

Memorandum to the City of Markham Committee of Adjustment

November 07, 2024

File: A/107/24
Address: 5690 14th Avenue, Markham
Applicant: KLM Planning Partners Inc. (Billy Tung)
Hearing Date: Wednesday, November 20, 2024

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

The Applicant is requesting relief from the following Business Corridor (BC) zone requirements of By-law 108-81, as amended, as they relate to a proposed single-storey mixed use development:

a) By-law 108-81, Amending By-law 2002-258, Section 8.83(j)(i):

a minimum landscaped open space of 0.0 metres adjacent to the south lot line, whereas the by-law requires a minimum landscaped open space of 6.0 metres;

b) By-law 108-81, Amending By-law 52-96, Section 6.2(c)(i):

a minimum lot area of 0.45 hectares, whereas the by-law requires a minimum lot area of 0.80 hectares;

This application is associated with Site Plan Control application SPC 24 177477 which is currently under review. This application is also related to Minor Variance application A/005/24 which was approved on March 6, 2024, and was Final and Binding on March 27, 2024

BACKGROUND

Property Description

The 4,917.12 m² (52,927.44 ft²) subject property is located on the north side of 14th Avenue, west of Markham Road and south of Travail Road. The property is located within an established Business Commercial zone comprised of a mix of one and two-storey Industrial, Commercial and Institutional buildings. The surrounding area is designated as General Employment by the 2014 Official Plan.

Proposal

The applicant is proposing to construct a 1,623 m² (17,469.83 ft²) one-storey commercial building with 1,339 m² (14,412.88 ft²) of gross leasable floor area. A total of 59 parking spaces, including 3 accessible spaces will be provided.

History

In April 2008, a Land Division Application was submitted to sever and convey the southeast portion of 5680 14th Avenue, and was approved by the Committee of Adjustment on May 21, 2008, subsequently creating the parcel municipally known as 5690 14th Avenue (the "Subject Lands") which exists to date. A Minor Variance Application (A/45/08) was submitted alongside the Land Division Application to rectify the minimum lot area zoning requirement as a result of the severed parcel.

In November 2012, a Minor Variance Application (A/204/12) was submitted for a proposed Private School on the subject lands. The application requested relief from the by-law regarding the minimum lot area and the minimum landscape strip. The Committee of Adjustment approved the application on May 07, 2014.

Since then, ownership of the subject lands has changed and the new owner is now proposing a single storey commercial building. To support this proposed development, a Minor Variance Application (A/005/24) and Site Plan Control Application (SPC 24 177477) were submitted. Minor Variance Application A/005/24 sought relief for reduced landscaped open space and minimum lot area requirements, and was approved by the Committee of Adjustment on March 6, 2024.

During the Site Plan Application process, it was discovered that the original property survey did not account for the 4.5 m regional road widening allowance along 14th Avenue that was already conveyed by the previous owner. Consequently, a further reduction in the minimum required landscaped open space and lot area is now necessary to accommodate this requirement.

Official Plan and Zoning

Official Plan 2014 (partially approved on November 24/17, and updated on April 9/18)

The Official Plan designates the subject property “General Employment”, which provides for manufacturing, processing, and warehousing, along with supplementary storage, retail, service, and office functions that support the main manufacturing, processing, or warehousing use. Trade schools are included under this designation.

Furthermore, the 2014 Official Plan provides discretion for other uses such as restaurants, services, commercial schools, offices (excluding medical offices), as well as motor vehicle body shop and repair facilities, and crematoriums. These discretionary uses require a site-specific development for zoning approval and are subject to conditions outlined in section 8.5.5.3 of the 2014 Official Plan.

Zoning By-Law 108-81

The subject property is zoned Business Corridor (BC) under By-law 108-81, as amended, which permits the following uses:

1. Banks and financial institutions
2. Data processing and related facilities
3. Day nurseries and day care centres
4. Dry cleaning establishments
5. Health centres
6. Indoor recreation establishments
7. Offices
8. Personal service shops
9. Places of entertainment
10. Research and training centres
11. Restaurants
12. Retail stores
13. Service shops
14. Commercial schools.

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

Reduction in Minimum Required Landscaped Open Space

The requested variance to permit a reduced landscape strip of 0 m relates to the fact that the original property survey did not account for the 4.5m (15 ft) road widening allowance that was already conveyed to the Region in 2015 by the previous owner of the property.

Staff note that The Region of York has since revised its road widening conveyance requirements, which now require 1.0 m (3 ft) less land than what was previously conveyed. Although this excess land is not returned to the owner, it effectively functions as a 1.0 m landscaped buffer. The Applicant has worked closely with Urban Design Staff to maximize the use of this buffer and minimize the visual impact of the parking area. As a result, Staff have no objections to the proposed variance.

Reduction in Minimum Lot Area

The requested variance to further reduce the minimum lot area from the previously approved 0.49 hectares (1.21 acres) to 0.45 hectares (1.11 acres) for the subject lands is a direct result of the reduced landscape strip. This reduction is minor in nature and will not negatively affect the existing industrial area. Staff view this variance as technical in nature.

PUBLIC INPUT SUMMARY

No written submissions were received as of November 7, 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 "A" for conditions to be attached to any approval of this application.

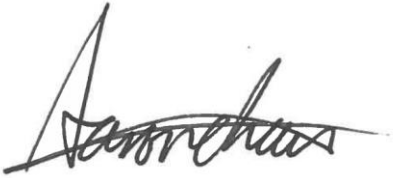
APPENDICIES

Appendix "A" – A/107/24 Conditions of Approval

Appendix "B" – Plans

Appendix "C" – Landscape Drawings

PREPARED BY:

A handwritten signature in black ink, appearing to read "Aaron Chau". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Aaron Chau, Planner I, East District

REVIEWED BY:

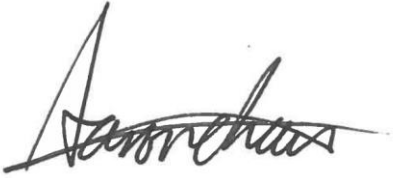
A handwritten signature in black ink, appearing to read "Stacia Muradali". The signature is more compact and stylized than the one above, with a long horizontal stroke extending to the right.

Stacia Muradali, Development Manager, East District

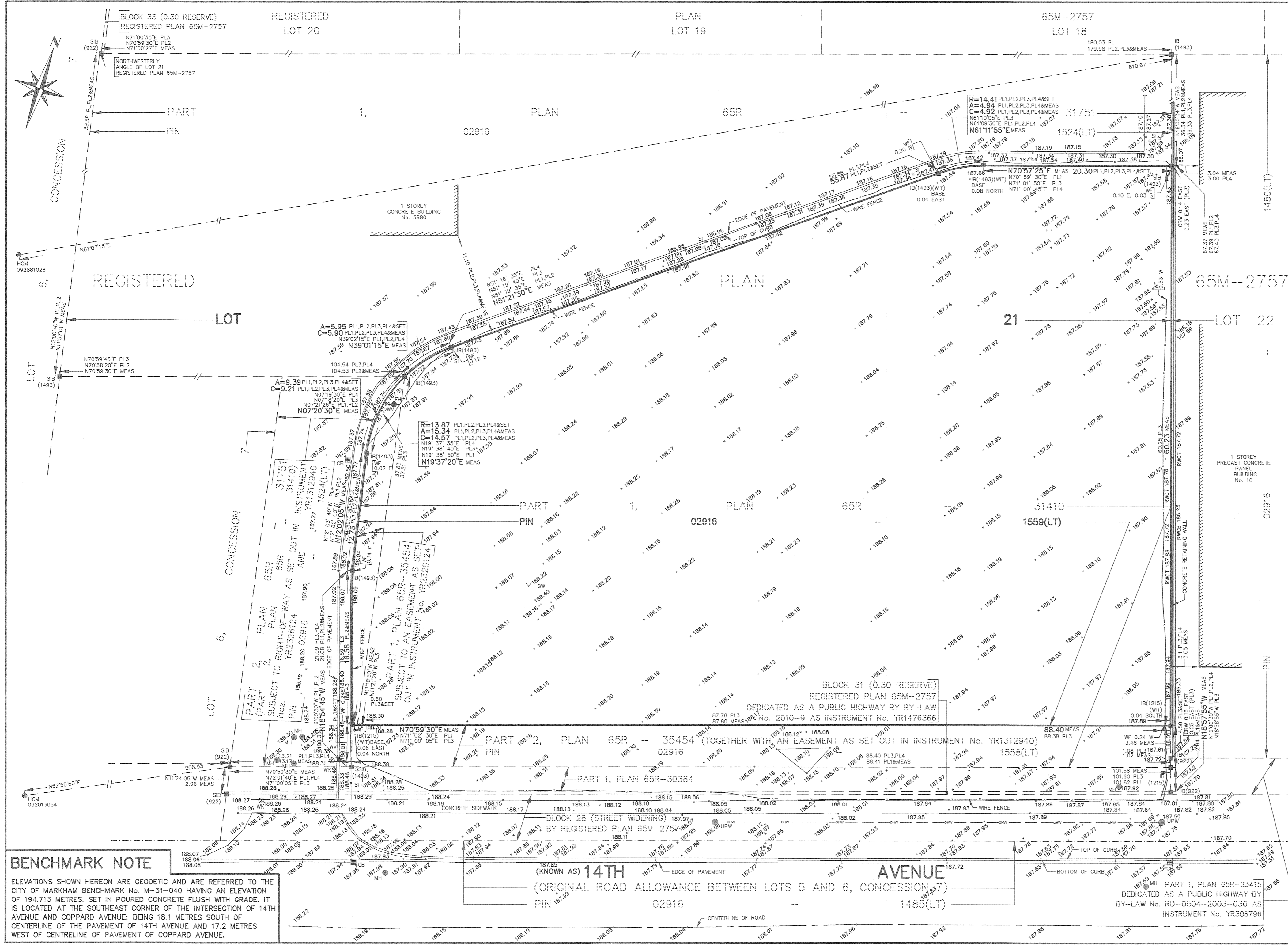
APPENDIX "A"
CONDITIONS TO BE ATTACHED TO ANY APPROVAL OF FILE A/107/24

1. The variances apply only to the proposed development as long as it remains

CONDITIONS PREPARED BY:

A handwritten signature in black ink, appearing to read "Aaron Chau". The signature is written in a cursive, flowing style with a large initial 'A'.

Aaron Chau, Planner I, East District



PLAN OF SURVEY OF **Appendix B**
 PART OF LOT 21
 REGISTERED PLAN 65M-2757
 CITY OF MARKHAM
 (REGIONAL MUNICIPALITY OF YORK)

File: 24.191448.000.00.MNV
 Date: 11/8/2024
 MM/DD/YYYY

SCALE 1:250

THAM SURVEYING LIMITED, O.L.S. ©

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

LEGEND

□	DENOTES MONUMENT SET
■	DENOTES MONUMENT FOUND
IB	DENOTES IRON BAR
SIB	DENOTES STANDARD IRON BAR
SSIB	DENOTES SHORT STANDARD IRON BAR
PL	DENOTES REGISTERED PLAN 65M-2757
PL1	DENOTES PLAN 65R-31410
PL2	DENOTES PLAN 65R-31751
PL3	DENOTES PLAN 65R-35454
PL4	DENOTES SURVEYOR'S REAL PROPERTY REPORT BY ERTL SURVEYORS, O.L.S. DATED FEBRUARY 20th, 2013.
PIN	DENOTES PROPERTY IDENTIFIER NUMBER
MEAS	DENOTES MEASURED
(NI)	DENOTES NOT IDENTIFIABLE
(922)	DENOTES SCHAEFFER AND REINTHALER LTD., O.L.S.
(1493)	DENOTES YOUNG AND YOUNG SURVEYING INC., O.L.S.
(1215)	DENOTES ERTL SURVEYORS, O.L.S.
(CRW)	DENOTES CONCRETE RETAINING WALL
NAD	DENOTES NORTH AMERICAN DATUM
UTM	DENOTES UNIVERSAL TRANSVERSE MERCATOR
GPS	DENOTES GLOBAL POSITIONING SYSTEM
SCP	DENOTES SPECIFIED CONTROL POINTS
HCM	DENOTES HORIZONTAL CONTROL MONUMENTS
WF	DENOTES WIRE FENCE
N/S/E/W	DENOTES NORTH/SOUTH/EAST/WEST
UPW	DENOTES UTILITY POLE WOOD
CB	DENOTES CATCH BASIN
MH	DENOTES MAINTENANCE HOLE
WK	DENOTES WATERKEY
FH	DENOTES FIRE HYDRANT
GW	DENOTES GUY WIRE
SI	DENOTES SIGN
M WV	DENOTES WATER VALVE

ALL TIES TO CONCRETE FOUNDATION, UNLESS NOTED OTHERWISE.

ASSOCIATION OF ONTARIO
 LAND SURVEYORS
 PLAN SUBMISSION FORM
 V-85252

THIS PLAN IS NOT VALID UNLESS IT IS AN EMBOSSED ORIGINAL COPY ISSUED BY THE SURVEYOR. In accordance with Regulation 1026, Section 29(3).

NOTE

DISTANCES SHOWN HEREON ARE GROUND DISTANCES AND CAN BE CONVERTED TO GRID DISTANCES BY MULTIPLYING A COMBINED SCALE FACTOR OF 0.9998786.

BEARINGS SHOWN HEREON ARE GRID AND ARE DERIVED FROM SPECIFIED CONTROL POINTS HCM 092013054 (N: 4856859.942, E: 639131.434) AND HCM 092881026 (N: 4856787.519, E: 638843.892) BY REAL TIME KINEMATICS (RTK) OBSERVATIONS AND ARE BASED ON U.T.M. ZONE 17, NAD1983-ORIGINAL.

BEARINGS ON THE FOLLOWING PLANS AND INSTRUMENT HAVE BEEN ROTATED COUNTER-CLOCKWISE BY 01°02'10" TO ACCOUNT FOR DIFFERENT REFERENCE MERIDIANS - PL1, PL2, AND PL4

SURVEYOR'S CERTIFICATE

I CERTIFY THAT:

- THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
- THE SURVEY WAS COMPLETED ON THE 31st DAY OF AUGUST, 2024

September 4th, 2024
 DATE

Michael A. Griffiths
 MICHAEL A. GRIFFITHS
 ONTARIO LAND SURVEYOR

BENCHMARK NOTE

ELEVATIONS SHOWN HEREON ARE GEODETIC AND ARE REFERRED TO THE CITY OF MARKHAM BENCHMARK No. M-31-040 HAVING AN ELEVATION OF 194.713 METRES. SET IN POURED CONCRETE FLUSH WITH GRADE. IT IS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF 14TH AVENUE AND COPPARD AVENUE; BEING 18.1 METRES SOUTH OF CENTRELINE OF THE PAVEMENT OF 14TH AVENUE AND 17.2 METRES WEST OF CENTRELINE OF PAVEMENT OF COPPARD AVENUE.

