

Preliminary Report - 1125 to 1137 Markham Road and 2141 Ellesmere Road– Zoning Amendment and Draft Plan of Subdivision Applications

Date: June 1, 2021

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Ward: Ward 24 - Scarborough-Guildwood

Planning Application Number: 21 120678 ESC 24 OZ and 7

Notice of Complete Application Issued: April 19, 2021

Current Use(s) on Site: Three 1-storey commercial buildings with associated surface parking.

SUMMARY

This report provides information and identifies a preliminary set of issues regarding the applications located at 1125 to 1137 Markham Road and 2141 Ellesmere Road. These applications propose to permit a mixed-use development with buildings ranging in height from 6 to 36 storeys, a new public street and public parkland. Staff are currently reviewing the applications. It has been circulated to all appropriate agencies and City divisions for comment. Staff will proceed to schedule a community consultation meeting for the applications with the Ward Councillor.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff schedule a community consultation meeting for the application located at 1125 to 1137 Markham Road and 2141 Ellesmere Road together with the Ward Councillor.
2. Staff provide notice for the community consultation meeting to landowners and residents within 120 metres of the application site, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

DECISION HISTORY

The final report for the Markham-Ellesmere Revitalization Study and its recommendations were endorsed by Scarborough Community Council, and implemented as Official Plan Amendment (OPA) 71, adopted by City Council on August 6, 2009 (Bylaw No. 714-2009). Urban design guidelines and a conceptual master plan were also adopted by City Council to guide development in the Markham-Ellesmere Revitalization Study Area. There were two appeals filed against OPA 71. Ultimately, the appellants and the City settled on the appeal and the Ontario Municipal Board (OMB) approved OPA 71 on February 2, 2011.

Below are two links where the study results are found on the City's website:

<http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21234.pdf> (Part 1)
and <http://www.toronto.ca/legdocs/mmis/2009/sc/bgrd/backgroundfile-21235.pdf> (Part 2)

There are two recent development applications to the south of the subject site that are relevant to the neighbourhood context and the Markham-Ellesmere Revitalization Study area. To the immediate south of the subject site, 1-2 Meadowglen Place was the subject of the following development applications: an Official Plan Amendment (11 262882 ESC 38 OZ), rezoning (08 176491 ESC 38 OZ), plan of subdivision (09 195940 ESC 38 SB), and a Rental Housing Demolition and Conversion application (file number 08 176779 ESC 38 RH).

Regarding the 1-2 Meadowglen Place Official Plan amendment application, City Council adopted Official Plan Amendment No. 166 through By-law No.683-2012 on May 9, 2012. The rezoning application for 1-2 Meadowglen Place was also approved by City Council on May 9, 2012 when Council enacted By-law 684-2012 to amend the former City of Scarborough Woburn Community Zoning By-law No. 9510, as amended. The new zoning provided for a new 16-storey replacement rental housing building containing 146 apartment units, a 12- storey and two 24-storey apartment buildings containing 640 units, and thirty-two, 3-storey stacked townhouses on east side of the site for a total of 818 residential dwelling units overall. A new 1,752 square metre public park would be established fronting Brimorton Drive, with approximately 1,079 square metres of ground floor commercial space permitted in the buildings fronting Markham Road.

The City Council decision can be viewed at the link below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.MM23.33>

A subsequent Committee of Adjustment application was refused on October 31, 2013, having regard to the negative recommendations of Planning staff, File No.13 203226 000 00 MV (A182/13SC). The application sought to permit an increase in the height of the 12-storey building to 14-storeys, an increase in the height of the two 24-storey buildings to 28 storeys each, and an increase in the number of permitted apartment units overall from 786 to 911 units. The owner appealed the Committee's decision and on May 12, 2014, the Ontario Municipal Board approved the requested minor variances (OMB Case File PL131280). The City Solicitor was not instructed by City Council to attend the hearing in support of the Committee's refusal decision.

In 2016, a Rezoning application was submitted for 1021-1035 Markham Road (File No. 16 270614 ESC 38 OZ). The application proposed to replace the commercial plaza at 1021-1035 Markham Road with a 39-storey mixed-use building having a total gross floor area of 31,184.2 square metres. Of this, approximately 28,800 square metres is residential gross floor area and approximately 2,385 square metres is non-residential (commercial) gross floor area. The proposed site density (FSI) was 10.89 times the site area. A total of 380 residential units are proposed on the subject site (resulting in a total of 1,323 units overall with the new 1-2 Meadowglen Place developments).

An April 11, 2017 City Planning report recommended refusal of the application as originally submitted. On May 2, 2018, Scarborough Community Council referred the matter back to Planning staff for further review and modifications for the purposes of scheduling the Public Meeting.

A City Planning report dated June 26, 2018, presented draft by-laws, without a City Planning recommendation for approval, to amend the former City of Scarborough Woburn Community Zoning By-law No. 9510, as amended, and Toronto Zoning By-law No. 569-2013, as amended, to City Council for consideration in order to enable the new development as proposed. The proposal was revised with a 34-storey mixed-use building having a total gross floor area of 26,370 square metres. Of this, approximately 24,190 square metres is residential gross floor area and approximately 2,180 square metres is non-residential (commercial) gross floor area. The number of proposed residential units was reduced to 333 units. The proposed site density (FSI), following dedication of the new public park and a required road widening of Brimorton Drive, was approximately 10.2 times the resulting net site area. On July 23, 2018 City Council enacted By-law 1276-2018 to amend Toronto Zoning By-law No. 569-2013, as amended and By-law 1277-2018 to amend the former City of Scarborough Woburn Community Zoning By-law No. 9510, as amended.

