



Development Services Public Meeting Agenda

Meeting No. 4 | March 18, 2025 | 7:00 PM | Live streamed

Members of the public have the option to attend either remotely via Zoom or in-person
in the Council Chamber at the Civic Centre

Members of the public can participate by:

1. VIEWING THE ONLINE LIVESTREAM:

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2. EMAILING A WRITTEN SUBMISSION:

Members of the public may submit written deputations by email to clerkspublic@markham.ca.

Written submissions must be received by 4:00 p.m. the day prior to the meeting.

If the deadline for written submission has passed, you may:

Email your written submission directly to [Members of Council](#); or

Make a deputation at the meeting by completing and submitting an online [Request to Speak Form](#)

If the deadline for written submission has passed **and** Council has finished debate on the item at the meeting, you may email your written submission directly to [Members of Council](#).

3. REQUEST TO SPEAK / DEPUTATION:

Members of the public who wish to make a deputation, please register prior to the start of the meeting by:

Completing an online [Request to Speak Form](#), or,

E-mail clerkspublic@markham.ca providing full name, contact information and item they wish to speak on.

If you do not have access to email, contact the Clerk's office at **905-479-7760** on the day of the meeting.

*If Council or Committee has finished debate at the meeting on the item, you may email your written submission directly to [Members of Council](#).

The list of [Members of Council is available online at this link](#).

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**Note: As per Section 7.1(h) of the Council Procedural By-Law,
Council will take a ten minute recess after two hours have passed since the last break.**



Development Services Public Meeting Agenda

Meeting Number: 4

March 18, 2025, 7:00 PM - 9:00 PM

Live streamed

All Members of Council
Development Services
Chair: Regional Councillor Joe Li

Pages

1. CALL TO ORDER
2. DISCLOSURE OF PECUNIARY INTEREST
3. DEPUTATIONS
4. REPORTS
 - 4.1 PUBLIC MEETING INFORMATION REPORT, 4201 HIGHWAY 7 INC. AT 4201 AND 4217 HIGHWAY 7, APPLICATION FOR ZONING BY-LAW AMENDMENT TO PERMIT AN EIGHT-STOREY MIXED-USE RESIDENTIAL BUILDING ON THE NORTHERN PORTION OF 4201 AND 4217 HIGHWAY 7 (WARD 3), FILE NO. PLAN 24 185627 (10.5) 3

M. Leung, ext. 2392
 - 4.2 PUBLIC MEETING INFORMATION REPORT, TH (MARKHAM) DEVELOPMENTS (BT) CORP. AT PART OF LOTS 21, 22 AND 23, CONCESSION 5, APPLICATIONS FOR OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT 15

WITH AN ASSOCIATED DRAFT PLAN OF SUBDIVISION TO PERMIT TO PERMIT THE DEVELOPMENT OF APPROXIMATELY 699 RESIDENTIAL UNITS (COMPRISED OF STREET, LANE, AND STACKED BACK-TO-BACK TOWNHOUSE UNITS), A DUAL-USE PARK/STORMWATER MANAGEMENT FACILITY, AND THE SUPPORTING ROAD AND LANE NETWORK AT PART OF LOTS 21, 22 AND 23, CONCESSION 5 (WARD 6), FILE NO. PLAN 24 198202 AND PLAN 24 198207 (10.3, 10.5, 10.7)

S. Bordone, ext. 8230

4.3 PUBLIC MEETING INFORMATION REPORT, RULAND PROPERTIES INC. AT VACANT LANDS LOCATED ON THE NORTHWEST CORNER OF VERDALE CROSSING AND BIRCHMOUNT ROAD, IN MARKHAM CENTRE, APPLICATION FOR ZONING BY-LAW AMENDMENT

25

TO PERMIT A THREE-PHASED, MIXED-USE, HIGH-RISE DEVELOPMENT CONSISTING OF FIVE TOWERS OF VARYING HEIGHTS, 2,139 RESIDENTIAL UNITS, 2,848 M2 (30,656 FT2) OF RETAIL SPACE, AND 7,239 M2 (77,920 FT2) OF INDOOR AND OUTDOOR AMENITY SPACE AT VACANT LANDS LOCATED ON THE NORTHWEST CORNER OF VERDALE CROSSING AND BIRCHMOUNT ROAD (WARD 3), FILE NO. PLAN 24 197692 (FILE 10.5)

