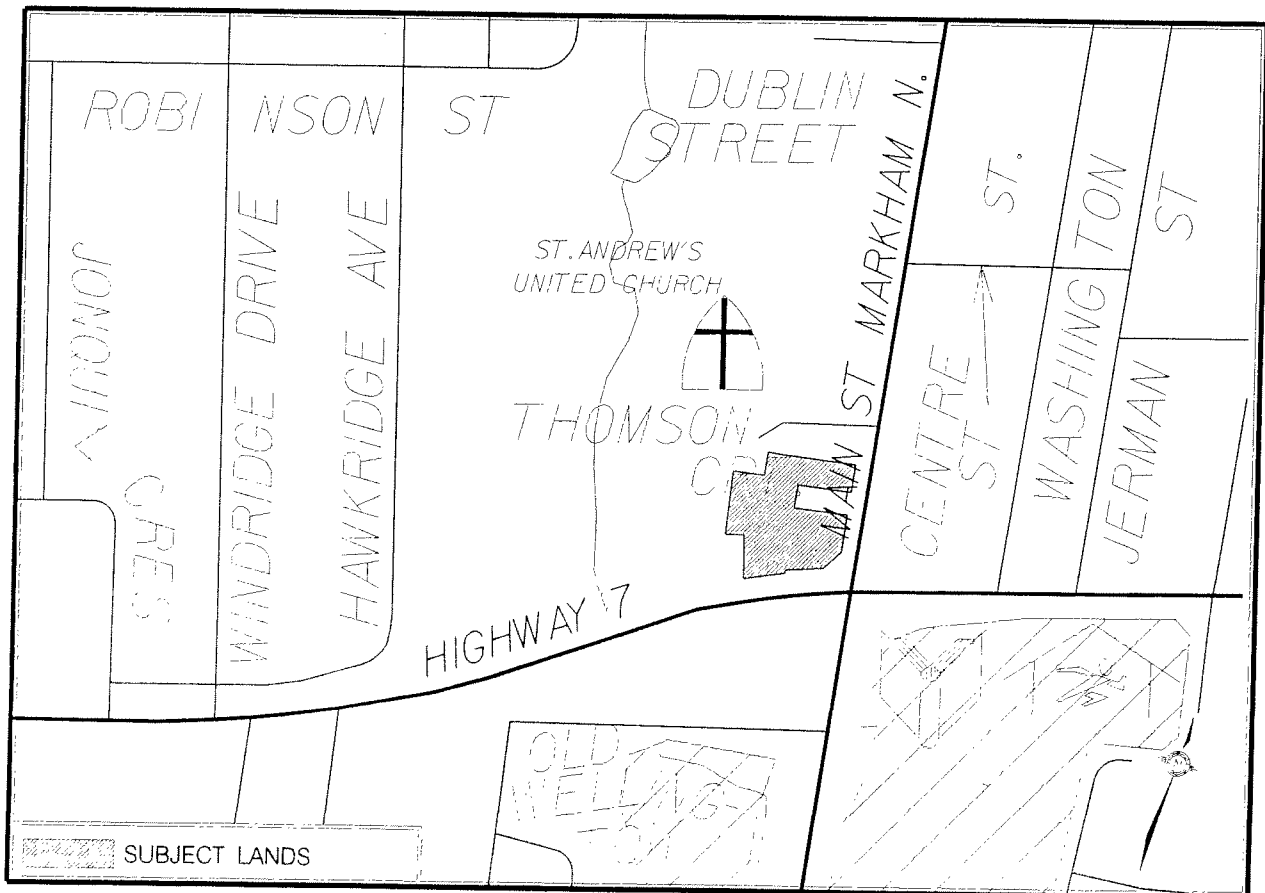


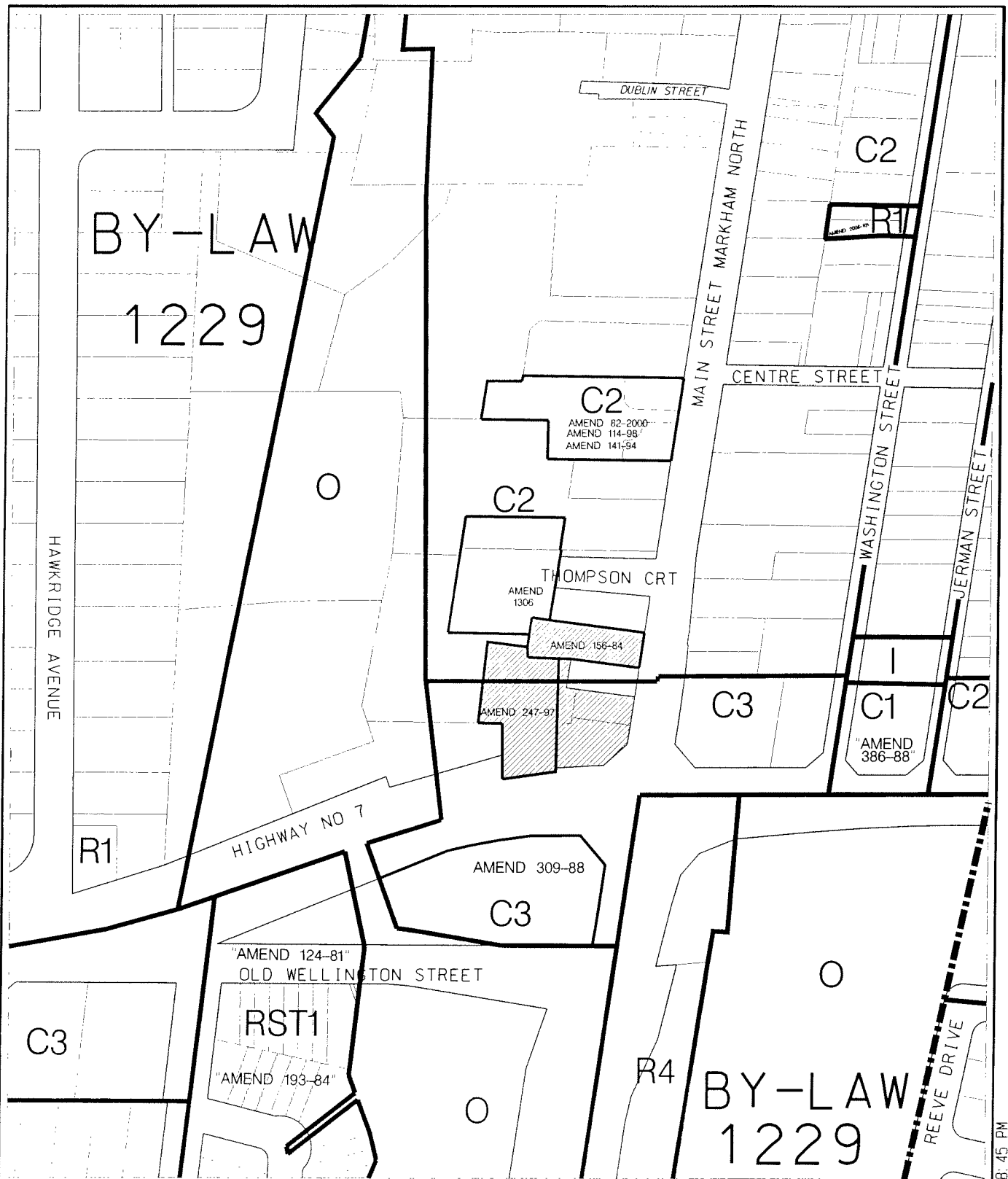
Figure 1:

OWNER: Main & Markham Investments Ltd.
22 St. Clair Avenue West
Toronto , ON
M4T 2S3
(416) 226-1987
(416) 226-3067

AGENT: David Johnston
8 Maple Lane
Unionville , ON
L3R 1R2
(905) 479-9992
(905) 479-9985 (fax)

LOCATION MAP:





AREA CONTEXT /ZONING

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7 EAST

FILE No: SC. 06134364 (PW)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: PW

SCALE 1:



SUBJECT LANDS

DATE: 23/01/08

FIGURE No.2

SC06134364.DGN 23/01/2008 1:38:45 PM



AIR PHOTO (2005)

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7 EAST

FILE No: SC. 06134364 (PW)

