

AREA CONTEXT /ZONING

APPLICANT: ARYEH CONSTRUCTION LTD.
8293 & 8303 WARDEN AVENUE

FILE No: OP.081092285 (SH)



DEVELOPMENT SERVICES COMMISSION

DWN BY: CPW

CHK BY: SH

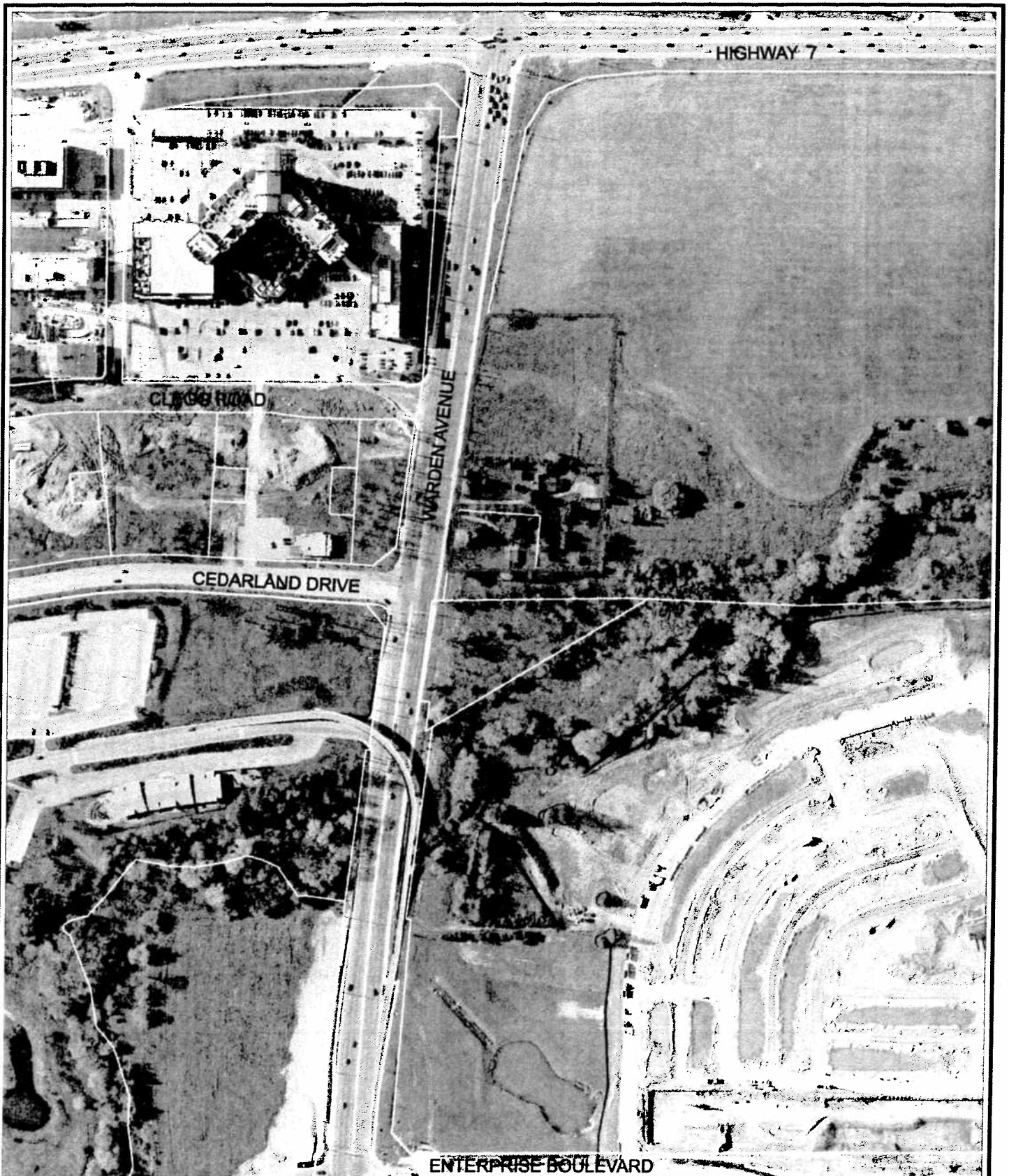
SCALE 1: 4000

SUBJECT LANDS

DATE: 08/03/26

FIGURE No.2

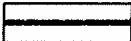
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AIR PHOTO (2007)