BLOCK 31 (0.30 RESERVE)
 REGISTERED PLAN 65M-2757
 DEDICATED AS A PUBLIC HIGHWAY BY BY-LAW No. 2010-9 AS INSTRUMENT No. YR1476366

BLOCK 28 (STREET WIDENING)
 BY REGISTERED PLAN 65M-2757-88.07

14TH AVENUE
 (ORIGINAL ROAD ALLOWANCE BETWEEN LOTS 5 AND 6, CONCESSION)
 PIN 1485(LT)

THAM SURVEYING LIMITED
 ONTARIO LAND SURVEYORS
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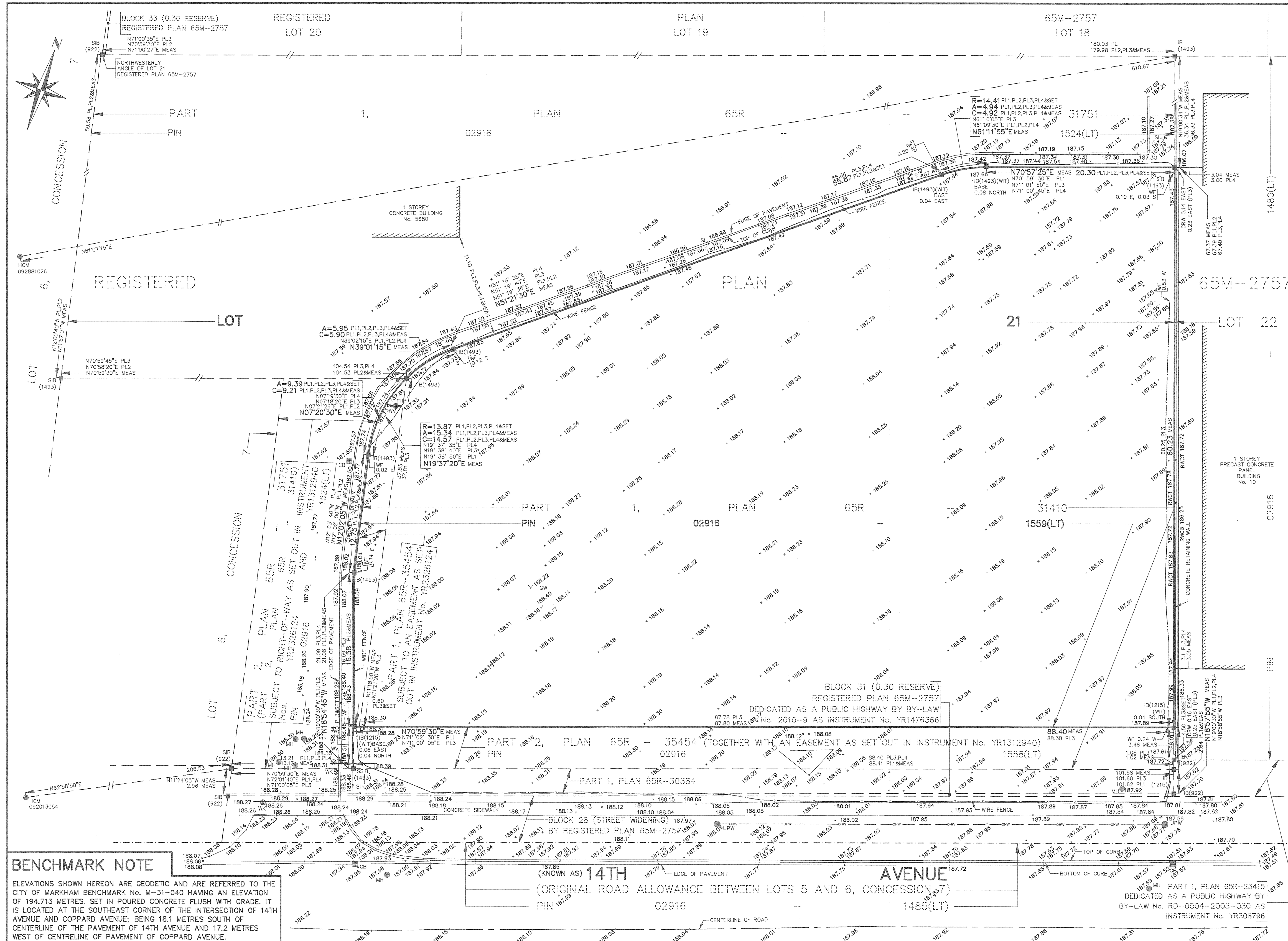
8888 KEELE STREET, UNIT 7 PHONE: 905-761-6521 FAX: 905-761-6523
 VAUGHAN, ONTARIO, L4K 2N2 1-855-761-6521

DRAWN BY: S.G.	CHECKED BY: M.A.G.	CAD NUMBER: 24-051-POS	JOB NUMBER: 24-051
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Appendix B

File: 24.191448.000.00.MNV

Date: 11/8/2024
MM/DD/YYYY



PLAN OF SURVEY OF PART OF LOT 21 REGISTERED PLAN 65M-2757 CITY OF MARKHAM (REGIONAL MUNICIPALITY OF YORK)
SCALE 1:250
10m 5 0 5 10 15 METRES
THAM SURVEYING LIMITED, O.L.S. ©
METRIC
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LEGEND

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Michael A. Griffiths
MICHAEL A. GRIFFITHS
ONTARIO LAND SURVEYOR

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Revision	Date
REV. 01 FOR SPA	SEP 05, 2024
ISSUED FOR SPA	JUN 14, 2024
REV. 03 FOR ZPR	MAY 08, 2024
REV. 02 FOR ZPR	MAR 26, 2024
REV. 01 FOR ZPR	DEC 06, 2023
ISSUED FOR ZPR	NOV 15, 2023

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MIXED USE DEVELOPMENT
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MARKHAM, ONTARIO
L3S 3K5

EXISTING SURVEY
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SITE STATISTICS

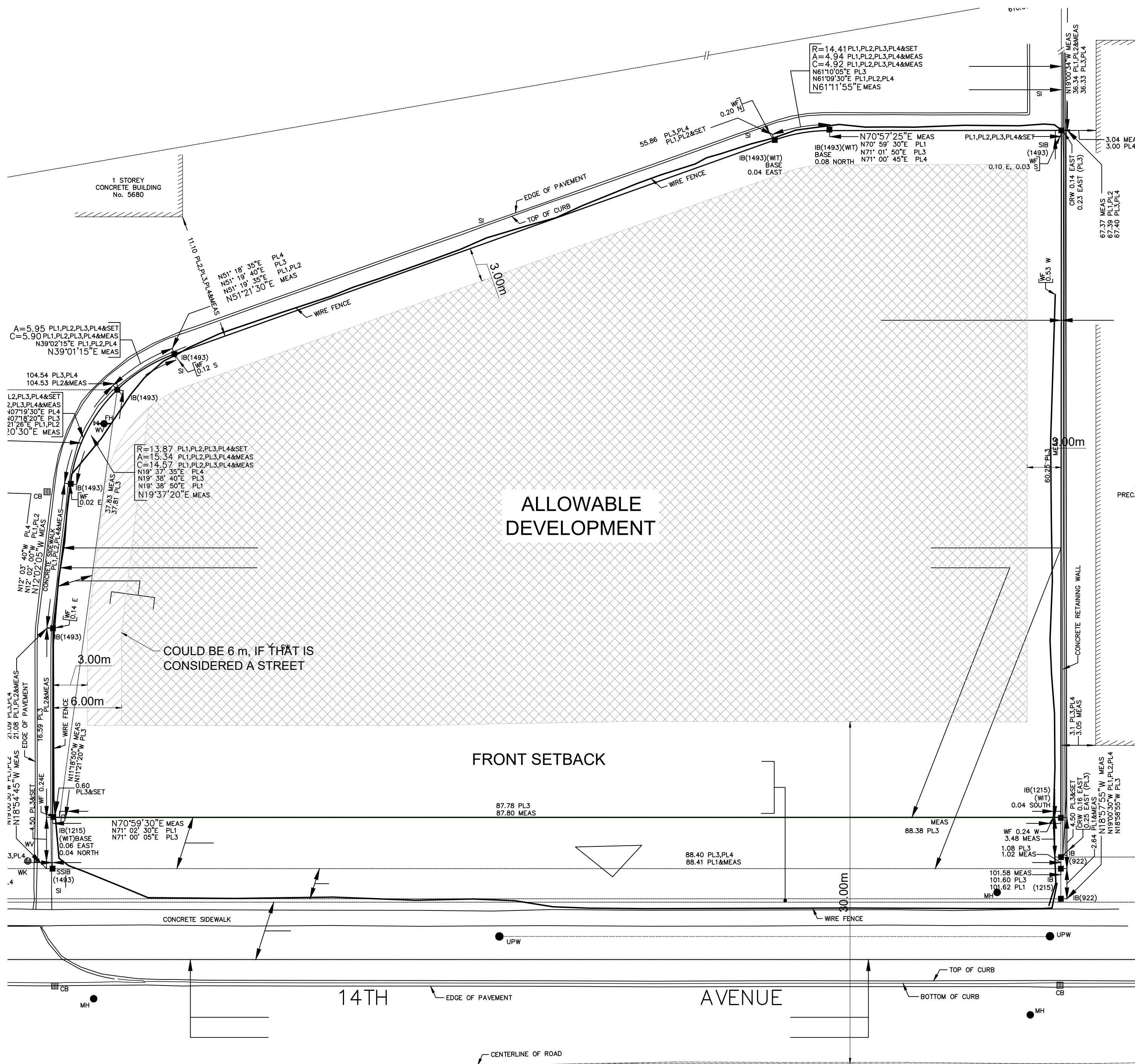
LOT AREA = 4516.83 m²
 BUILDING AREA = 1448.85 m²
 LOT FRONTAGE = 30 m ABUTTING ALL OTHER STREETS
 ALLOWED FAR = 2032.57 m² (45%)
 PROPOSED FAR = 1448.85 m² (29%)
 LANDSCAPED AREA = 60.98 m²
 NUMBER OF STOREYS = 1
 MAX. BUILDING HEIGHT = 14 m
 PROPOSED BUILDING HEIGHT = 8.4 m

SETBACKS = • 3 m ADJOINING LOT LINE
 • 30 m FROM CENTRELINE OF 14TH AVENUE
 WHEN USED FOR LANDSCAPE OPEN SPACE

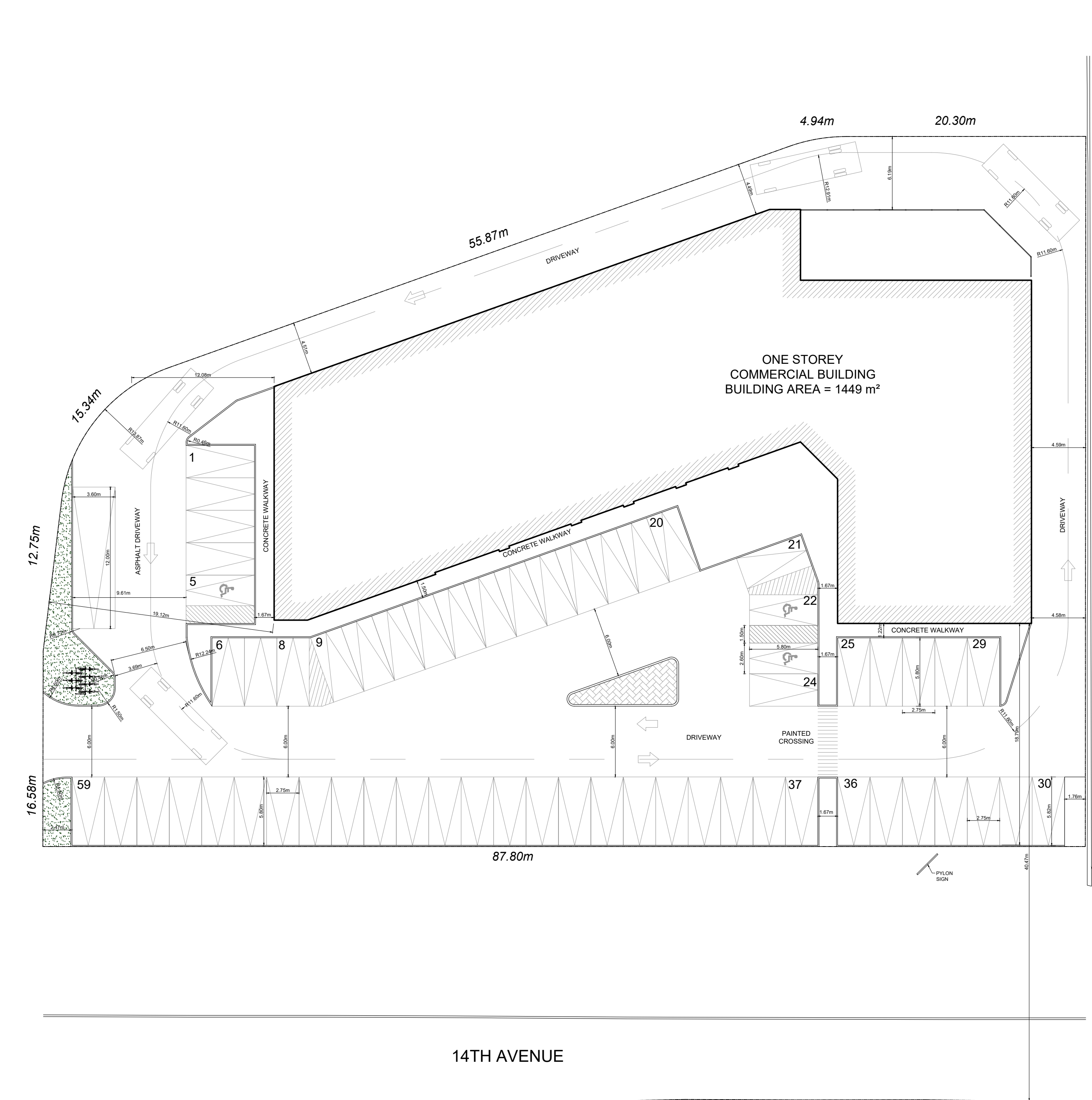
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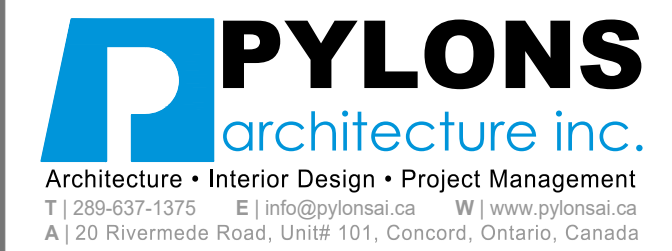


01 allowable development
SCALE | 1:250



02 proposed development
SCALE | 1:250

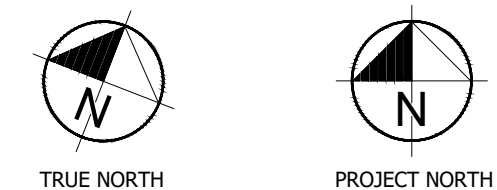
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MIXED USE DEVELOPMENT
 5690 14TH AVENUE
 MARKHAM, ONTARIO
 L3S 3K5

SITE STATISTICS

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Project No.: 23PA13
 Scale: AS NOTED
 Date: MAR 10, 2023
 Drawn by: AS/RN
 Checked by: RN

A1.00

Unit Area Calculation			
No.	Use	Area	
		m ²	ft ²
	Garbage	41	441
	Mechanical	35	377
1	Personal Service	107	1152
2	Personal Service	94	1012
3	Child Care/ Montessori	325	3498
4	Personal Service	149.8	1612
5	Take out Rest	91.4	984
6	Take out Rest	91.4	984
7	Take out Rest	91.4	984
8	Personal Service	126	1356
9	Personal Service	126	1356
10	Walk-in Clinic	169	1819
Total Leasable		1371	14757
Total		1447	15575