 SUBJECT LANDS

DATE: 23/01/08



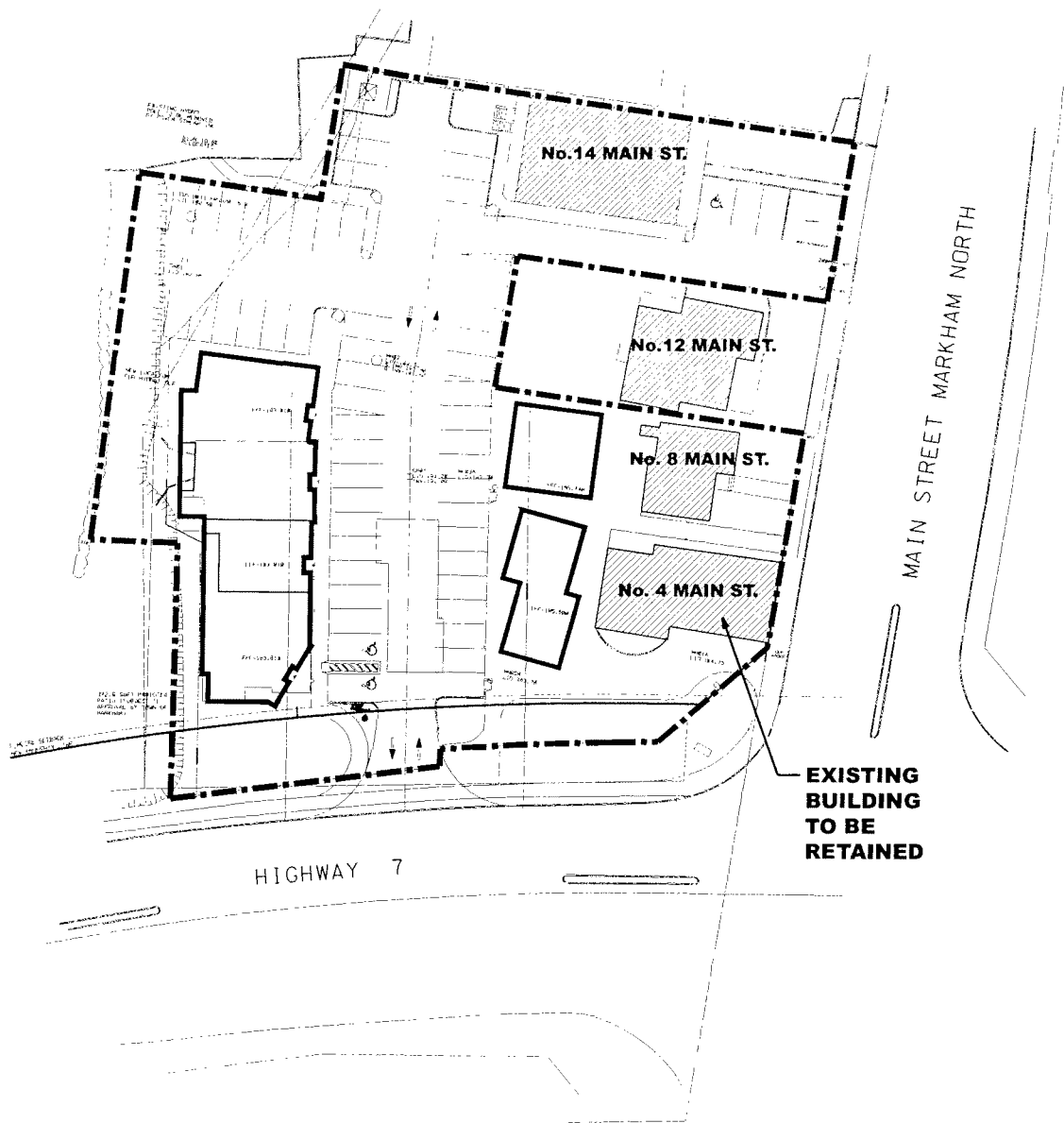
DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: PW

SCALE 1:

FIGURE No.3



SITE PLAN

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7 EAST

FILE No: SC.06134364 (PW)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: PW

SCALE 1:

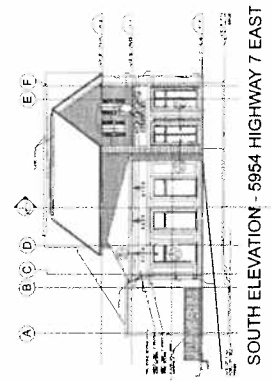


PROPOSED BUILDINGS

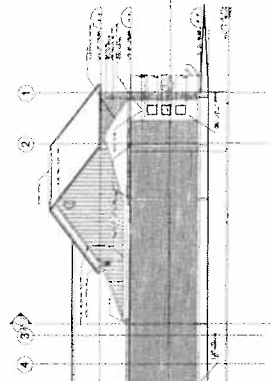
DATE: 23/01/08

FIGURE No.4

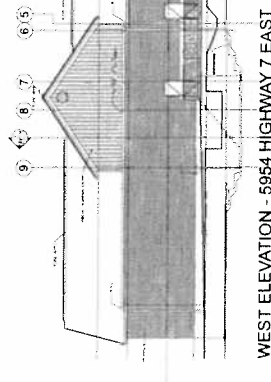
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WEST ELEVATION - 5954 HIGHWAY 7 EAST



