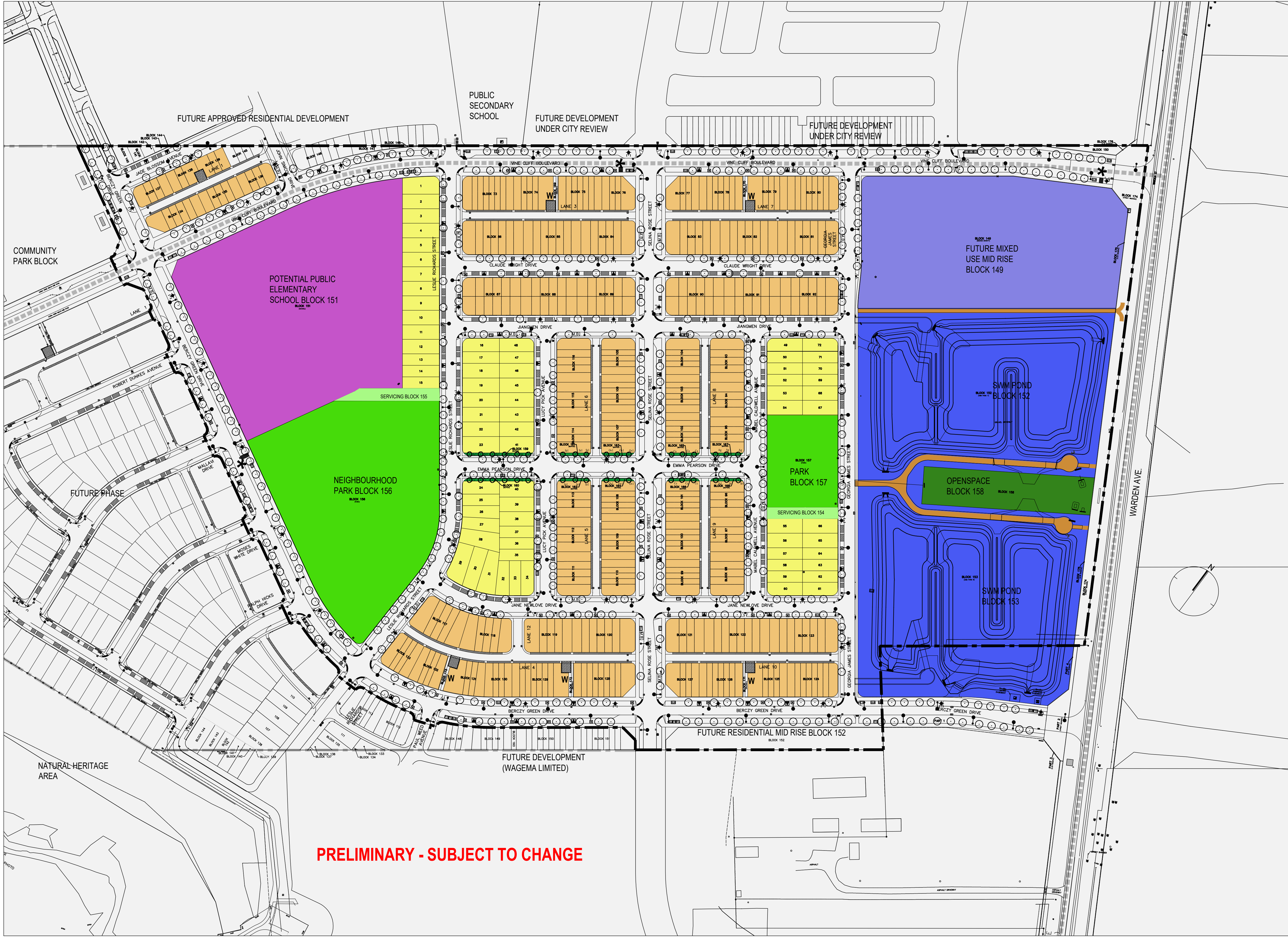


COMMUNITY DISPLAY PLAN

BERCZY WARDEN HOLDINGS INC . PHASE 1

City File No.
TEC 21 235516
Jun 22/2023



Unit Types

- Single Detached
- Townhouse
- Medium Density

Land Uses

- Neighbourhood park
- Landscape Buffer
- Openspace
- Proposed trail
- Servicing block
- Stormwater pond
- Future School
- Future/ Existing development

Legend

- M.B. Canada Post Community Mailbox
- Streetlight
- Transformer
- Hydrant
- Potential bus stop location
- Potential Future Transit Route
- Utility vault
- Pedestal
- Pedestrian Walkway
- Snow Storage Notch

NOTES

THIS MAP IS INTENDED TO PROVIDE HOME BUYERS WITH GENERAL INFORMATION ABOUT THE SUBDIVISION AND SURROUNDING AREA.

PLEASE NOTE:
THIS MAP IS BASED ON INFORMATION AVAILABLE ON JUNE 2023 AND MAY BE REVISED WITHOUT NOTICE TO PURCHASERS.

- Some streets in this subdivision will be extended in the future.
- There may be catch basins or utilities easements located on some lots in this subdivision.
- Door to door mail delivery will not be provided in this subdivision and Community mail boxes will be directly beside some lots.
- Some streets will have sidewalks on both sides while others will have them on only one side or not at all.
- The completion of some dwellings in this subdivision may be delayed until after the completion of exterior finishes on adjacent buildings.
- The home builder is not permitted to charge the purchaser for the cost of boulevard trees, driveway apron paving, fencing and sodding. Not every dwelling will have a boulevard tree located along its frontage.

ILLUSTRATIVE PLAN – PREPARED IN CONSULTATION WITH THE CITY OF MARKHAM.
FOR ILLUSTRATIVE PURPOSE ONLY, AND SUBJECT TO CHANGE. FOR MORE INFORMATION DEVELOPMENT PLANS WHEN AVAILABLE AT THE CITY OF MARKHAM.