



Castler

BROADFIELD DRIVE VIEW SKETCH PERSPECTIVE

240 Markland Drive - Etobicoke, ON

April 28th, 2020

IBI GROUP

*We need
you because...*

**We need funds to monitor and influence
the 240 Markland Drive proposal and
any future developments...**

- 1 **240 Markland Dr.** – Current proposal is to build **164** units on this property.
- 2 **4340 Bloor St.** – Property was recently sold. Infill development very likely. **150** new units?
- 3 **245 Markland Dr.** – Golf Club is currently exploring the opportunity to sell land for condominium development. **150 new units?**
- 4 **210 Markland Dr.** – Property owner already expressed interest in pursuing infill development on this property many years ago. **150 new units?**
- 5 **265 & 287 Markland Dr.** – Both of these properties have land masses to allow for potential infill development. **300 new units?**
- 7 **4335 Bloor St.** – Markland Wood Plaza – Redevelop the plaza? With more than enough land available at this location it is a prime site for a possible mixed-use or residential development project. **300 new units?**

Total potential new development in our community: **1,214 units.**

With a very conservative estimate of 2 people and 1 vehicle per unit this could result in **2,428 residents and 1,214 vehicles added to our community.**

*How much is
too much!*



Markland Wood



240 Markland Drive
and more...

*Towers in our
Neighbourhood*

Your MWA continues to fight for...

- The reduction of the proposed height of 240 Markland Dr. If the owners of 240 Markland receive permission to exceed the zoning restrictions of the existing by-law then we fear that subsequent proposals will ask for progressively greater height allowances.
- The lack of cascading on the south and east sides of the condominium. The current owner's design would place most of the existing townhouses at Tyne Terrace in shade for significant parts of the day
- A re-design of the proposed stacked apartments on Sunplains. With the developer's current proposal the existing limited community green space would become the site of a three story stacked apartment building. The setbacks, scale and proportion of this building don't respect the street, the neighbouring homes and the surrounding community.

How will this development impact us?

- Increased population
- Increased traffic, noise & congestion
- Overcrowded schools
- Increased likelihood of flooding
- Loss of limited existing green space
- Negative impact on quality of life
- Negative impact of potential new developments by neighboring buildings in Markland

- Existing Apartment Building
- Potential Future Development