The City Council decision and City Planning Staff report can be view at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC32.3>

ISSUE BACKGROUND

Application Description

The zoning by-law amendment application proposes to amend the applicable zoning for the property at 1125 to 1137 Markham Road and 2141 Ellesmere Road to permit a mixed-use development with four buildings ranging from 6 to 36-storeys in height.

The proposed development would have a gross floor area of 75,656 square metres, comprising of 74,473 square metres of residential gross floor area and 1,182 square metres of commercial gross floor area. The proposal would have a Floor Space Index of 6.7. A total of 1,040 residential units are proposed, including 55 bachelor units, 561 one-bedroom units, 319 two-bedroom units, and 105 three-bedroom units. Amenity spaces are proposed at the ground floor, second floor, seventh floor and eighth floor which result in a total of 2,153 square metres of indoor amenity space and 2,063 square metres of outdoor amenity space.

A 6-storey podium is proposed along Markham Road for both Towers A and B and a 7-storey podium is proposed which is oriented east-west for Towers B and C. There is also a 6-storey wing which extends east from the Markham Road podium which is adjacent to the proposed park. Tower A has a proposed height of 36-storeys (117.4 metres), Tower B has a proposed height of 34-storeys (111.5 metres) and Tower C has a proposed height of 19-storeys (60.75 metres). The following building setbacks are proposed: 1.5 metres along Markham Road and 0 metres to the new property lines of the development block. There are greater setbacks proposed to the existing property lines, but those setbacks would accommodate elements of the development proposal which would be conveyed to the City. The proposed setback to the north property line of 36.4 metres along Ellesmere Road would accommodate the public park, the setback of 14.8 metres to the east property line would accommodate a portion of the new north-south public road and the proposed setback to the south property line of 10.0 metres would complete the existing street to the south named Roman Abraham Boulevard.

The development proposes 896 total parking spaces on five underground parking levels. The parking spaces will consist of 728 resident spaces, 156 visitor spaces and 12 retail spaces. There are also 79 short-term bicycle spaces and 711 long-term bicycle spaces proposed for a total of 790 bicycle parking spaces. In terms of loading there are three Type 'G' loading spaces and one Type 'C' loading space proposed. Two vehicular access are proposed, one on the south end of the site from the proposed east-west public road and one on the east end of the site from the proposed north-south public road. The three existing 1-storey commercial buildings would be demolished.

The Draft Plan of Subdivision application contemplates two blocks (One development block and one park block) and two streets as summarized below:

- Block 1 containing the proposed mixed-use development with four buildings ranging from 6 to 36-storeys in height.
- Block 2 comprising of a 823.3 square metre public park.
- Street 'A' the interim right-of-way which has a width of 14.8 metres.

- Street 'B' the partial right-of-way which has a width of 10.0 metres and would result in completing the existing street to the south named Roman Abraham Boulevard.

Detailed project information is found on the City's Application Information Centre at: <https://www.toronto.ca/city-government/planning-development/application-information-centre/>

See Attachments 1 and 2 of this report, for a three dimensional representation of the project in context.

See Attachment 3: Location Map for a two dimensional view of the subject site and surrounding context.

See Attachment 4: Site Plan for a conceptual site plan for the site.

See Attachment 8: Draft Plan of Subdivision for the proposed blocks, park and streets.

Provincial Policy Statement and Provincial Plans

Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform with applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act* all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The *Planning Act* of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. Toronto Official Plan policies may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

The current application is located on lands designated *Mixed Use Areas* on Map 23 of the Official Plan (See Attachment 5: Official Plan).

Site and Area Specific Policy (SASP) No. 322

SASP No. 322 applies to the subject site, and forms the *Markham-Ellesmere Revitalization Area*. This SASP establishes a planning framework to guide the revitalization of the area, individual redevelopment proposals. Some of the key objectives are, new public road connections, planted medians, establishment of a public square, encouraging commercial uses, apartment building renewal, improved pedestrian connections to public parks, enhanced community services and facilities and the adoption of urban design guidelines.

Official Plan Amendment Nos. 479 and 480 - Public Realm and Built Form Policies

On September 11, 2020, the Minister of Municipal Affairs and Housing approved citywide amendments to the Official Plan regarding public realm (OPA No. 479) and built form (OPA No. 480) as part of the Five-Year Official Plan Review under Section 26

and Subsection 17(34) of the *Planning Act*. These OPAs replace Sections 3.1.1, 3.1.2 and 3.1.3 of the Official Plan with new and revised policies for the public realm, built form and built form types to:

- Promote a walkable city;
- Clarify the role of the public realm and the need for new public streets;
- Introduce development criteria for low-rise, mid-rise and tall buildings; and
- Promote public squares and Privately Owned Publicly-Accessible Spaces ("POPS").