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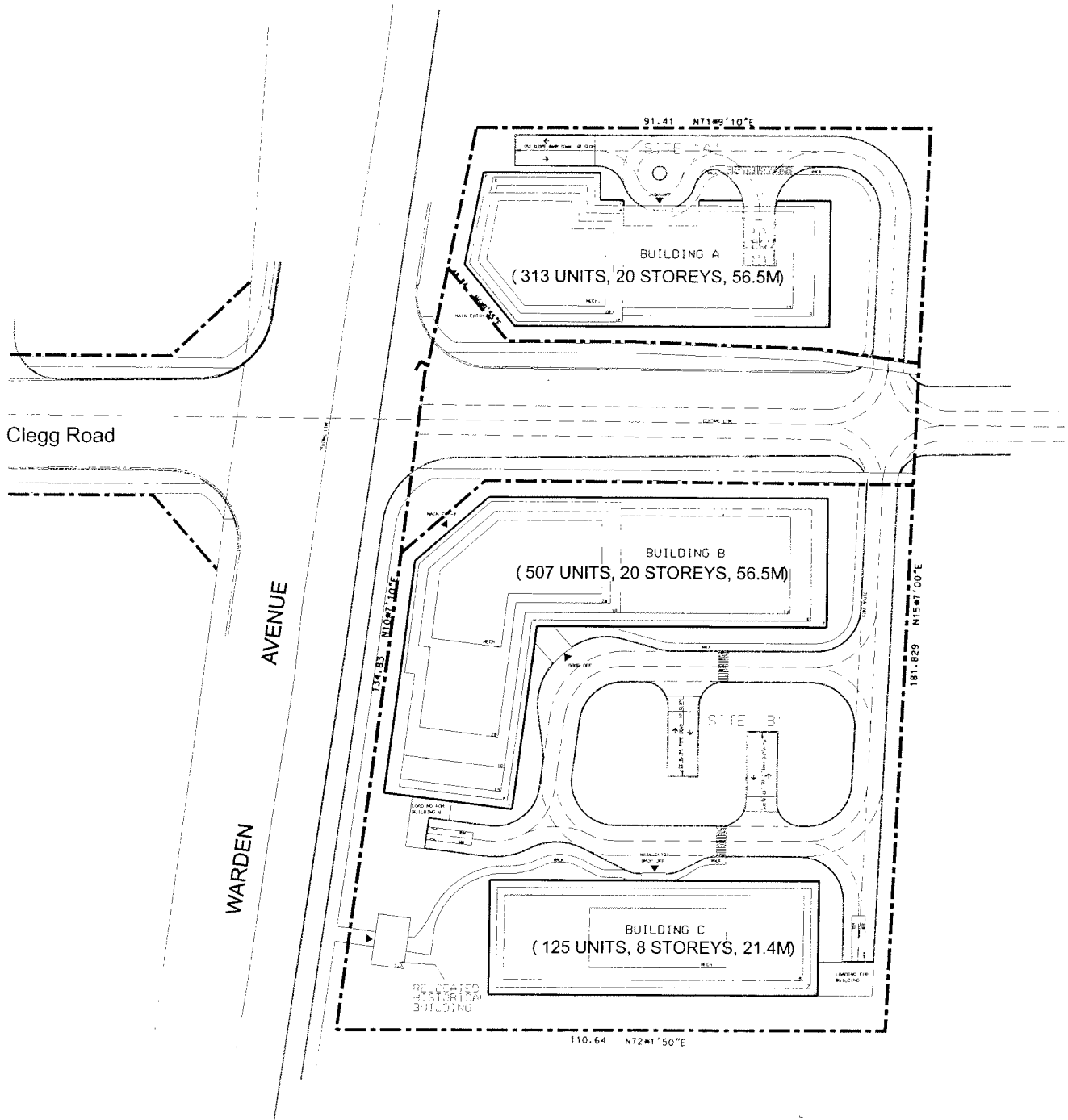
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FIGURE No.3



PROPOSED SITE PLAN

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FIGURE No.4

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APPENDIX A

February 14, 2008

Town of Markham
101 Town Centre Boulevard
Markham, Ontario
L3R 9W3

2411

PMG
Planning
Consultants

227 Bridgeland Avenue
Toronto, Canada M6A 1Y7
Tel. (416) 787-4935
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E-Mail: pmg@pmgplanning.ca

**Re: Official Plan Amendment Application
Aryeh Construction Ltd. - 8293 and 8303 Warden Avenue**

pmg

Attn: Scott Heaslip, Senior Project Coordinator – Central District
Planning and Urban Design Department

Dear Mr. Heaslip;

Enclosed please find our application to amend the Official Plan to allow for the development of two 20-storey, and one 8-storey residential buildings on the above noted site, as per our Re-Zoning application ZA 07 118026 and our Plan of Subdivision application SU 06 135184. The application includes:

- 1 original of the application form;
- 20 copies of the Draft Official Plan Amendment;
- 20 full size and 1 - 8 ½ x 11" reduction of the Site Plan prepared by E.I. Richmond Architects;
- 1 copy of the Plan of Survey prepared by Rady-Pentek & Edward Surveying Ltd.
- 1 cheque for \$22,680 made out to the Treasurer, Town of Markham

Although the Preliminary Report on the re-zoning and subdivision applications indicates that the proposal is "generally consistent with the overall objectives of the 'Community Amenity Area – Major Urban Place' designation of the Markham Centre Secondary Plan", we have also noted issues of height and density with respect to interpretation of the Secondary Plan policies. We also recognize the difficulty in coordinating with adjacent properties within the precinct. Therefore, out of an abundance of caution, we are submitting this application. The draft OPA is intended to reflect the necessary amendments to accommodate the development, and may be subject to further editing as the OPA is processed. If it is determined through the process that this should be a Minor Amendment, or that the application is not required, we will work with you to adjust accordingly.

If you have any questions, please don't hesitate to call.

Yours very truly,
PMG Planning Consultants



Peter Swinton, B.Arch, MCIP, RPP
Manager of Urban Design