Childcare Parking Calculation			
Classes/ Children	Rate	Spots	
Number of Classes	4	1.5	6
Number of Children	40	0.2	8
Total			14

Restaurant Area Calculation	
Total Leasable Area	1371
Total Restaurant Area	274.2
Percentage	20.0%

Parking Calculation			
Area/ Rate	Area	Rate	Spots
Floor area @ 1/23	771.8	23	
Restaurants within 20%	274.2	23	
Total Before Child Care	1046	23	45
Child Care Centre	325		14
Total Spots Required			59
Total Spots Provided			59

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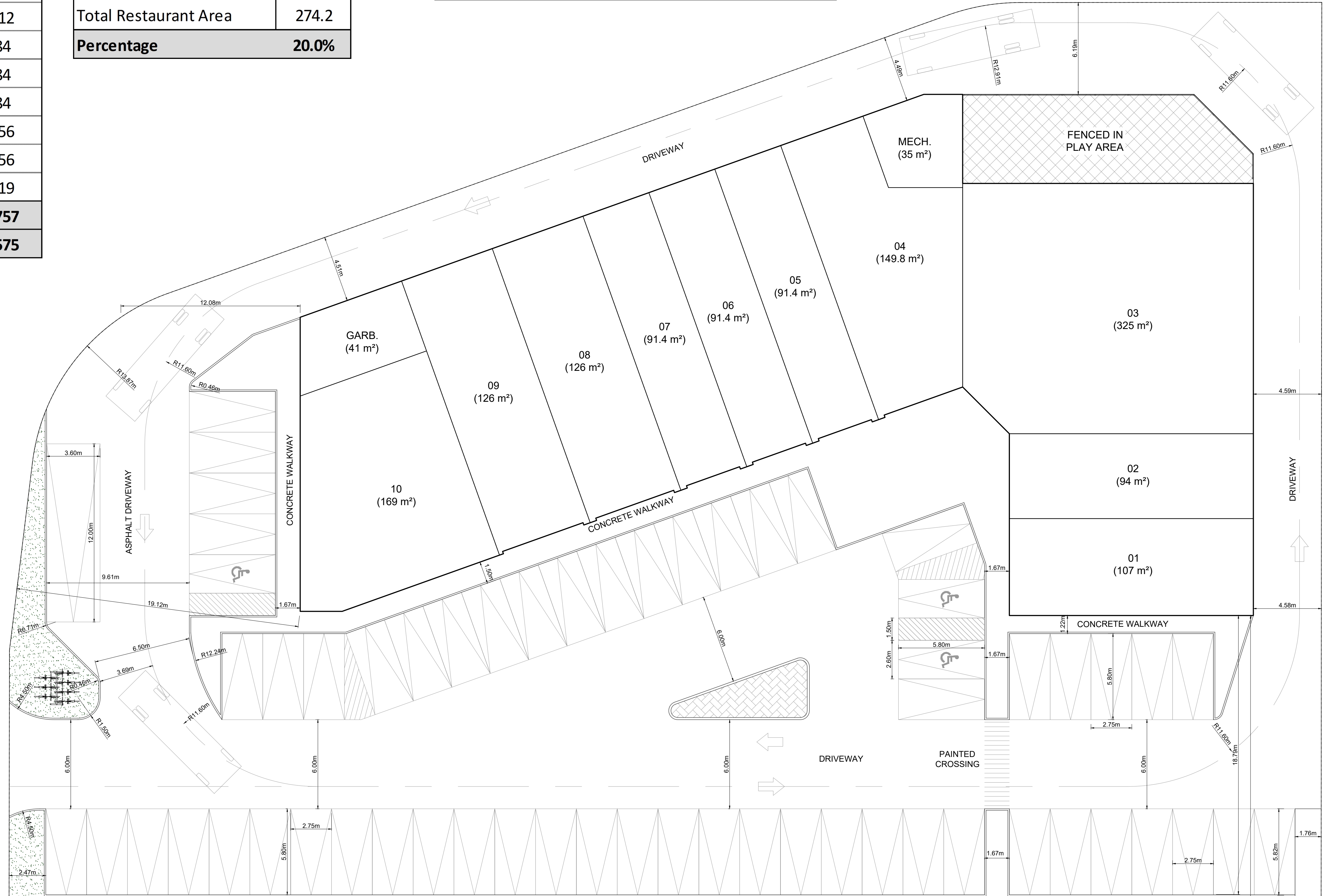
MM/DD/YYYY

PARKING STANDARDS
 ACCESSIBLE PARKING = 5%
 PARKING SPACES: 59
 ACCESSIBLE SPACES: 3 (5%)

59 TOTAL SPACES PROVIDED
 3 ACCESSIBLE SPACES

BIRD FRIENDLY LIGHTING SPECIFICATIONS:

- THE USE OF EXTERIOR UP LIGHTING IS ELIMINATED
- THERE IS NO EXTERIOR LIGHT SPILL OUTSIDE OF PROPERTY LINE
- WHERE EXTERIOR LIGHTING IS PROPOSED WITHIN THE DEVELOPMENT, LANDSCAPE DETAILS INCLUDE LIGHTING SPECIFICATIONS
- THE FOLLOW NOTATION IS INCLUDED ON LANDSCAPE PLANS: "ALL LIGHTING IS TO BE DOWNLIT AND DARK SKY COMPLIANT. NO EXTERIOR LIGHT SPILL IS PERMITTED OUTSIDE OF THE PROPERTY LINE"



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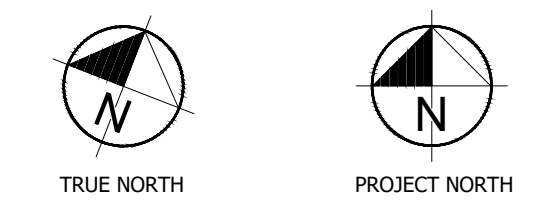
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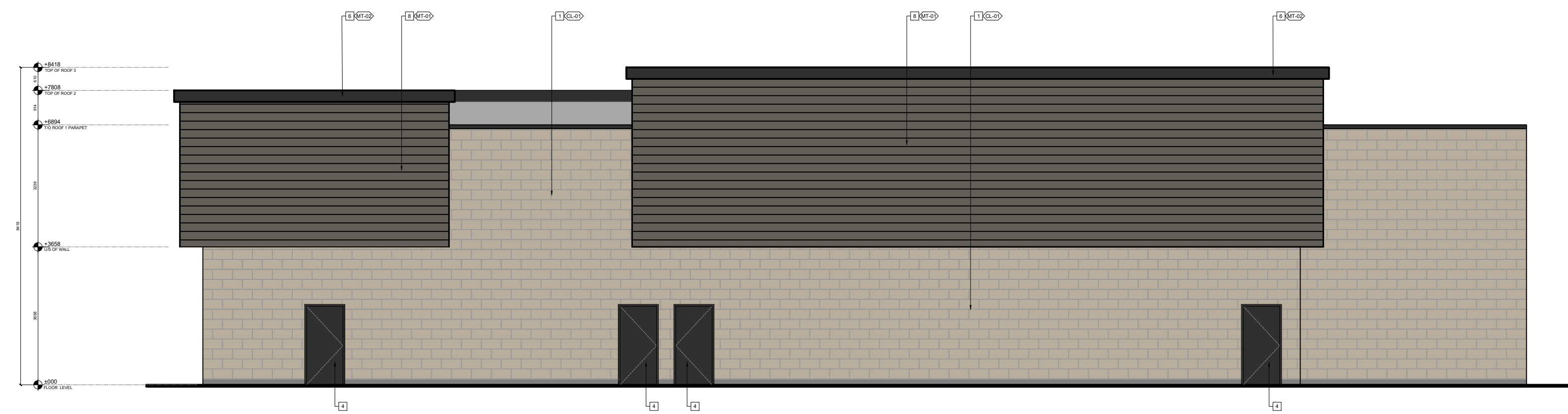
PROPOSED SITE PLAN

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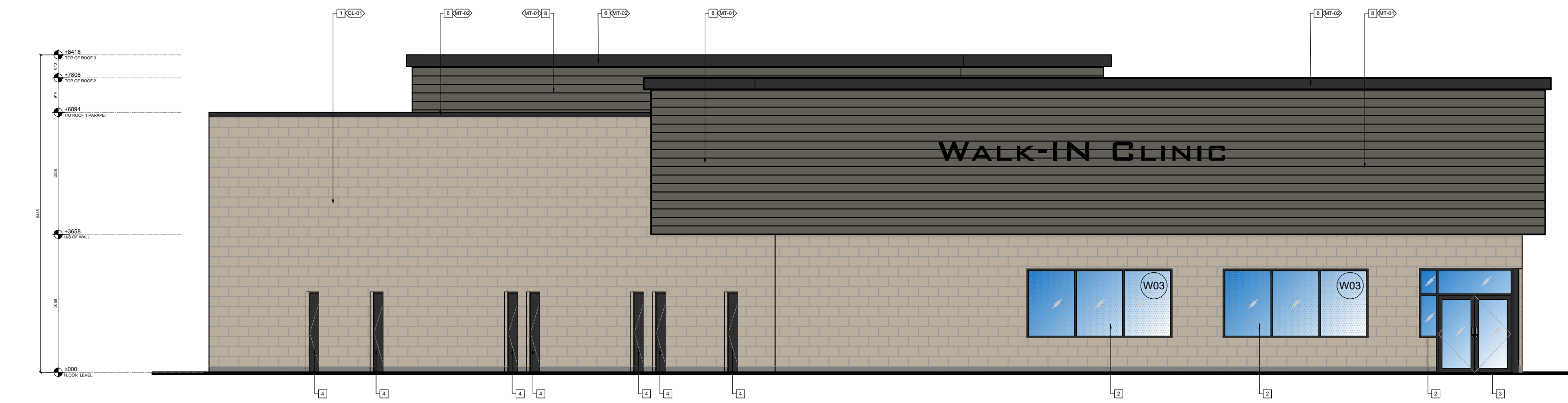


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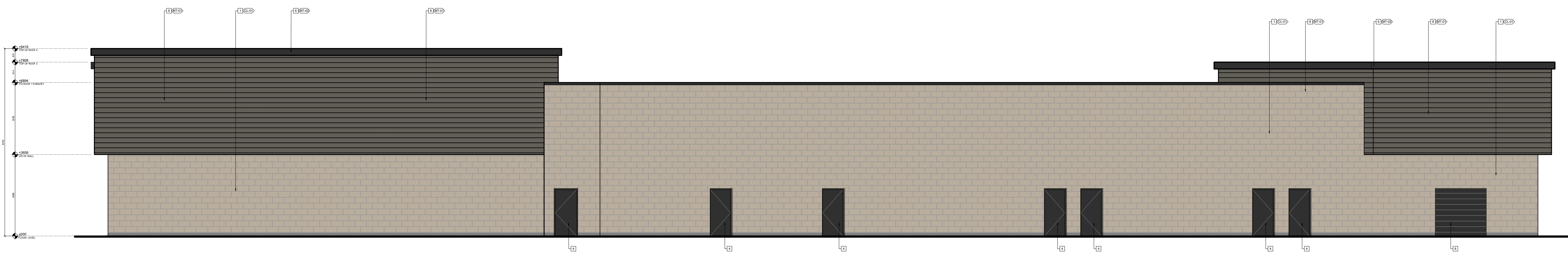
A1.01



04 east elevation
SCALE | 1:100



03 west elevation
SCALE | 1:100



02 north elevation
SCALE | 1:100



01 south elevation
SCALE | 1:100

EXTERIOR ELEVATIONS/ BUILDING SECTIONS NOTES

- 1 MANUFACTURED STONE CLADDING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 2 PRE-FINISHED ALUMINUM WINDOW. REFER TO WINDOW & FINISHING SCHEDULE FOR DETAILS.
- 3 PRE-FINISHED ALUMINUM DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.
- 4 PAINTED METAL DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.
- 5 METAL CANOPY. REFER TO SPECS AND FINISH SCHEDULE FOR DETAILS.
- 6 ROOF FASCIA. REFER TO FINISHING SCHEDULE AND SPECS FOR DETAILS.
- 7 PRE-FINISHED METAL FLASHING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 8 EXTERIOR CLADDING. REFER TO FINISHING SCHEDULE & SPECS FOR DETAILS.
- 9 PAINTED METAL GARAGE DOOR. REFER TO DOOR & FINISHING SCHEDULE FOR DETAILS.

FINISH SCHEDULE LEGEND

FINISH SYM.	PRODUCT	MANUFACTURER	TYPE, SIZE & COLOUR	ALTERNATIVE MANUFACTURER/S	NOTES
(MT-01)	STEEL SIDING	VICWEST BUILDING PRODUCTS	BELLARA SIGNATURE MATTE SIZE: TBD COLOUR: GRAPHITE		
(MT-02)	METAL CLADDING	TBD	TBD SIZE: TBD COLOUR: BLACK		
(CL-01)	MANUFACTURED STONE VENEER	BRAMPTON BRICK	BONNEVILLE SIZE: 90 x 290 x 590 COLOUR: DOVER		

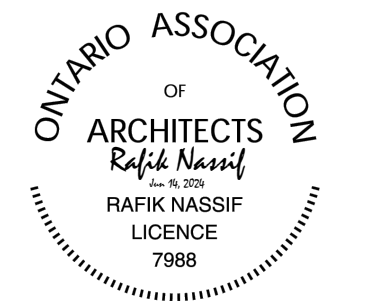
Appendix B

File: 24.191448.000.00.MNV

Date: 11/8/2024
MM/DD/YYYY

Revision	Date
ISSUED FOR SPA	JUN 14, 2024
REV. 03 FOR ZPR	MAY 08, 2024
REV. 02 FOR ZPR	MAR 26, 2024
REV. 01 FOR ZPR	DEC 06, 2023
ISSUED FOR ZPR	NOV 15, 2023

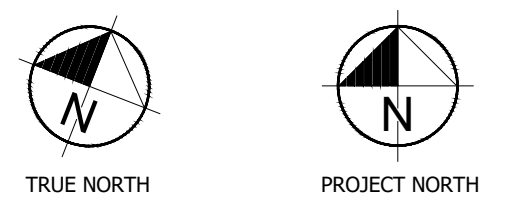
PYLON'S
architecture inc.
Architecture • Interior Design • Project Management
T | 289-637-1375 E | info@pylons.ca W | www.pylons.ca
A | 20 Rivermeade Road, Unit# 101, Concord, Ontario, Canada



MIXED USE DEVELOPMENT
5690 14TH AVENUE
MARKHAM, ONTARIO
L3S 3K5

EXTERIOR ELEVATIONS COLOURED

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Project No.: 23-PA13
Scale: AS NOTED
Date: MAR 10, 2023
Drawn by: AS/RN
Checked by: RN

A4.01



01 exterior render
SCALE | NTS



02 exterior render
SCALE | NTS

Appendix B

File: 24.191448.000.00.MNV

Date: 11/8/2024
MM/DD/YYYY

Revision	Date
ISSUED FOR SPA	JUN 14, 2024
REV. 03 FOR ZPR	MAY 08, 2024
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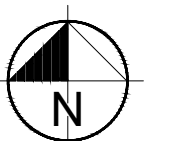
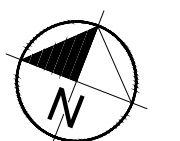
P PYLONS
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MIXED USE DEVELOPMENT
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MARKHAM, ONTARIO
L3S 3K5

EXTERIOR RENDERS

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Project No.: 23PA13
Scale: AS NOTED
Date: MAR 10, 2023
Drawn by: AS/RN
Checked by: RN

A8.01

file | C:\Users\racon\OneDrive - Pylons Architecture Inc\Projects\23-PA13 - 5690_14th Ave\3.Cons.Dwg\23-PA13.Cons.Dwg.dwg, plotted | 6/14/2024 6:50 AM

BIRD FRIENDLY LIGHTING NOTES:

- ALL LIGHTING IS TO BE DOWNLIT AND DARK SKY COMPLIANT.
- NO EXTERIOR LIGHT SPILL IS PERMITTED OUTSIDE OF THE PROPERTY LINE. REFER TO ELECTRICAL DWGS.