OPA 479 regarding public realm can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0083.pdf>

OPA 480 regarding built form can be found at:

<https://www.toronto.ca/legdocs/bylaws/2020/law0084.pdf>

Zoning By-laws

The property is subject to the City of Toronto Zoning By-law No. 569-2013, as amended and the former City of Scarborough Woburn Community Zoning By-law No. 9510, as amended. See attachment 6: Zoning By-law Map.

The City of Toronto Zoning By-law No. 569-2013, as amended zones the subject lands as Commercial Residential, CR 0.4 (c0.4; r0.0) SS3 (x390). This zoning category does not permit residential uses as shown by the numerical value or zero density for residential uses, in the zoning standards noted above. The Commercial Residential Zone permits a maximum building height of 11 metres, a maximum lot coverage of 33%, and a floor spaces index of 0.4 times the lot area for non-residential uses. Exception 390 contains site-specific provisions for the minimum building setback from a lot line that abuts Markham Road or Ellesmere Road, the calculation of gross floor area and the lot coverage.

The Woburn Community Zoning By-law No. 9511, as amended, zones the subject lands as Neighbourhood Commercial (NC) and is subject to the following performance standards 27-55-76. The Neighbourhood Commercial zone permits uses such as automotive service stations, banks, medical centres, personal service shops, restaurants, retail stores and offices. The performance standards concern minimum building setbacks and the maximum lot coverage which are reflected in the 569-2013 zoning as well. The property is also subject to Exception No. 62 in the By-law which states that no parking shall be required for the gross floor area associated with storage rooms and washrooms located on mezzanine floors.

The City's Zoning By-law 569-2013 can be found here: <https://www.toronto.ca/city-government/planning-development/zoning-by-law-preliminary-zoning-reviews/zoning-by-law-569-2013-2/>

Design Guidelines

The following design guideline(s) will be used in the evaluation of this application:

- Markham-Ellesmere Revitalization Study Urban Design Guidelines and Conceptual Master Plan;
- City-Wide Tall Building Guidelines;
- Mid-Rise Building Guidelines;
- Growing Up: Planning for Children in New Vertical Communities Guidelines;
- Pet-Friendly Guidelines; and
- Retail Design Manual.

The City's Design Guidelines can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

Site Plan Control

The application is subject to Site Plan Control. A Site Plan Control application has not yet been submitted.

COMMENTS

Reasons for the Application

The Zoning By-law Amendment application has been submitted to facilitate the mixed-use development and permit residential uses which are currently not permitted by the applicable zoning. The application seeks to establish appropriate site-specific development standards (building setbacks, massing, height, density and parking rates among others) for the proposed development. The Draft Plan of Subdivision application has been submitted to create a framework for new blocks, streets and a new public park to guide development on the subject lands.

Issues to be resolved

The application has been circulated to City divisions and public agencies for comment. At this stage in the review, the following preliminary issues have been identified:

Provincial Policies and Plans Consistency/Conformity

Staff are evaluating this application for consistency with the PPS (2020) and conformity with the Growth Plan (2020). Given the explicit link between provincial policy and the Official Plan, consistency with the PPS and conformity with the Growth Plan will be largely determined by conformity with the Official Plan.

Official Plan Conformity

Staff are reviewing the application to determine its conformity with the Official Plan policies pertaining to Built Form, Public Realm, Mixed Use Areas, Healthy Neighbourhoods, and Neighbourhoods, Housing and Parkland, among others. Staff will

also review the application in the context of OPA 479 and OPA 480 policies, which are in force and in effect for all lands in the City as of September 11, 2020.

Built Form, Planned and Built Context

City Staff are evaluating the appropriateness of the proposed site organization, height, massing, setbacks, stepbacks, angular plane projections, location of amenity spaces and ground related units as well as other built form issues within the existing and planned context for this area. This analysis will be informed by Section 2 of the *Planning Act*, the Growth Plan (2020), the City's Official Plan policies, the Markham-Ellesmere Revitalization Study Urban Design Guidelines and Conceptual Master Plan, and other applicable Design Guidelines, particularly the City-Wide Tall Building Guidelines.

The evaluation will place particular attention on the transition in scale from the proposed towers to the low-rise *Neighbourhoods* designated properties to the east of the site and the proposed public park. Staff will also continue to assess the proposed public street alignments and dimensions and how that impacts the surrounding context, the size and location of the public park, the location and size of amenity areas, the location and size of the proposed retail space, the location of the lobby entrances, the design of vehicular and pedestrian connections and the location of the units at-grade.

Staff are evaluating the shadow study and pedestrian level wind study to help assess the impacts of the proposed height and massing on the pedestrian environment and surrounding lands and identify any appropriate mitigation measures.

Tree Preservation

The application is subject to the provisions of the City of Toronto Municipal Code, Chapter 813 Articles II (Street Trees By-law) and III (Private Tree By-law).

An Arborist Report and Tree Preservation Plan were submitted by the applicant and are currently under review by City Staff. As proposed, the development would require the removal of three trees and one tree polygon (group of small trees).