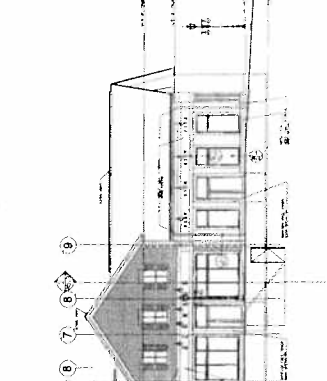
FRONTAL ELEVATION OF ENTRANCE
5954 HIGHWAY 7 EAST



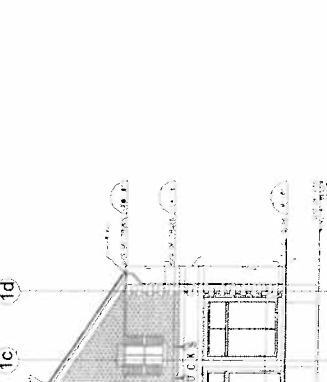
EAST ELEVATION - 5954 HIGHWAY 7 EAST



SOUTH ELEVATION - 5954 HIGHWAY 7 EAST



NORTH ELEVATION - 5954 HIGHWAY 7 EAST



SOUTH ELEVATION - 5954 HIGHWAY 7 EAST

ELEVATIONS - 5954 HIGHWAY 7 EAST

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7

FILE No: SC. 06134364 (PW)

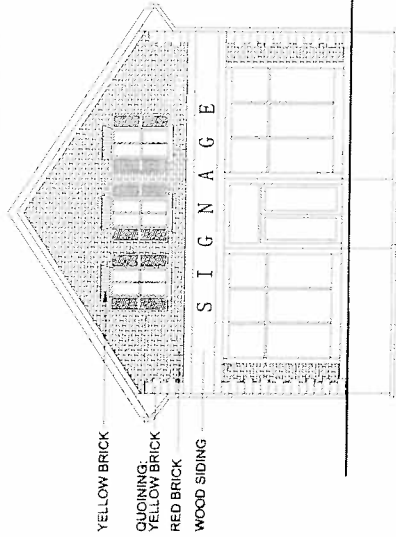


DEVELOPMENT SERVICES COMMISSION

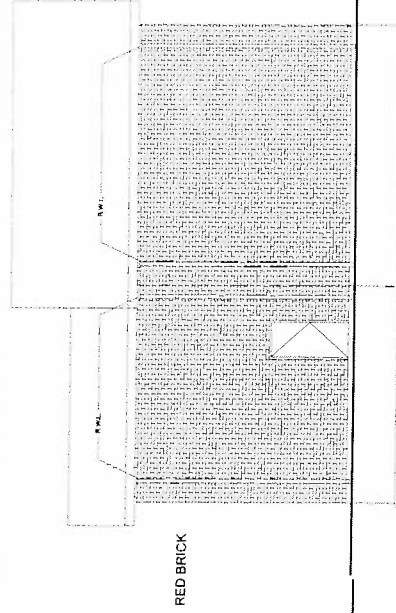
DRAWN BY: CPW CHECKED BY: PW SCALE 1:

DATE: 23/01/08

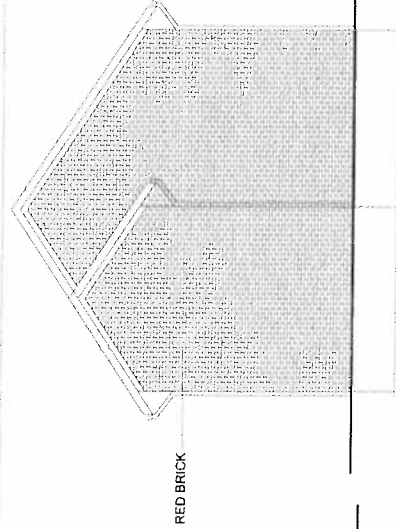
FIGURE No.5



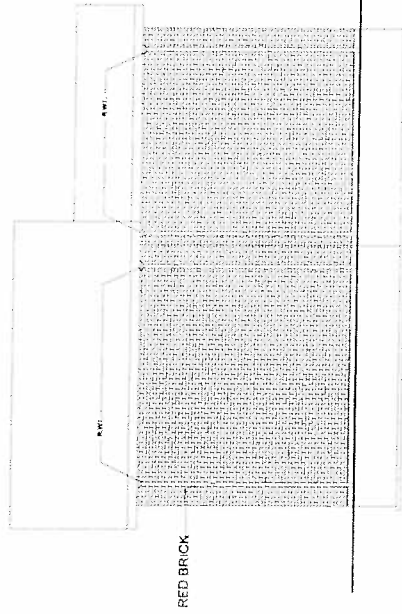
WEST ELEVATION - NO. 8 MAIN ST.
NEW ADDITION



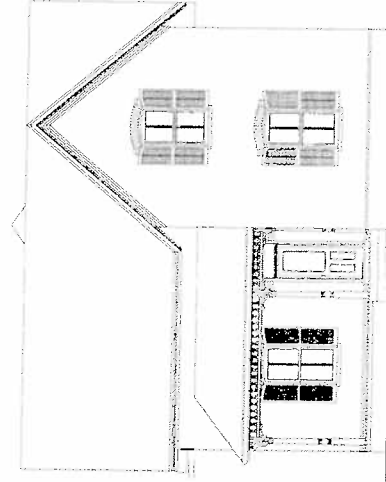
NORTH ELEVATION - NO. 8 MAIN ST.
NEW ADDITION



EAST ELEVATION - NO. 8 MAIN ST.
NEW ADDITION



SOUTH ELEVATION - NO. 8 MAIN ST.
NEW ADDITION



EAST ELEVATION - NO. 8 MAIN ST.
EXISTING BUILDING TO BE RENOVATED

ELEVATIONS - No. 8 MAIN STREET

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7

FILE No: SC. 06134364 (PW)