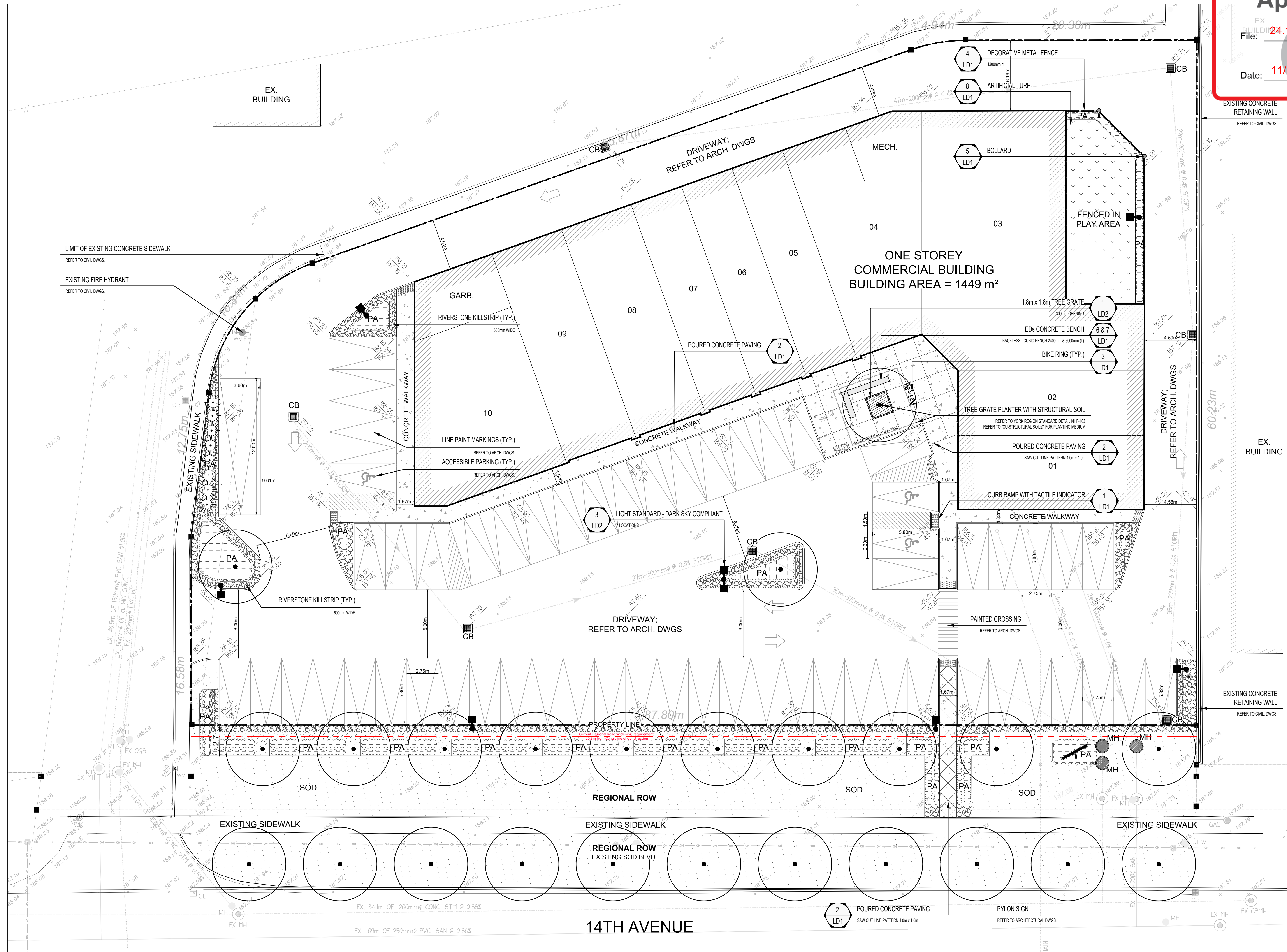
City Approval Stamp:

Appendix C

EX. BUILDING ID: **24.191448.000.00.MNV**

Date: **11/13/2024**

MM/DD/YYYY

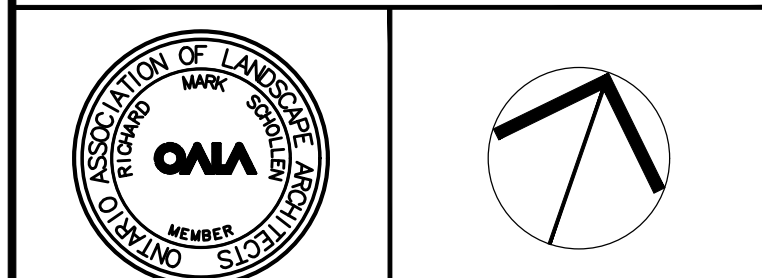
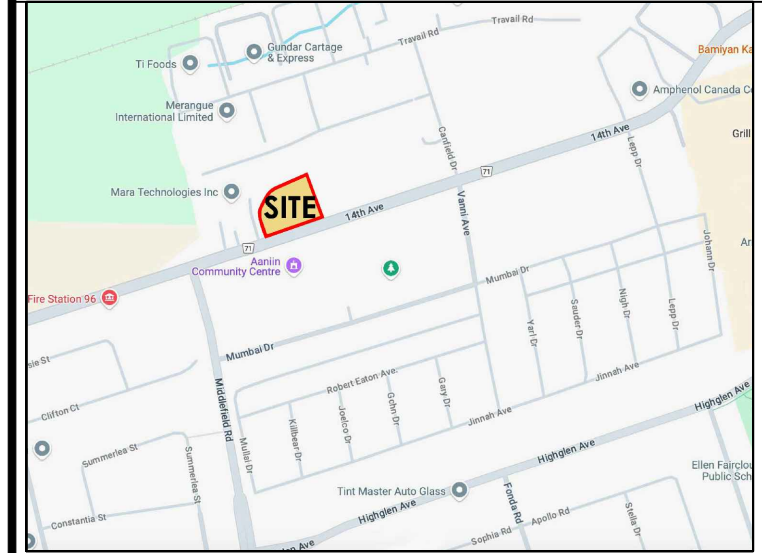


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No.	Revision	Date	By
2	Revised as per Comment	2024-11-06	SH
1	Issued for Review	2024-09-27	SH

LEGEND

- PROPERTY BOUNDARY
- DECORATIVE METAL FENCE
- EXISTING CONCRETE RETAINING WALL
- POURED CONCRETE PAVING
- TACTILE WARNING PLATE
- ARTIFICIAL TURF
- RIVERSTONE
- SOD
- CONTINUOUS MULCH BED
- PLANTING AREA
- BIKE RING
- WASTE RECEPTACLE
- LIGHT STANDARD



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 1100-1215 - 8th Street West
 A120 Rivermeade Road, Unit 101, Concord, Ontario, Canada

Project Name:
MIXED USE DEVELOPMENT
 5690 14th St. Markham ON

Drawing Title:
LANDSCAPE PLAN

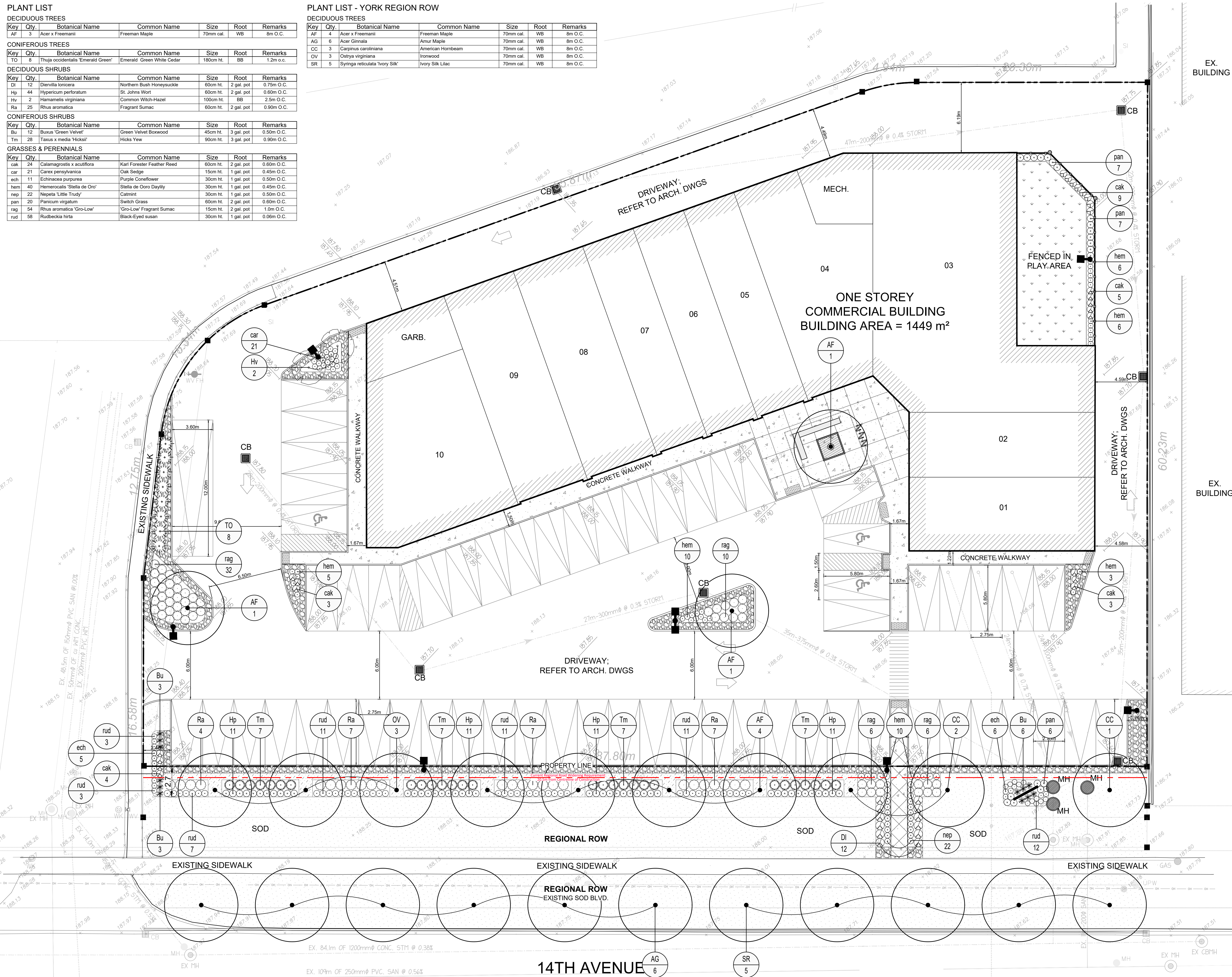
Scale: 1:150	Project No: 2024041	Drawing No.: L1
Drawn: MW/AN	Checked: SH/RMS	
Date: 2024-09-24	Plot Date: 06/11/2024	

PLANT LIST

DECIDUOUS TREES						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
AF	3	Acer x Freemanii	Freeman Maple	70mm cal.	WB	8m O.C.
CONIFEROUS TREES						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
TO	8	Thuja occidentalis 'Emerald Green'	Emerald Green White Cedar	180cm ht.	BB	1.2m o.c.
DECIDUOUS SHRUBS						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
DI	12	Diervilla lonicera	Northern Bush Honeysuckle	60cm ht.	2 gal. pot	0.75m O.C.
Hp	44	Hypericum perforatum	St. Johns Wort	60cm ht.	2 gal. pot	0.60m O.C.
Hv	2	Hamamelis virginiana	Common Witch-Hazel	100cm ht.	BB	2.5m O.C.
Ra	25	Rhus aromatica	Fragrant Sumac	60cm ht.	2 gal. pot	0.90m O.C.
CONIFEROUS SHRUBS						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
Bu	12	Buxus 'Green Velvet'	Green Velvet Boxwood	45cm ht.	3 gal. pot	0.50m O.C.
Tm	28	Taxus x media 'Hicksii'	Hicks Yew	90cm ht.	3 gal. pot	0.90m O.C.
GRASSES & PERENNIALS						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
cak	24	Calamagrostis x acutiflora	Karl Forester Feather Reed	60cm ht.	2 gal. pot	0.60m O.C.
car	21	Carex pensylvanica	Oak Sedge	15cm ht.	1 gal. pot	0.45m O.C.
ech	11	Echinacea purpurea	Purple Coneflower	30cm ht.	1 gal. pot	0.50m O.C.
hem	40	Hemerocallis 'Stella de Oro'	Stella de Oro Daylily	30cm ht.	1 gal. pot	0.45m O.C.
nep	22	Nepeta 'Little Tindy'	Catmint	30cm ht.	1 gal. pot	0.50m O.C.
pan	20	Panicum vitgatum	Switch Grass	60cm ht.	2 gal. pot	0.60m O.C.
rag	54	Rhus aromatica 'Gro-Low'	'Gro-Low' Fragrant Sumac	15cm ht.	2 gal. pot	1.0m O.C.
rud	58	Rudbeckia hirta	Black-Eyed susan	30cm ht.	1 gal. pot	0.06m O.C.

PLANT LIST - YORK REGION ROW

DECIDUOUS TREES						
Key	Qty	Botanical Name	Common Name	Size	Root	Remarks
AF	4	Acer x Freemanii	Freeman Maple	70mm cal.	WB	8m O.C.
AG	6	Acer Ginnala	Amar Maple	70mm cal.	WB	8m O.C.
CC	3	Carpinus caroliniana	American Hornbeam	70mm cal.	WB	8m O.C.
OV	3	Ostrya virginiana	Ironwood	70mm cal.	WB	8m O.C.
SR	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Lilac	70mm cal.	WB	8m O.C.