Housing

The City's Official Plan policies in Section 3.2.1 require a full range of housing in terms of form, tenure, and affordability to be provided and maintained across the City and within neighbourhoods to meet the current and future needs of residents. In addition, the Council-adopted Growing Up: Planning for Children in New Vertical Communities urban design guidelines provide guidance on the proportion and size of larger units recommended in new multi-residential developments, supporting Official Plan housing policies, and the Growth Plan's growth management and housing policies.

The proposal includes 1,040 dwelling units. The proposed unit mix comprises 55 bachelor units, 561 one bedroom units, 319 two-bedroom units, and 105 three-bedroom units. The Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines direct that new development should provide at least 15% two bedrooms and 10% three bedrooms to ensure housing options for families with children

are available. The proposal currently proposes a proportion of 30.7% two bedrooms and 10.1% three bedrooms.

Staff will further evaluate unit sizes and additional building and site design elements to support a broad range of households, including families with children.

Community Services and Facilities

Community Services and Facilities (CS&F) are an essential part of vibrant, strong and complete communities. CS&F are the lands, buildings and structures used for the provision of programs and services provided or subsidized by the City or other public agencies, boards and commissions. They include recreation, libraries, childcare, schools, public health, human services, cultural services and employment services, etc. The timely provision of community services and facilities is as important to the livability of the City's neighbourhoods as "hard" services like sewer, water, roads and transit. The City's Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, liveable, and accessible communities. Providing for a full range of community services and facilities in areas experiencing major or incremental growth, is a responsibility shared by the City, public agencies and the development community.

Staff are evaluating the impact of the proposed development and local development activity on community services and facilities, including assessment of existing capacity to support proposed future population. Staff are reviewing SASP No. 322 policies and growth related studies that apply to the application. The site is within the Woburn Neighbourhood Improvement Area (NIA) which will inform the review of the application.

Staff are reviewing the CS&F Study that was submitted with the application to determine whether any capital improvements or expansion of facilities opportunities were identified by the applicant or by staff and following up Study deficiencies to identify other issues that need to be addressed.

Section 37 Community Benefits

The Official Plan provides for the use of Section 37 of the *Planning Act* to pass by-laws for increases in height and/or density not otherwise permitted by the Zoning By-law in return for the provision by the applicant of community benefits in the form of capital facilities. It is standard to secure community benefits in a Section 37 Agreement which is then registered on title.

The proposal at its current height and density will be subject to Section 37 contributions under the *Planning Act*. Section 37 benefits have not yet been discussed. City staff may apply Section 37 provisions of the *Planning Act* should the proposal be approved in some form. In the event the applicant provides in-kind benefits pursuant to Section 37 of the *Planning Act*, the City's Fair Wage Policy and Labour Trades Contractual Obligations will apply to such work.

Infrastructure/Servicing Capacity

Staff are reviewing the application to determine if there is sufficient infrastructure capacity (roads, transit, water, sewage, hydro, community services and facilities, etc.) to accommodate the proposed development.

Staff are reviewing the Functional Servicing Report and Stormwater Management Plan provided by the applicant to evaluate the effects of the development on the City's municipal servicing infrastructure and watercourses and determine whether there is sufficient capacity to accommodate the proposed development. Staff will determine if new infrastructure or any improvements to the existing infrastructure are required.

Transportation

Staff are reviewing the Transportation Impact Study submitted by the applicant, the purpose of which is to evaluate the effects of the proposed development on the transportation system, but also to suggest any transportation improvements that are necessary to accommodate the travel demands and impacts generated by the development.

Toronto Green Standard

Council has adopted the four-tier Toronto Green Standard (TGS). The TGS is a set of performance measures for green development. Applications for Zoning By-law Amendments, Draft Plans of Subdivision and Site Plan Control are required to meet and demonstrate compliance with Tier 1 of the Toronto Green Standard. Tiers 2, 3 and 4 are voluntary, higher levels of performance with financial incentives intended to advance the City's objectives for resilience and to achieve net-zero emissions by 2050 or sooner. Tier 1 performance measures are secured on site plan drawings and through a Site Plan Agreement or Registered Plan of Subdivision.

The application was submitted after May 1, 2018 and is subject to TGS Version 3.0. The application will be reviewed for compliance with Tier 1 performance measures. Staff will encourage the applicant to pursue a Tier 2 of the TGS or higher.

On-site Parkland

The applicant is currently proposing a 823.4 square metres of on-site parkland dedication at the northeastern portion of the site. City Planning and Parks, Forestry and Recreation staff will review parkland dedication requirements, in the context of SASP No. 322, the Markham-Ellesmere Revitalization Study Urban Design Guidelines and Conceptual Master Plan, as well as, OPA 479.

Other Matters

Additional issues may be identified through the review of the application, agency comments and the community consultation process.