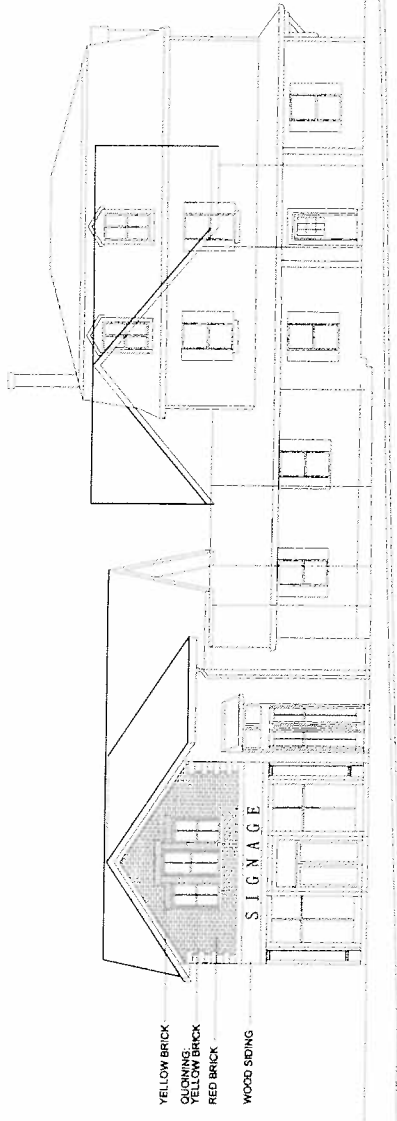


DEVELOPMENT SERVICES COMMISSION

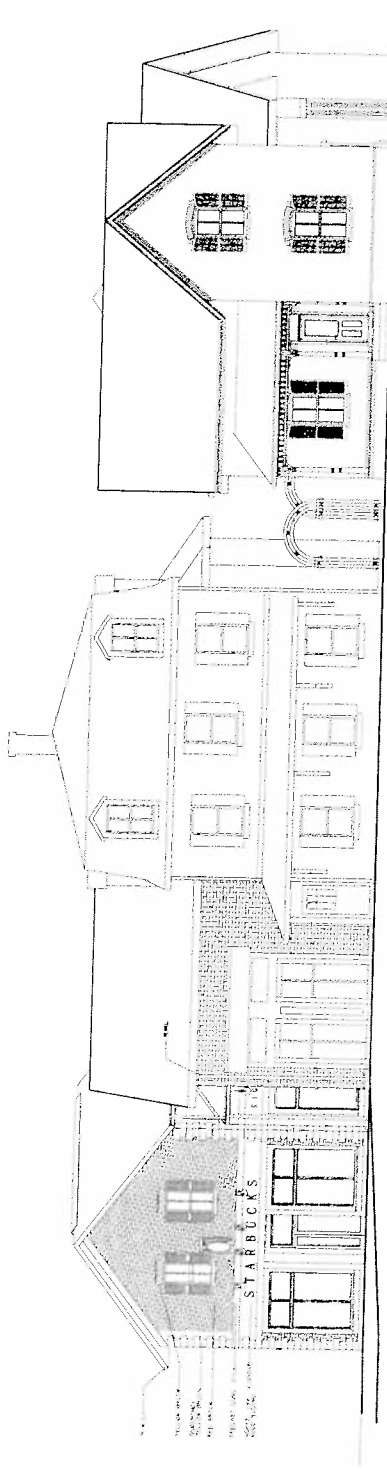
DATE: 23/01/08

DRAWN BY: CPW CHECKED BY: PW SCALE 1:

FIGURE No. 6



SOUTH ELEVATION - HIGH WAY 7 STREETSCAPE



EAST ELEVATION - MAIN ST. STREETSCAPE

ELEVATIONS - STREETSCAPE HIGHWAY 7 & MAIN ST.

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7

FILE No: SC. 06134364 (PW)

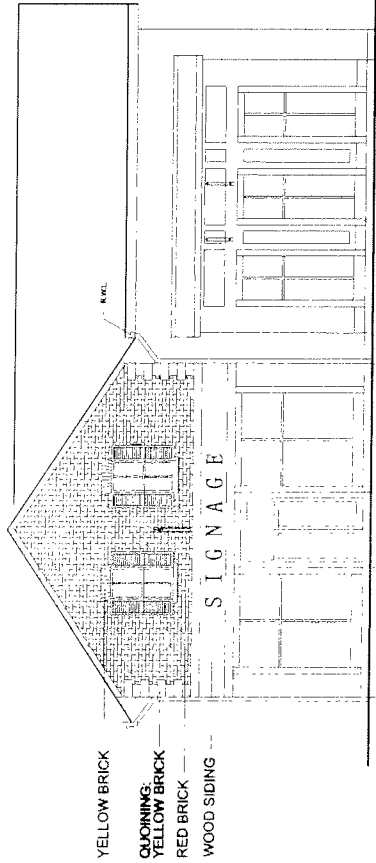


DEVELOPMENT SERVICES COMMISSION

DATE: 23/01/08

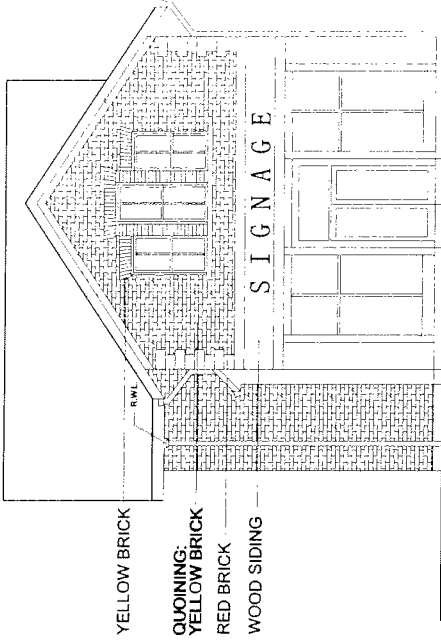
FIGURE No.7

DRAWN BY: CPW CHECKED BY: PW SCALE: 1:



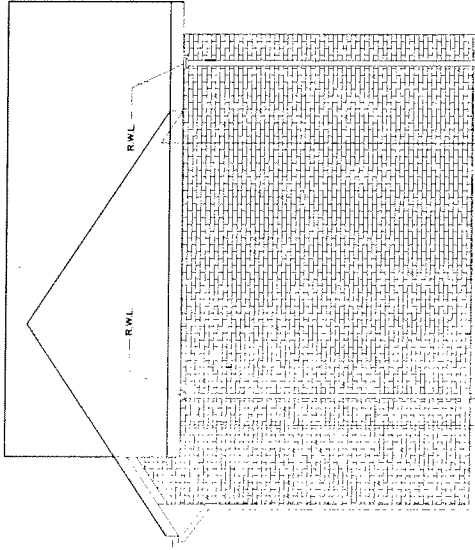
WEST ELEVATION - 5956 HIGHWAY 7

YELLOW BRICK
QUOINING:
YELLOW BRICK
RED BRICK
WOOD SIDING

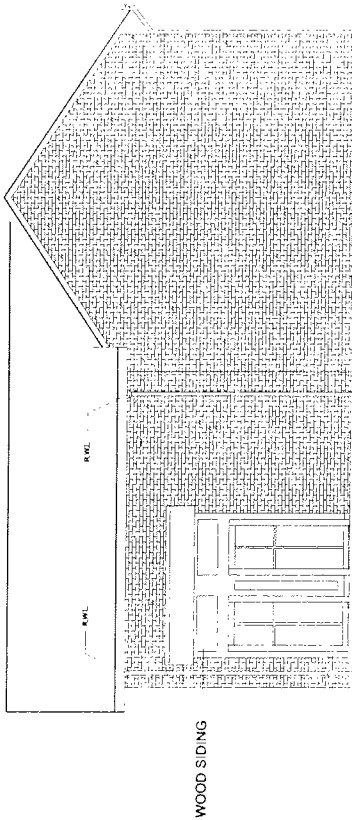


SOUTH ELEVATION - 5956 HIGHWAY 7

YELLOW BRICK
QUOINING:
YELLOW BRICK
RED BRICK
WOOD SIDING



NORTH ELEVATION - 5956 HIGHWAY 7



EAST ELEVATION - 5956 HIGHWAY 7

WOOD SIDING

ELEVATIONS - 5956 HIGHWAY 7 EAST

APPLICANT: MAIN AND MARKHAM INVESTMENTS LTD.
5954 - 5956 HIGHWAY 7

FILE No: SC. 06134364 (PW)



DEVELOPMENT SERVICES COMMISSION

DATE: 23/01/08

DRAWN BY: CPW CHECKED BY: PW SCALE: 1:

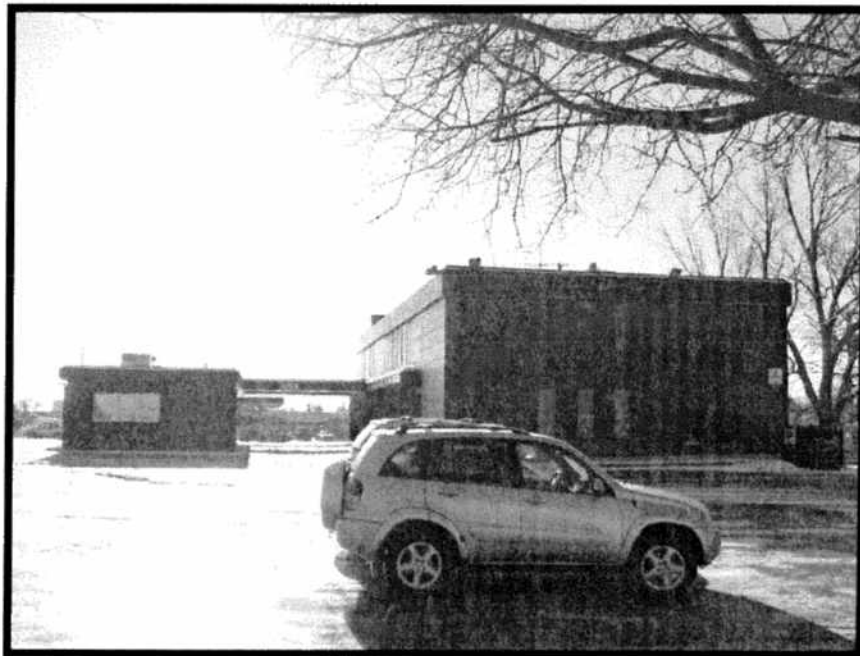
FIGURE No.8

Figure 9:

**5954 Highway 7 E. Markham
Village**



Existing 2 storey office building looking north from Highway 7 E. (To be demolished)