City Approval Stamp:

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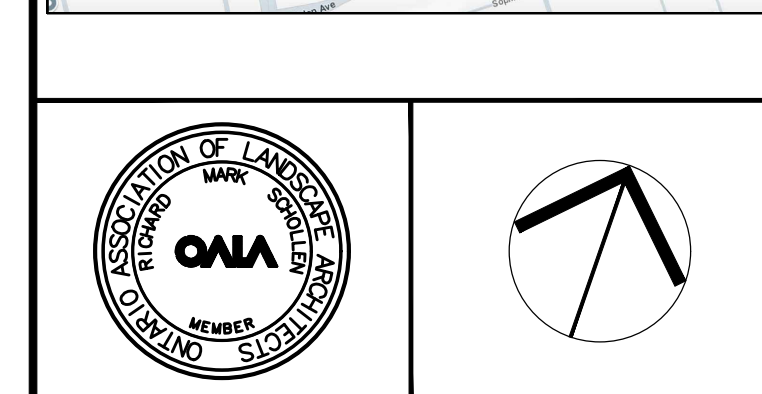
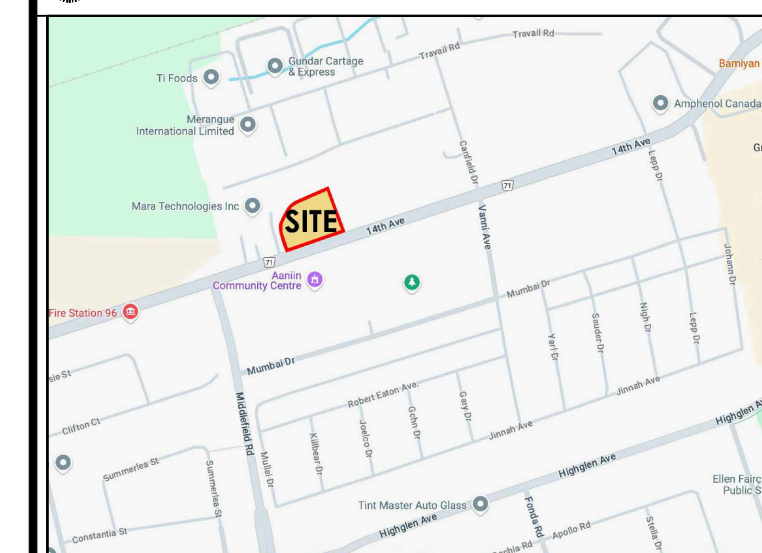
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LEGEND

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- EXISTING CONCRETE RETAINING WALL
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- TACTILE WARNING PLATE
- ARTIFICIAL TURF
- RIVERSTONE
- SOD
- CONTINUOUS MULCH BED
- LIGHT STANDARD
- DECIDUOUS TREE
- MULTI-STEM SHRUB
- CONIFEROUS TREE