CONTACT

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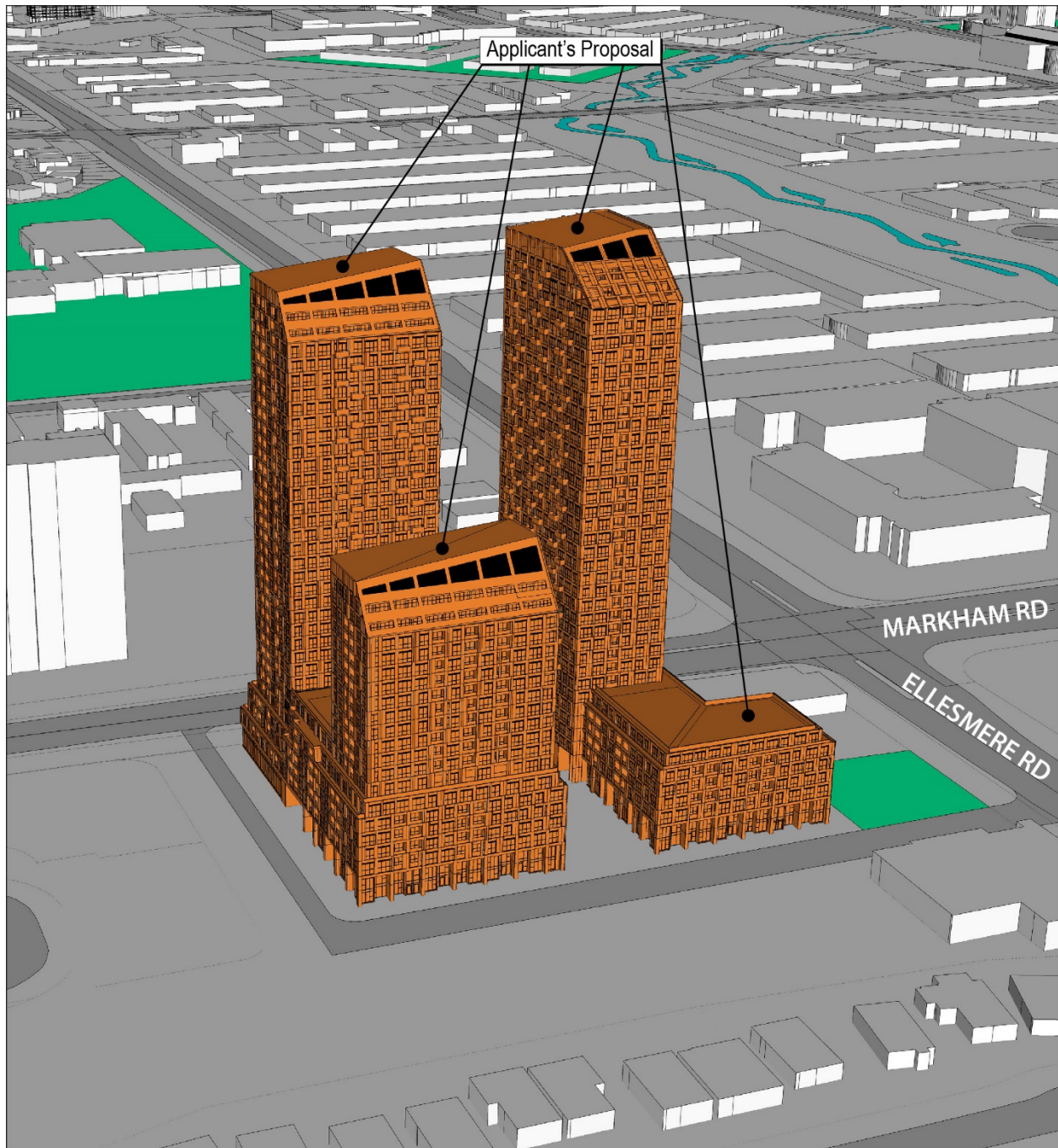
SIGNATURE

Paul Zuliani, MBA, RPP, Director
Community Planning, Scarborough District

ATTACHMENTS

Attachment 1: 3D Model of Proposal in Context (Northwest)
Attachment 2: 3D Model of Proposal in Context (Southeast)
Attachment 3: Location Map
Attachment 4: Site Plan
Attachment 5: Official Plan Map
Attachment 6: Zoning By-law Map
Attachment 7: Plan of Subdivision

Attachment 1: 3D Model of Proposal in Context (Northwest)