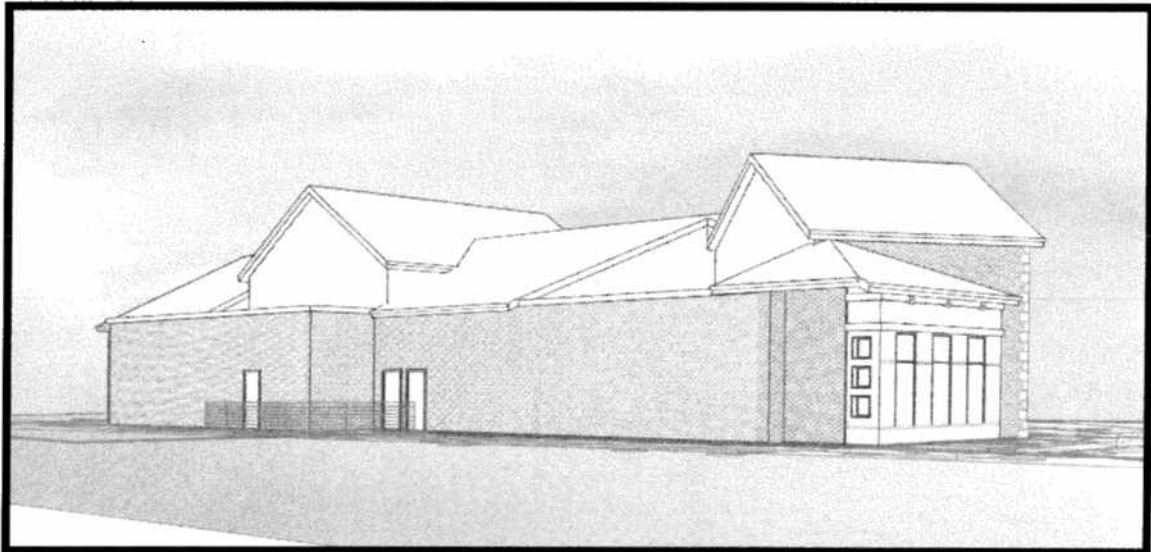
Existing 2 storey office building and 1 story adjunct looking south (To be demolished)

Figure 10:

Perspective views of proposed one storey building at 5954 Highway 7 E.



Proposed one storey building viewed from south east



Proposed new building viewed from south west

Appendix 'A'

Site Plan Conditions

1. THAT site plan approval be delegated to the Director of Planning & Urban Design or her designate, to be issued following the execution of a site plan agreement. Site plan approval shall be issued only when the Director has signed the site plan "approved".
2. THAT the owner enter into a site plan agreement with the Town for the three proposed one storey detached commercial buildings at 5954-5956 Highway 7 E. containing all standard and special provisions and requirements of Town departments and public agencies;
3. AND THAT the site plan agreement make provisions for the payment by the applicant of all applicable fees, recoveries, and development charges;
4. AND THAT Heritage section Staff be given authority to approve the final architectural details of the three proposed new buildings and the restoration plan of No. 8 Markham Main St.
5. AND THAT prior to the execution of the site plan agreement, the owner shall submit final drawings which comply with all the requirements of the Town and authorized public agencies to the satisfaction of the Commissioner of Development Services;
6. AND THAT prior to the execution of the site plan agreement, the Owner shall submit a Landscape Plan, prepared by a Landscape Architect having O.A.L.A. membership, to the satisfaction of the Commissioner of Development Services;
7. AND THAT the site plan approval shall lapse after a period of (3) years commencing February 19, 2008 in the event that a site plan agreement is not executed within that period.

Appendix 'B'

HERITAGE MARKHAM EXTRACT

DATE: January 4, 2007

TO: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Heritage Planner

EXTRACT CONTAINING ITEM #8 OF THE FOURTEENTH HERITAGE MARKHAM
COMMITTEE MEETING HELD ON DECEMBER 13, 2006

8. SITE PLAN APPROVAL APPLICATION
FILE NO. SC 06 134364
5954 HIGHWAY 7
PROPOSED RE-DEVELOPMENT (16.11)
Extracts: R. Hutcheson, Manager of Heritage Planning;
P. Wokral, Heritage Planner
-

HERITAGE MARKHAM RECOMMENDS:

THAT Heritage Markham has no objection to the proposed redevelopment of 5954 Highway 7 subject to the following refinements to the design concept;

THAT the following architectural elements of the proposed new buildings be addressed:

- the logical architectural use of wood and brick cladding;
- more historically appropriate treatment of masonry around window and door openings;
- more traditional configurations of storefronts and signage;
- more traditional detailing of rooflines and eaves;

THAT the heritage house located at 8 Main Street North be restored by:

- removing the paint from the brick;
- the addition of historically accurate wooden shutters;
- the recreation of an authentic Victorian verandah on Main St.;
- the addition of false chimneys;
- and the replacement of the current front door with a more historically accurate front door.

AND THAT final approval of architectural details be delegated to Heritage
Section Staff.

CARRIED.