- SHRUBS/GRASSES/PERENNIALS



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 Architecture • Interior Design • Project Management
 1 208-821-1215 • 81 Woodbine Ave. #101, Markham, Ontario L3R 9W7
 A 20 Rivermeade Road, Unit 101, Concord, Ontario, Canada

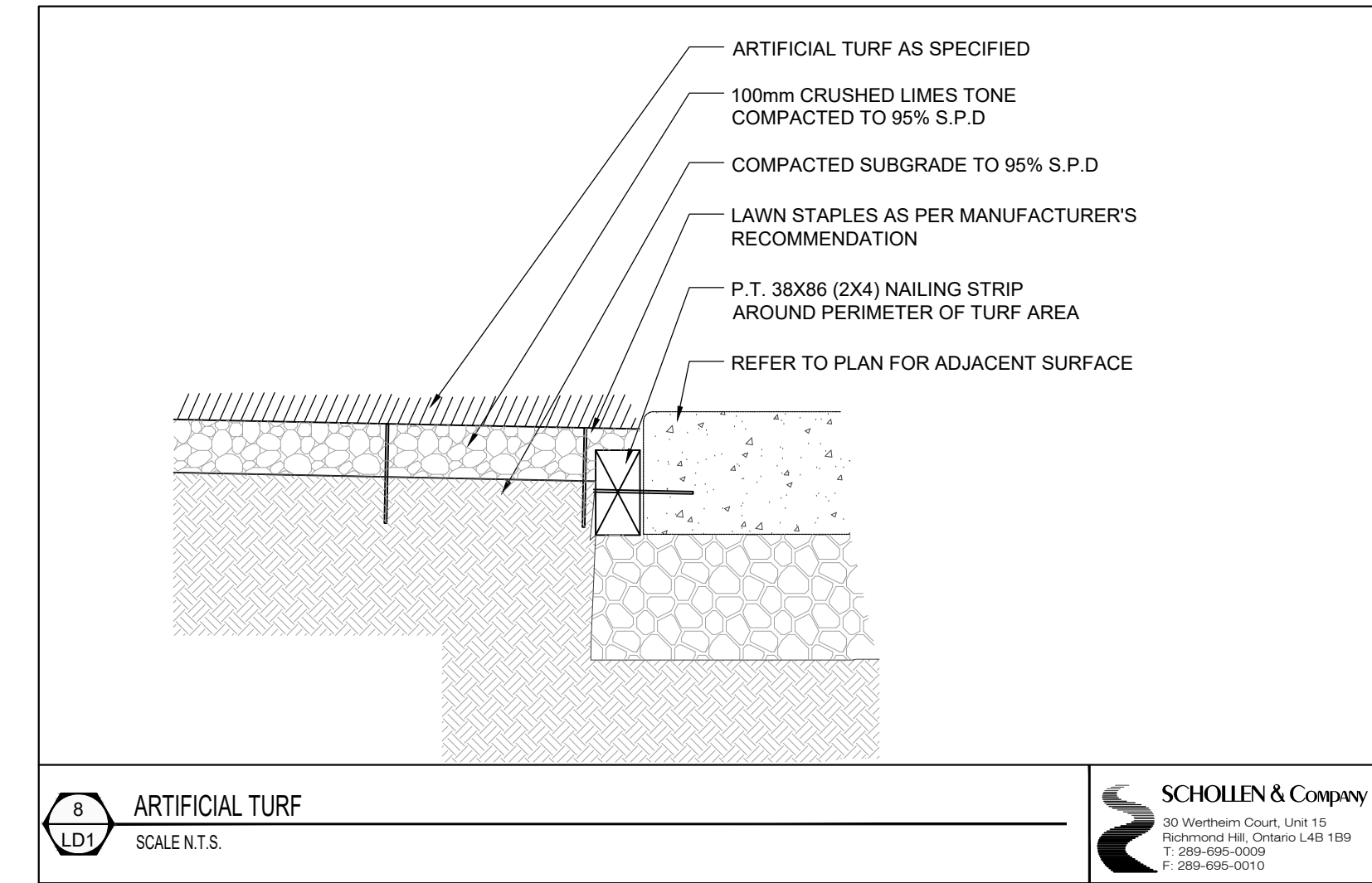
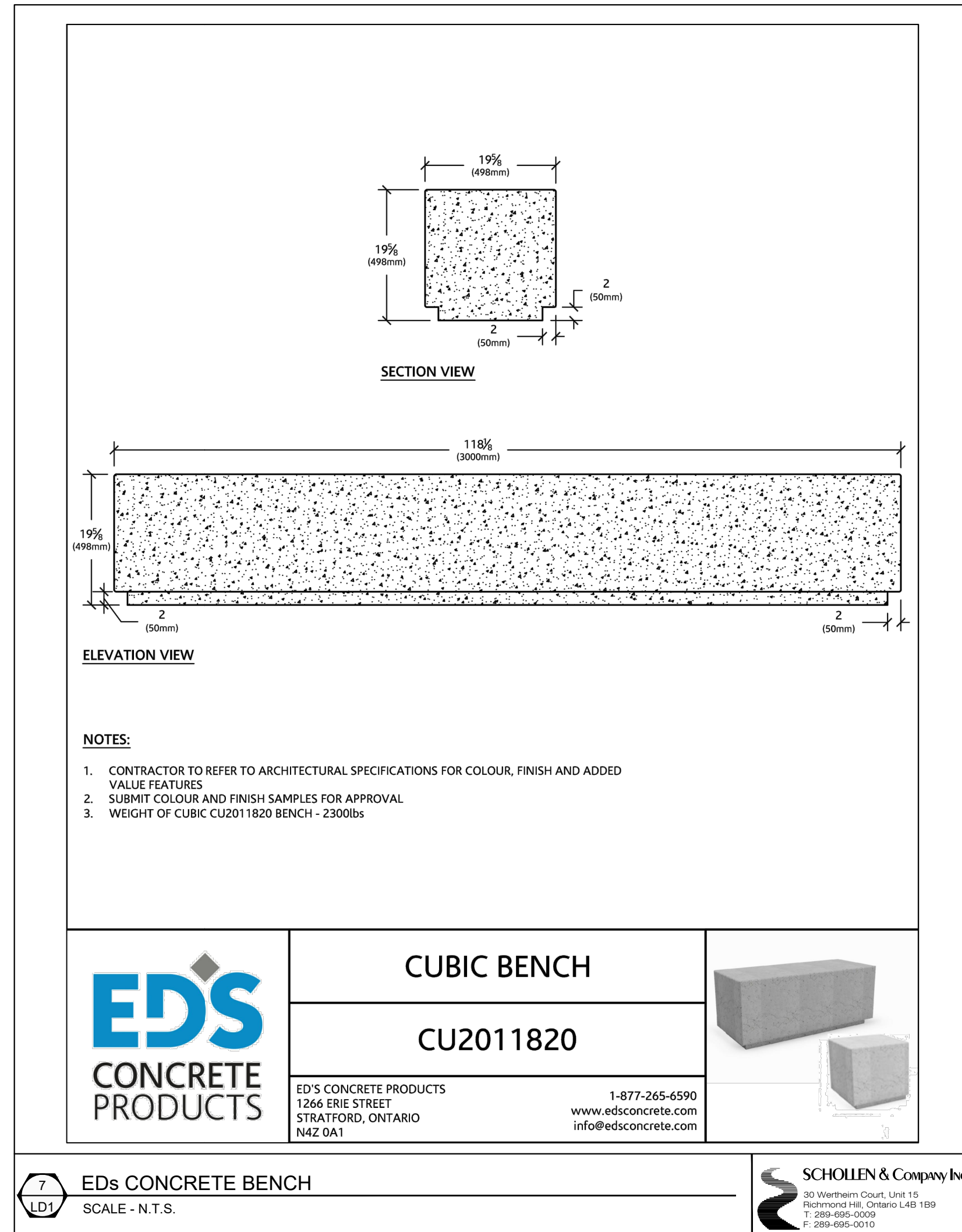
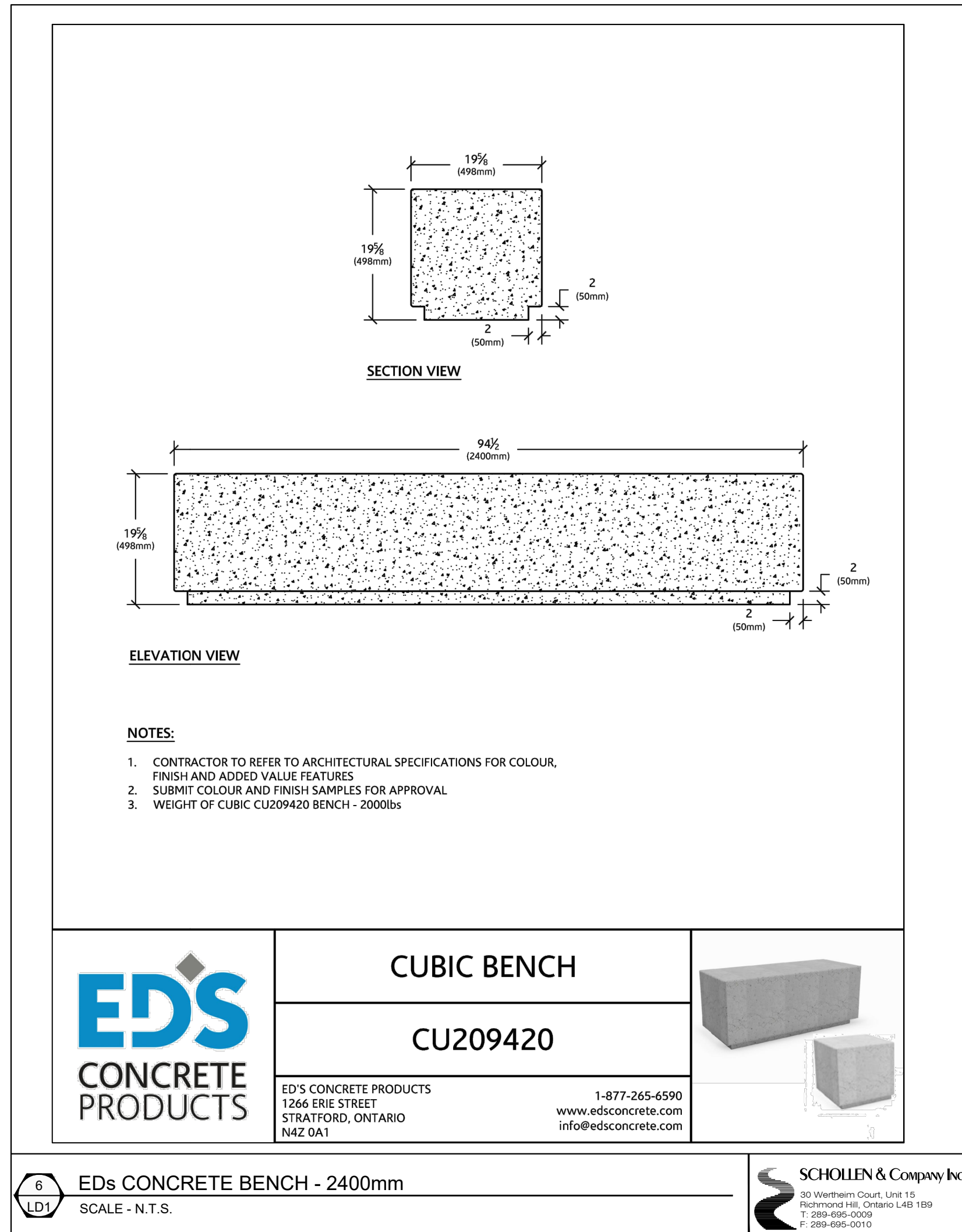
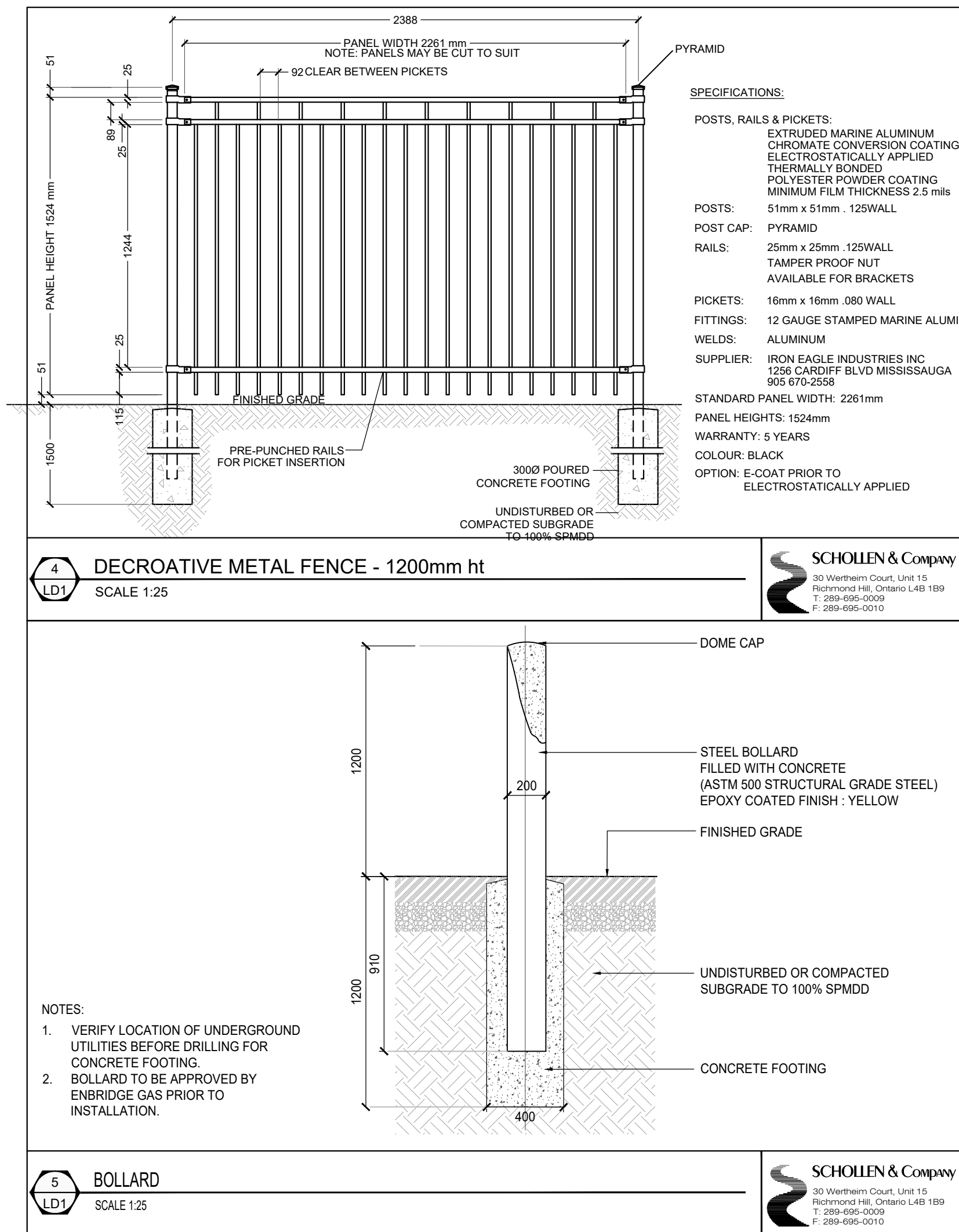
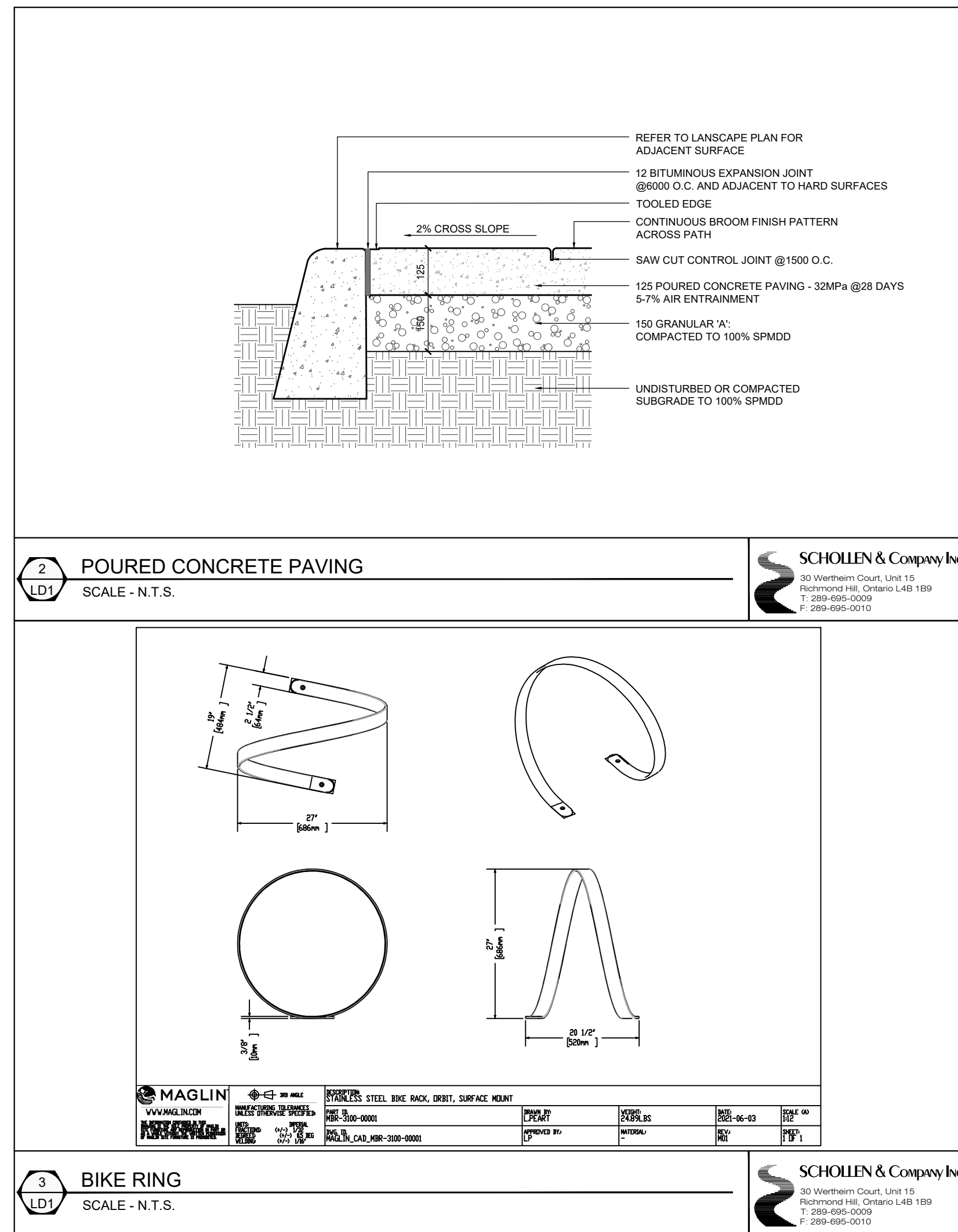
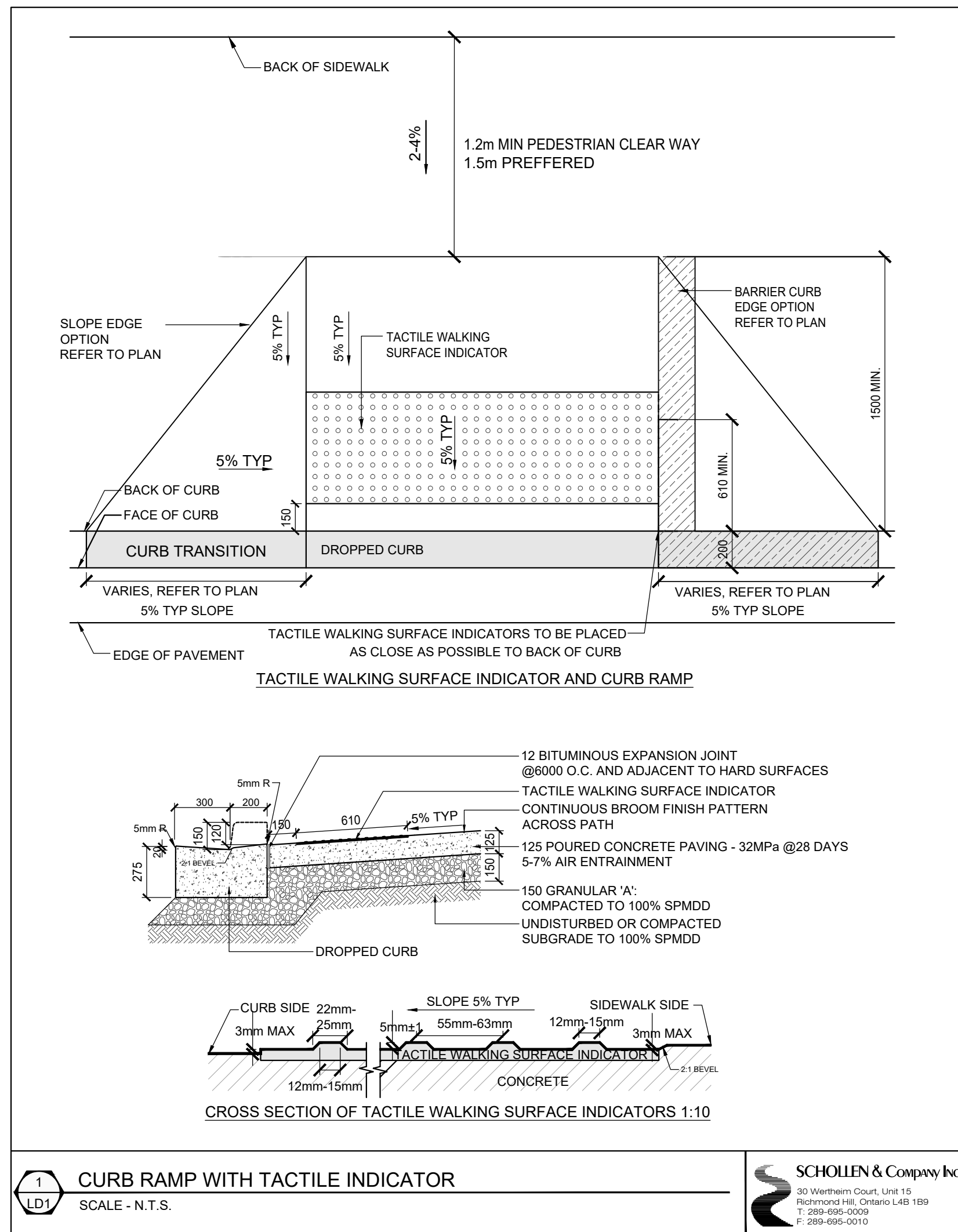
Project Name:

MIXED USE DEVELOPMENT
 5690 14th St. Markham ON

Drawing Title:

PLANTING PLAN

Scale:	1:150	Project No.:	2024041	Drawing No.:	L2
Drawn:	MW/AN	Checked:	SH/RMS		
Date:	2024-09-24	Plot Date:	06/11/2024		



City Approval Stamp:

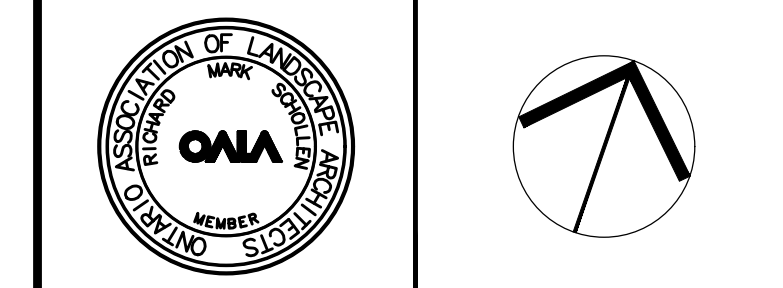
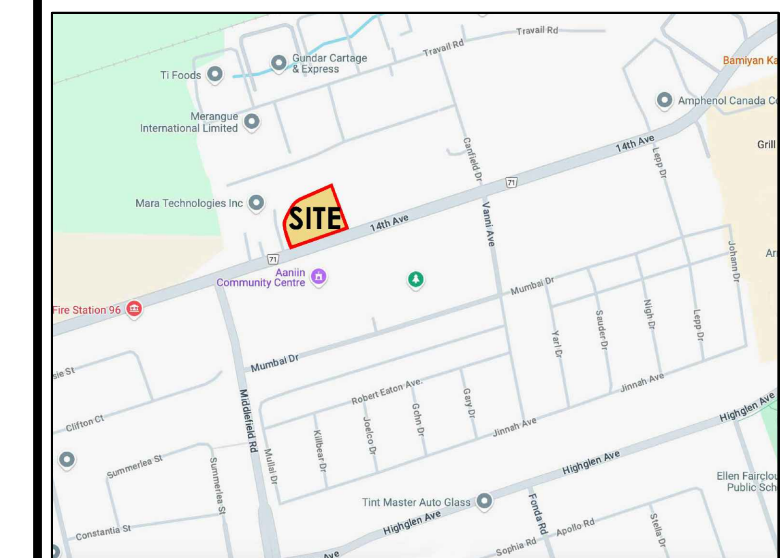
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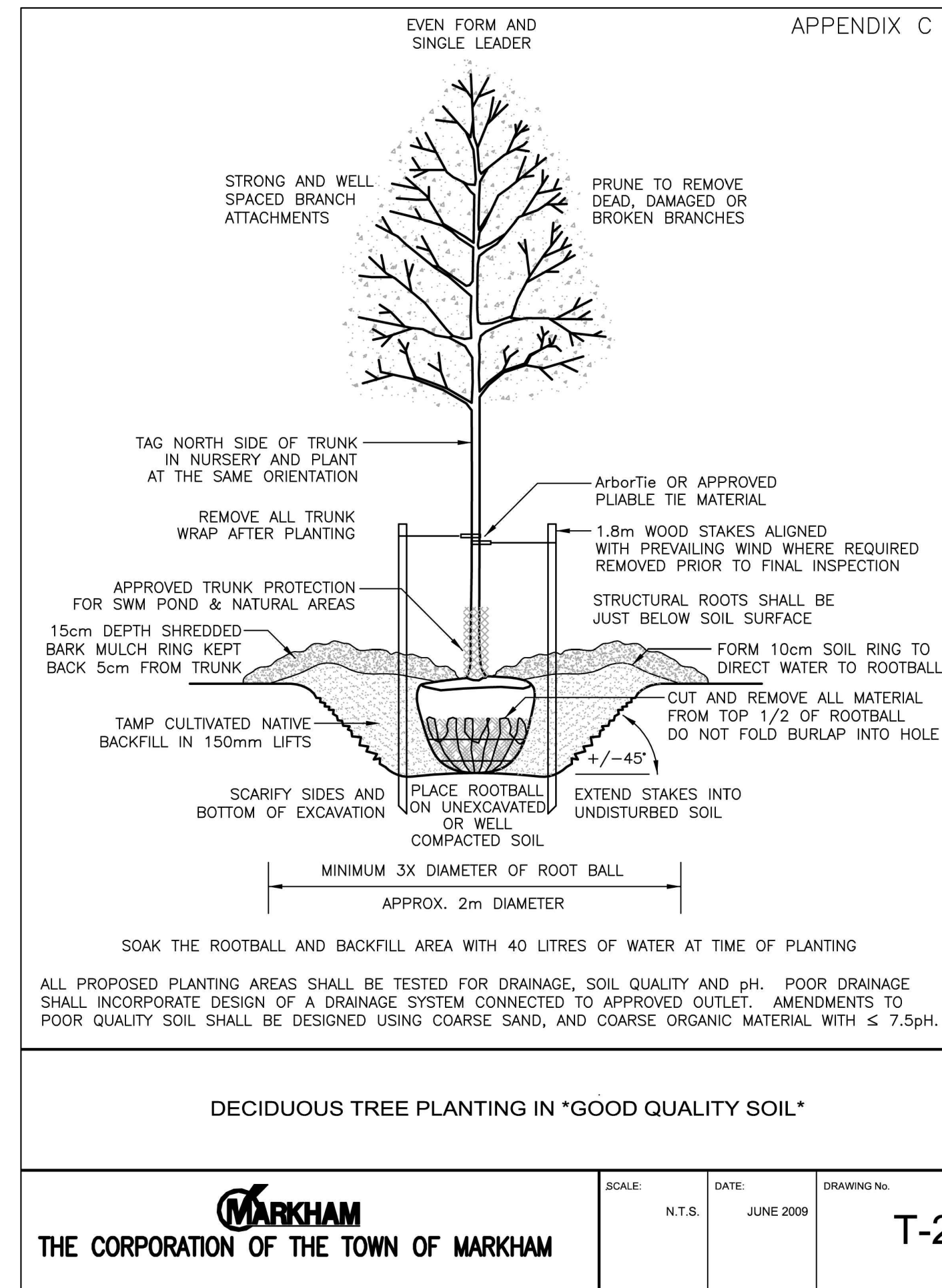
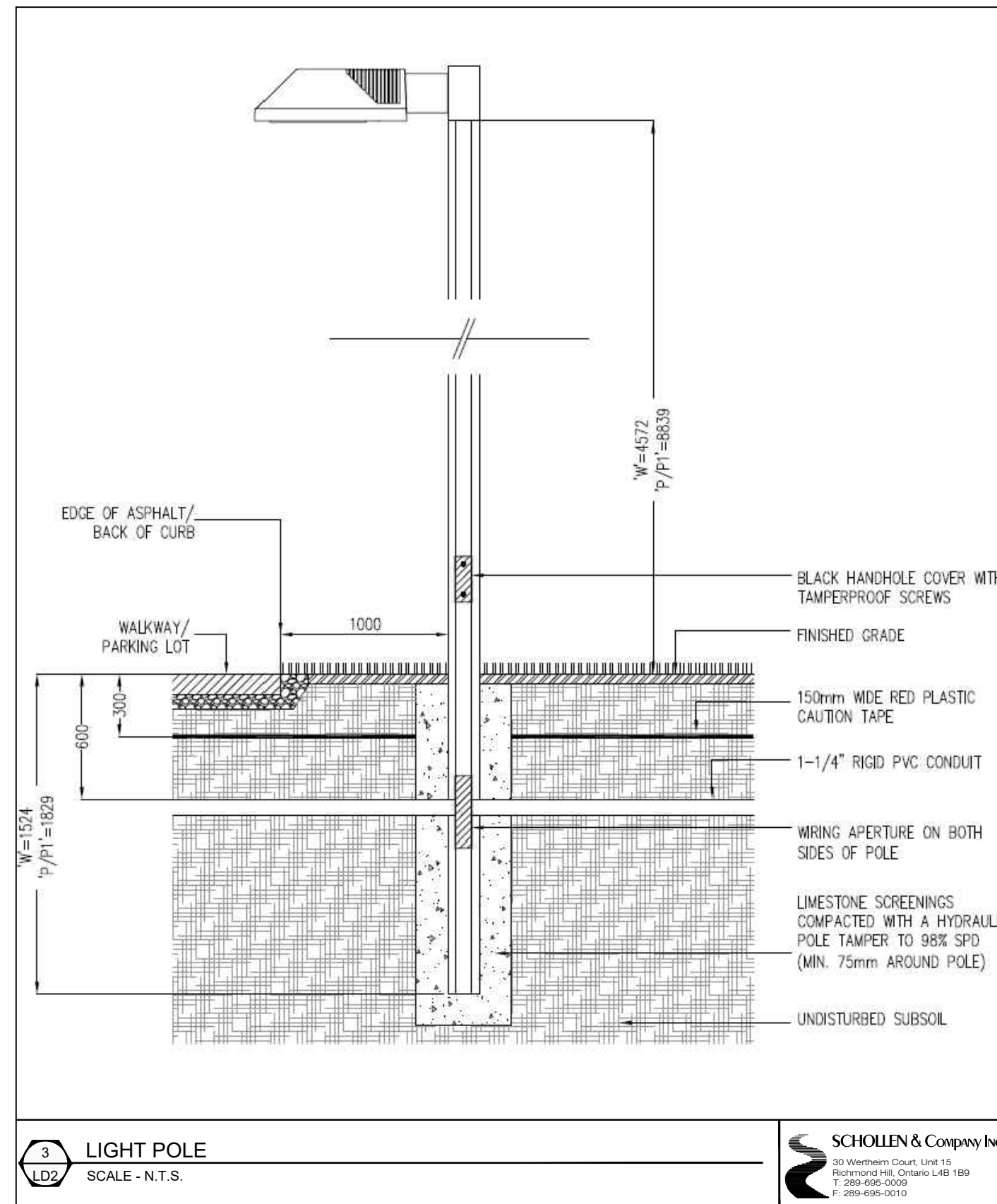
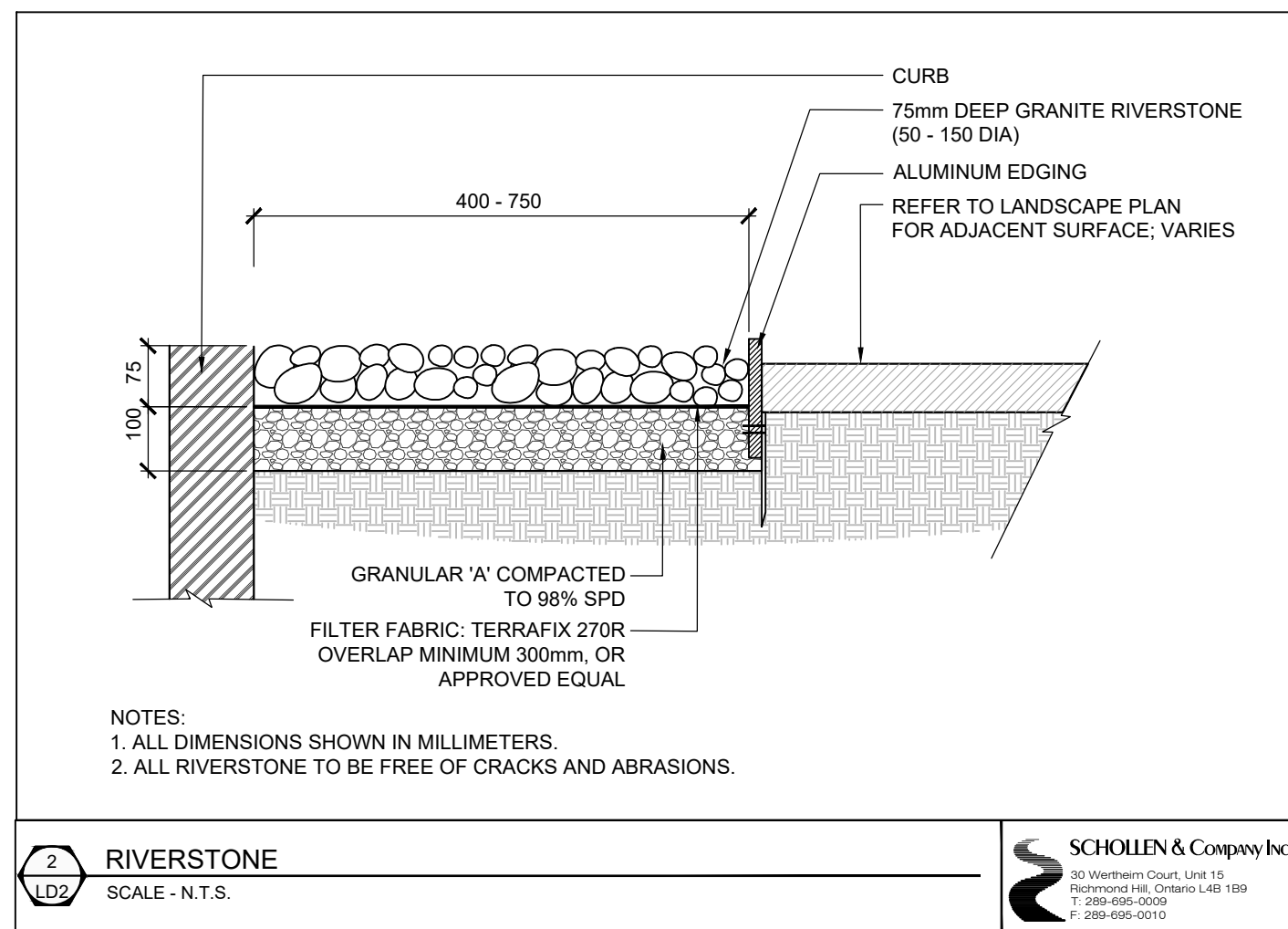
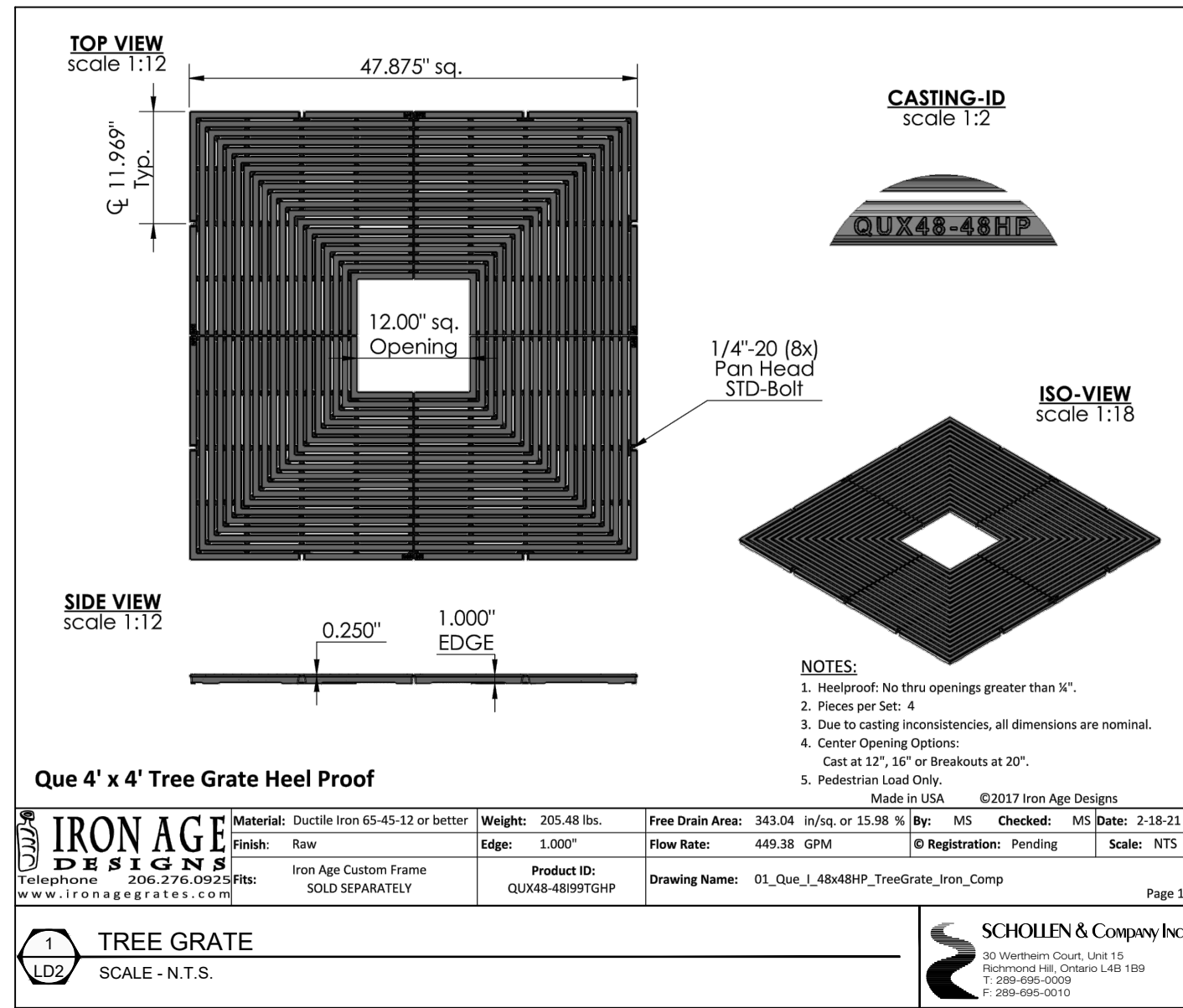
Drawing Prepared By:
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Richmond Hill, Ontario L4B 1B9
T: 289-695-0009
F: 289-695-0010

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architecture inc.
Architecture • Interior Design • Project Management
11-26-01-1015 11-26-01-1015
A1 20 Rivermeade Road, Unit 101, Concord, Ontario, Canada

Project Name:
MIXED USE DEVELOPMENT
5690 14th St. Markham ON

Drawing Title:
LANDSCAPE DETAILS

Scale:	Project No.:	Drawing No.:
	2024041	
Drawn: MW/AN	Checked: SH/RMS	LD1
Date: 2024-09-24	Print Date: 06/11/2024	



HERMANN'S

CU-STRUCTURAL SOIL®
Technical Data Sheet

Structural Soil is a load bearing soil and growing medium. Researched, formulated, and patented by Cornell University, it is an innovative product offering an effective solution to creating and sustaining healthy green environments in urban areas. **Hermanns is a licensed producer of CU Structural Soil™.**

- A uniformly blended mixture of crushed granite or limestone, clay loam and Gelscape® Hydrogel Tackifier.