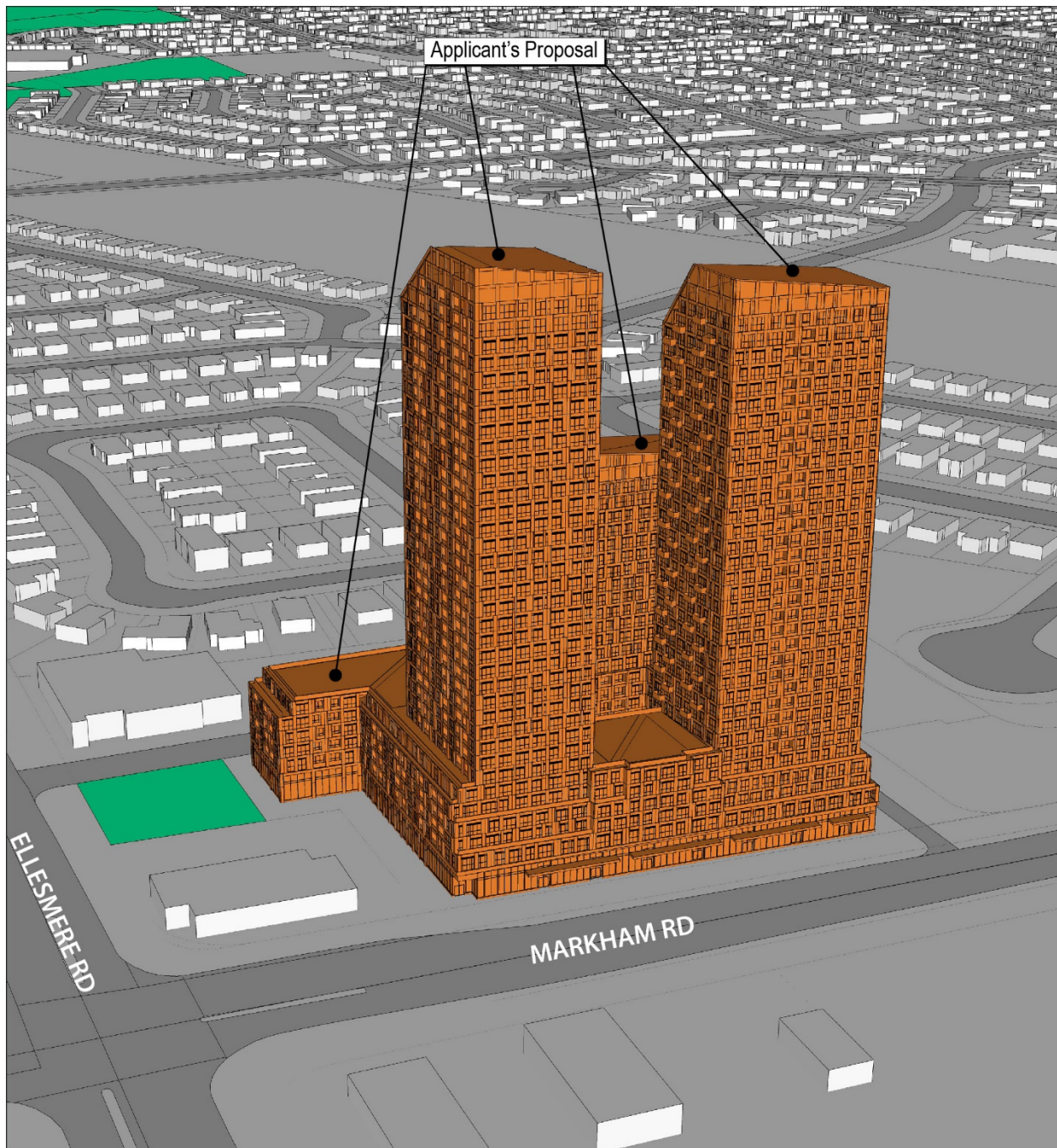


View of Applicant's Proposal Looking Northwest



05/03/2021

Attachment 2: 3D Model of Proposal in Context (Southeast)

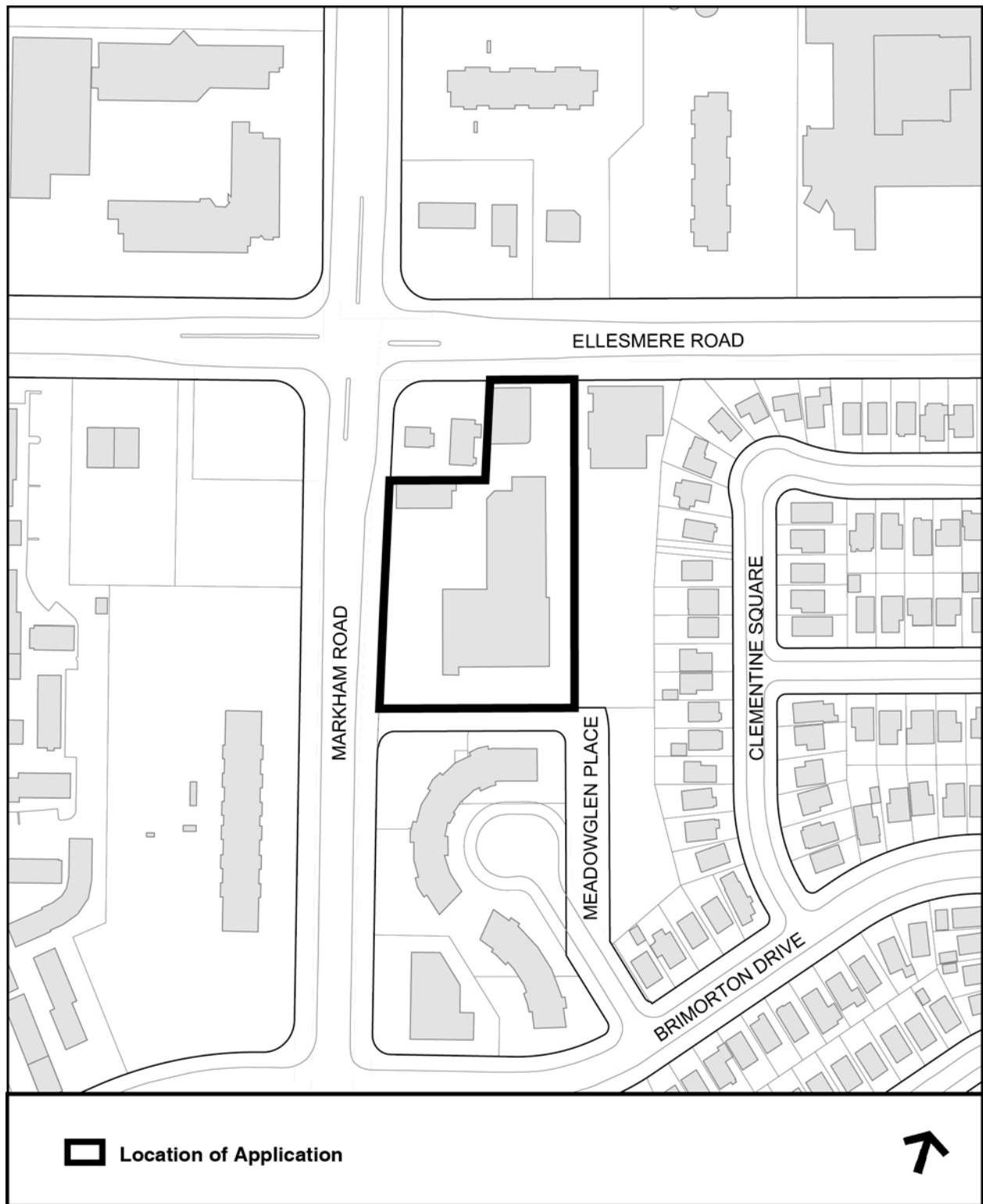


View of Applicant's Proposal Looking Southeast

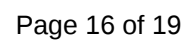


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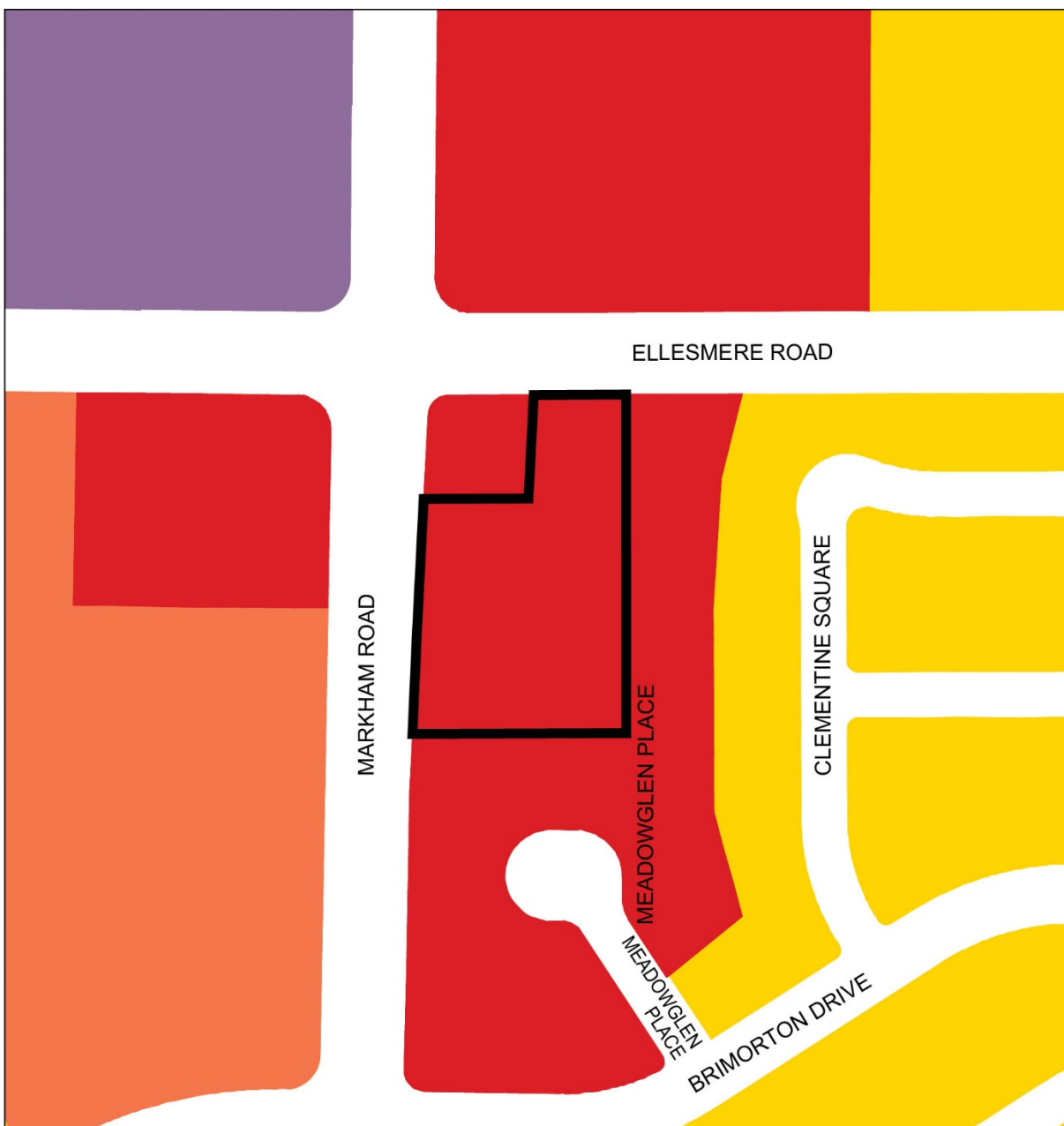
Attachment 3: Location Map