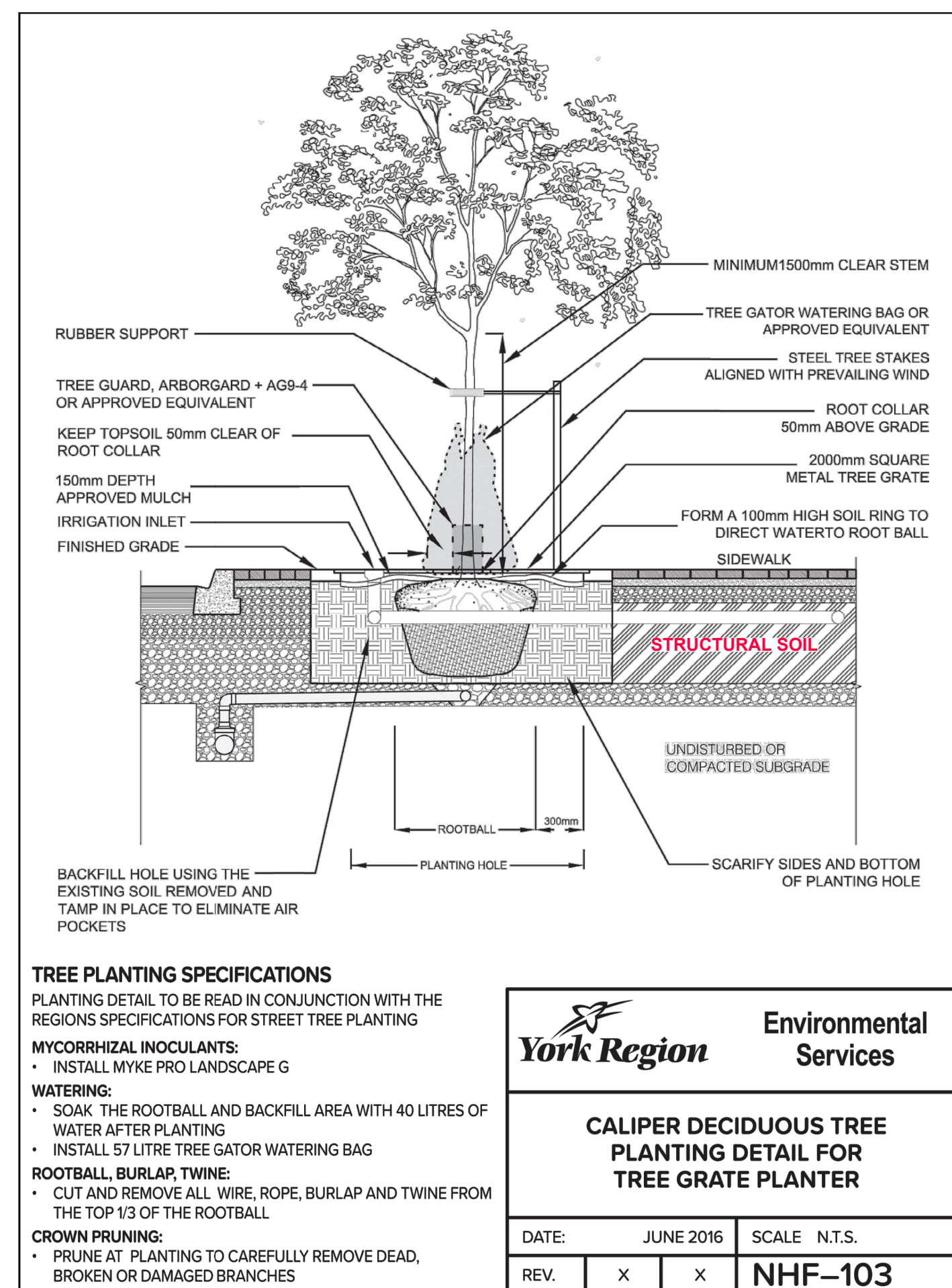
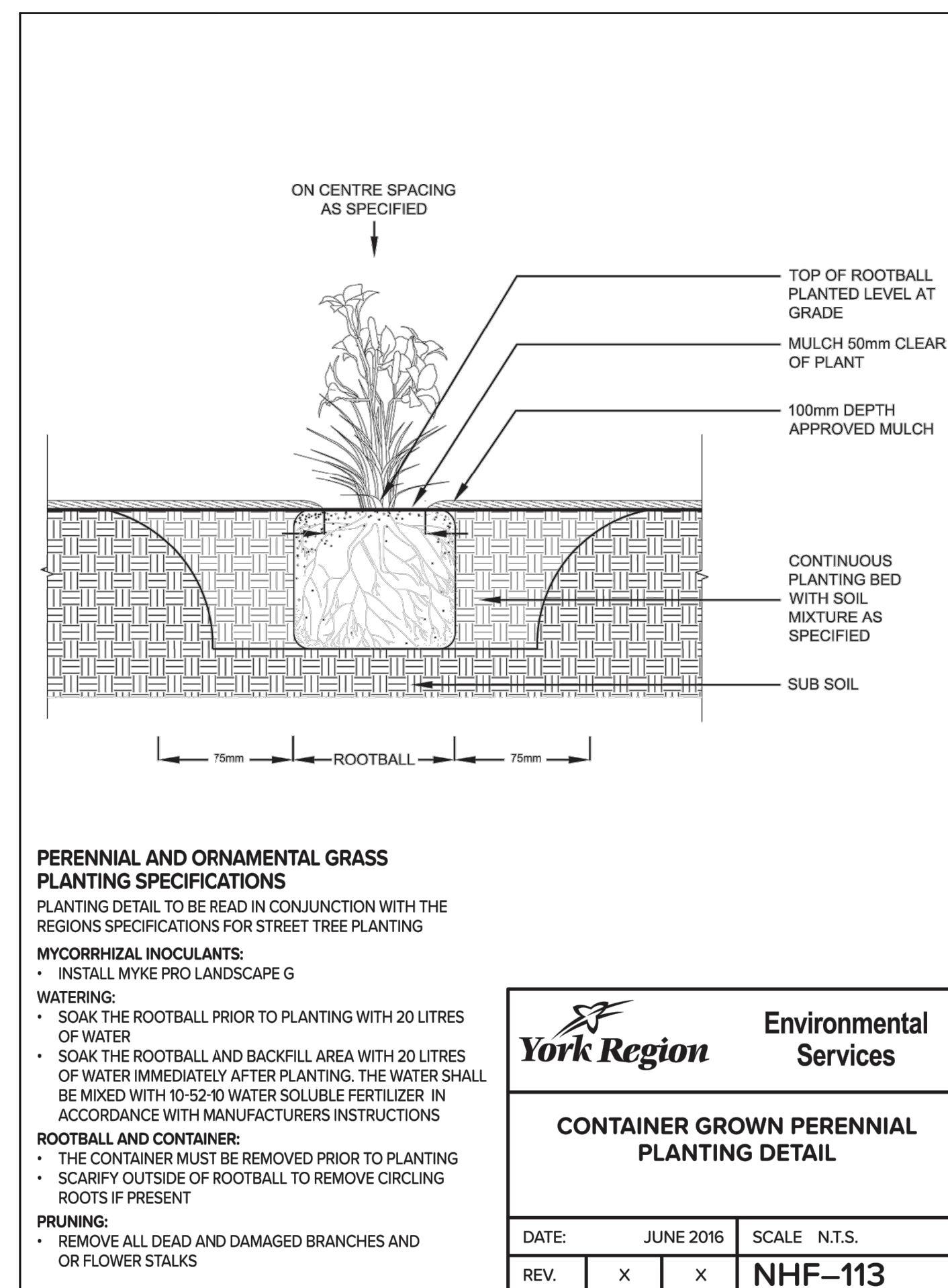
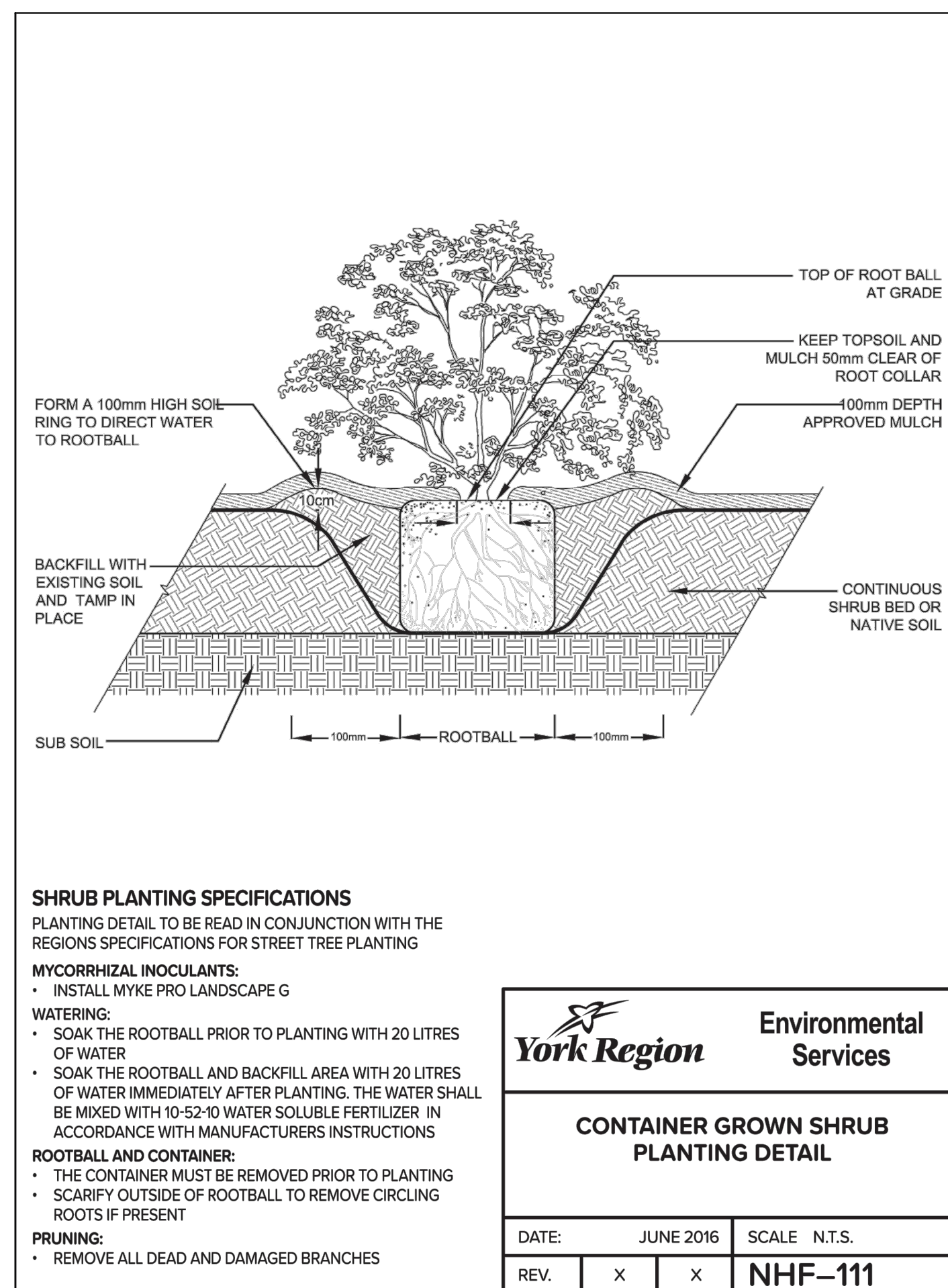
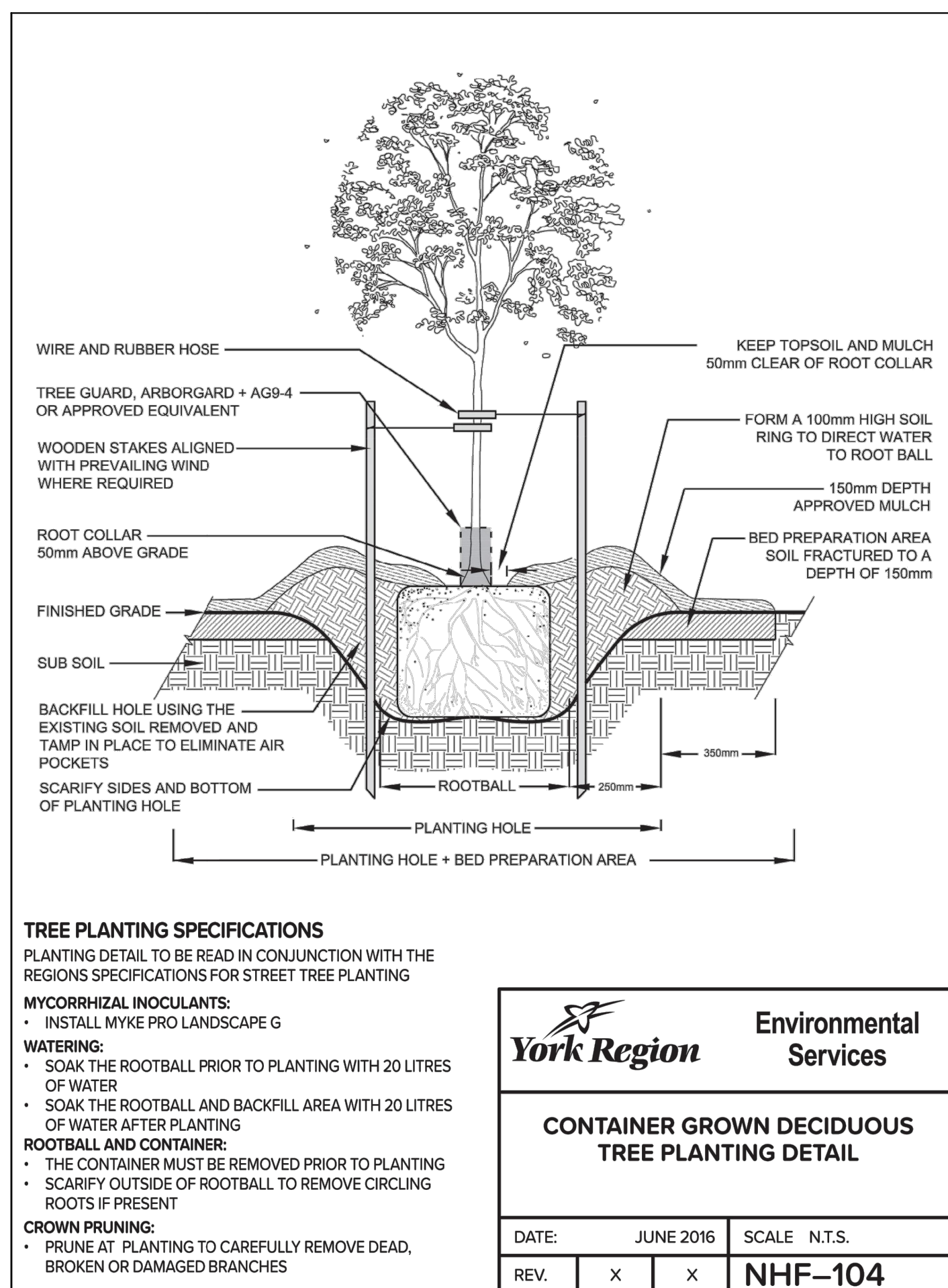
MATERIAL:
Specified crushed Stone
Specified clay loam
Gelscape® Hydrogel Tackifier

UNIT OF WEIGHT:
100 units dry weight
20 - 25 units (to achieve minimum CBR of 50)
0.035 units dry weight

TYPICAL ANALYSIS:

pH	6.0 - 7.5
CEC (MEQ/100g)	> 20
Phosphorous (ppm)	10 - 60
Potassium (ppm)	80 - 250
Calcium (ppm)	< 5000
Magnesium (ppm)	100 - 300
Total Salts (mmhos/cm)	< 1.5
Percent Organic Matter	> 5

www.hermanns.ca UPDATED: MARCH 2021



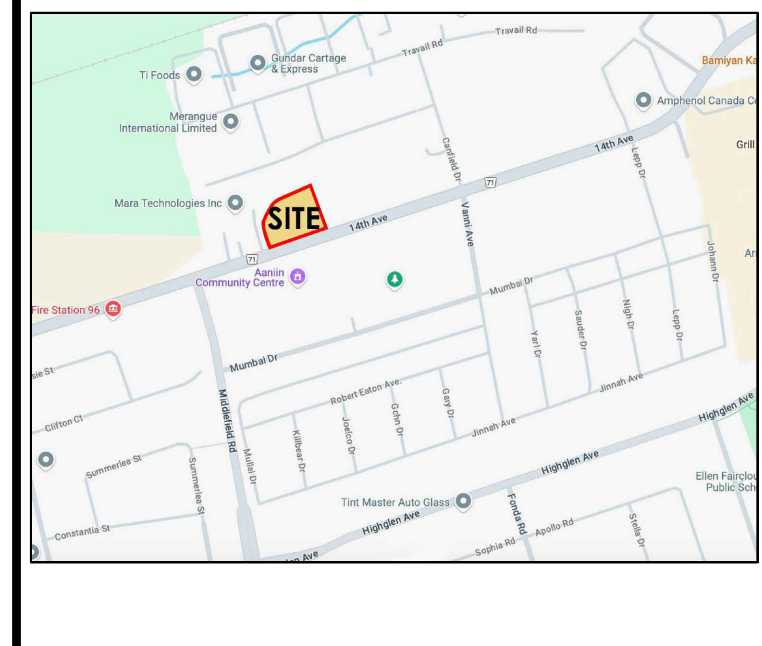
City Approval Stamp:

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Richmond Hill, Ontario L4B 1B9
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F: 289-695-0010

Client:

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Architecture • Interior Design • Project Management
11 St. Lawrence St. Unit 101, Toronto, Ontario, Canada

Project Name:

MIXED USE DEVELOPMENT
5690 14th St. Markham ON

Drawing Title:

LANDSCAPE DETAILS

Scale: Project No.: 2024041 Drawing No.: LD2

Drawn: MW/AN Checked: SH/RMS

Date: 2024-09-24 Print Date: 06/11/2024