Preliminary Report - 1125 Markham Road



Attachment 5: Official Plan Map



Official Plan Land Use Map #22

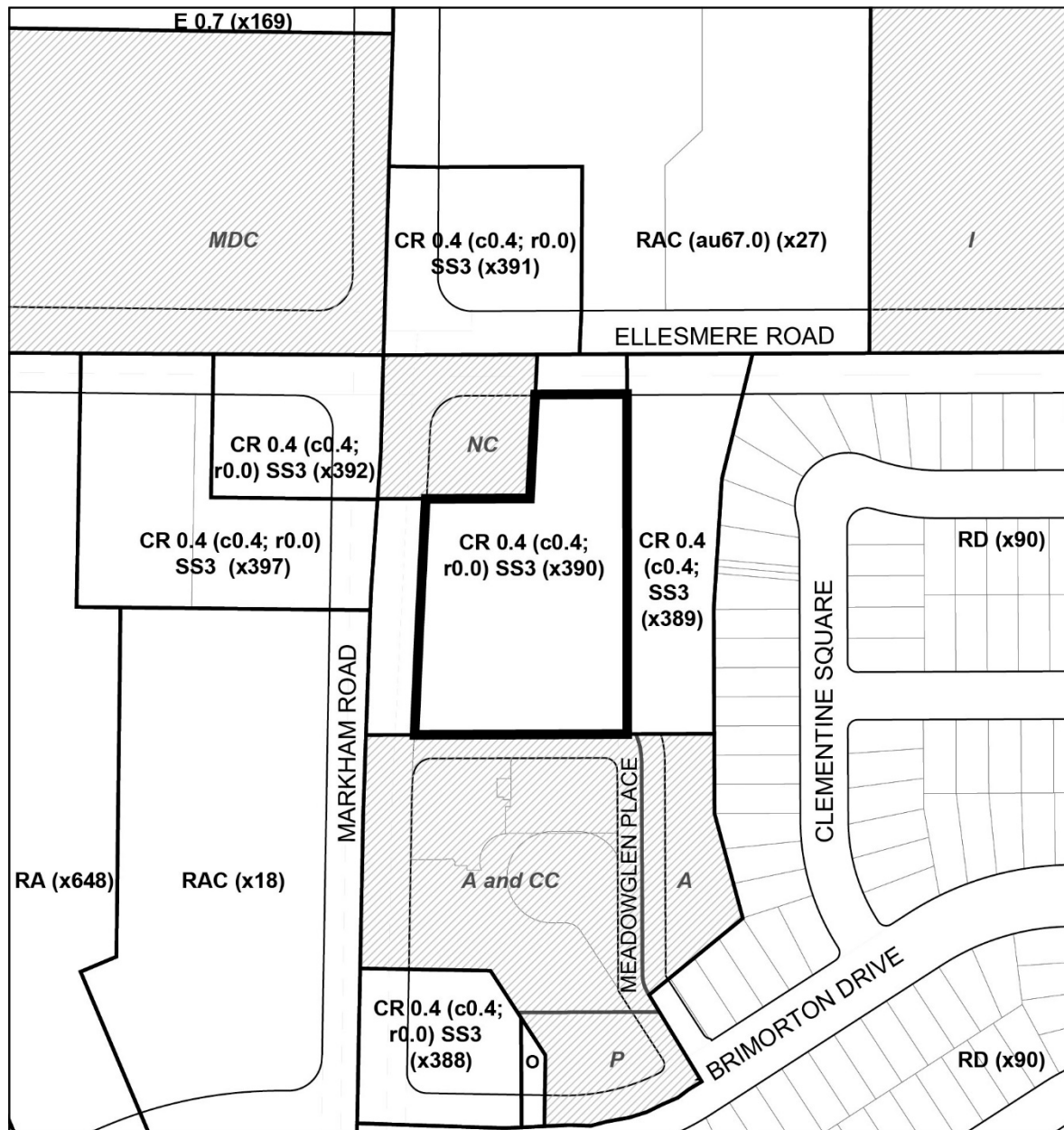
1125-1137 Markham Road
and 2141 Ellesmere Road

File # 21 120678 ESC 24 0Z and 21 120673 ESC 24 SB



Not to Scale
Extracted: 04/23/2021

Attachment 6: Zoning By-law Map



Zoning By-law 569-2013

1125-1137 Markham Road
and 2141 Ellesmere Road

File # 21 120678 ESC 24 OZ and 21 120673 ESC 24 SB



Location of Application

RD Residential Detached
RS Residential Semi-Detached
RA Residential Apartment
RAC Residential Apartment Commercial
CR Commercial Residential

E Employment Industrial
O Open Space



See Former City of Scarborough
Woburn Community By-law No. 9510

A Apartment Residential
NC Neighbourhood Commercial
I Institutional Uses
CC Community Commercial
MDC Industrial District Commercial Zone
P Park



Not to Scale
Extracted: 04/23/2021

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