M. Leung, ext. 2392

5. ADJOURNMENT



**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, March 18, 2025		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	4201 Highway 7 Inc. (Rouge View LP, c/o Nord Hub Canada Inc. - Metropole Developments Inc.) (the "Owner")		
Agent:	Bousfields Inc. c/o Kate Cooper		
Proposal:	Proposed eight-storey mixed-use residential building on the northern portion of 4201 and 4217 Highway 7 (the "Proposed Development")		
Location:	4201 and 4217 Highway 7 (the "Subject Lands")		
File Number:	PLAN 24 185627	Ward:	3
Prepared By:	Melissa Leung, RPP, MCIP ext. 2392 Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff received the Application on October 11, 2024, and deemed the Application complete on November 8, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on Friday January 9, 2025.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Continued review of the Draft Plan of Subdivision application (PLAN 24 185661)
- Submission of future applications for Site Plan Control, and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the 3.31 ha (8.19 ac) Subject Lands, of which the northern 0.89 ha (2.20 ac) portion is proposed for development, and is located on the south side of Highway 7 and west of Main Street Unionville. Figure 2 shows two detached dwellings occupying the lands. Figure 3 illustrates the surrounding land uses.

Table 1 summarizes the Owner’s Proposed Development

Table 1: the Proposed Development (see Figures 4 and 5)	
Gross Floor Area (“GFA”):	26,811 m ² (288,591 ft ²)
Retail GFA:	450 m ² (4,844 ft ²)
Dwelling Units:	369
Building Height (storeys):	8 (or 37.7 m including mechanical penthouse)
Density:	3 times the area of the developable portion of the Subject Lands (Floor Space Index – “FSI”)
Parking Spaces:	340 (including 44 visitor and retail) in 3 levels of underground parking
Site Access:	<u>Interim</u> : from Highway 7 (Figure 4) <u>Ultimate</u> : from the future extension of Rougeside Promenade (Figure 5)

The Proposed Development conforms to the 1987 Official Plan (the “1987 OP”), the Markham Centre Secondary Plan (“OPA 21”), and the emerging Markham Centre Secondary Plan Update (“MCSP Update”)

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 OP, as amended by the Markham Centre Secondary Plan (“OPA 21”), shall apply to the Subject Lands.

Table 2: Official Plan Information		
	OPA 21	MCSP Update (July 3, 2024)
Current Designations:	“Community Amenity Area – General” (on the northern portion of the Subject Lands) and “Hazard Land” (on the southern portion of the Subject Lands)	“Mixed Use Mid Rise” (on the northern portion of the Subject Lands) and “Public Park” and “Greenway” (on the southern portion of the Subject Lands)
Permitted uses:	Mid-rise buildings with a mix of residential, commercial, employment and community uses	<ul style="list-style-type: none"> • Maximum height of 8 storeys • Maximum density of 3 FSI • Specific uses to be determined

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone Categories:	“Rural Residential One – RR1”, “Open Space One – O1”, and “Agriculture One – A1”
Permissions:	The Proposed Development falls primarily within the RR1 zone, which restricts the permitted uses to a single detached dwelling.
Proposal:	The Owner proposes to amend the Zoning By-law to permit a mixed-use residential building and incorporate site-specific development standards including, but not limited to, permitted uses, setbacks, parking rates, height, maximum GFA and maximum number of residential units.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) **Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging MCSP Update.

- b) **Community Benefits Charges (“CBC”) By-law**

- i) The Application will be subject to and reviewed in consideration of the City's CBC By-law and contributions will be identified as part of the amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) While the Subject Lands are surrounded by smaller development parcels, coordination of development in the context of the surrounding area will be considered.
- ii) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iv) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- v) Traffic impact and ensuring an adequate supply of parking spaces for the commercial and residential uses.
- vi) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program at the Site Plan Application stage.
- h) Natural Heritage Matters**
 - i) The Application will be reviewed to address the natural heritage resources on the Subject Lands.
- i) External Agency Review**
 - i) The Application must be reviewed by York Region, the Toronto and Region Conservation Authority, and Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.
- j) Required Future Applications**
 - i) The Owner must submit applications for a Site Plan and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the condominium tenure of the apartment building and for the future extension of Rougeside Promenade.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan – Interim

Figure 5: Conceptual Site Plan – Ultimate

Figure 6: Conceptual East Elevation Rendering

Figure 7: Conceptual North Elevation Rendering from Highway 7

Figure 1

Location Map

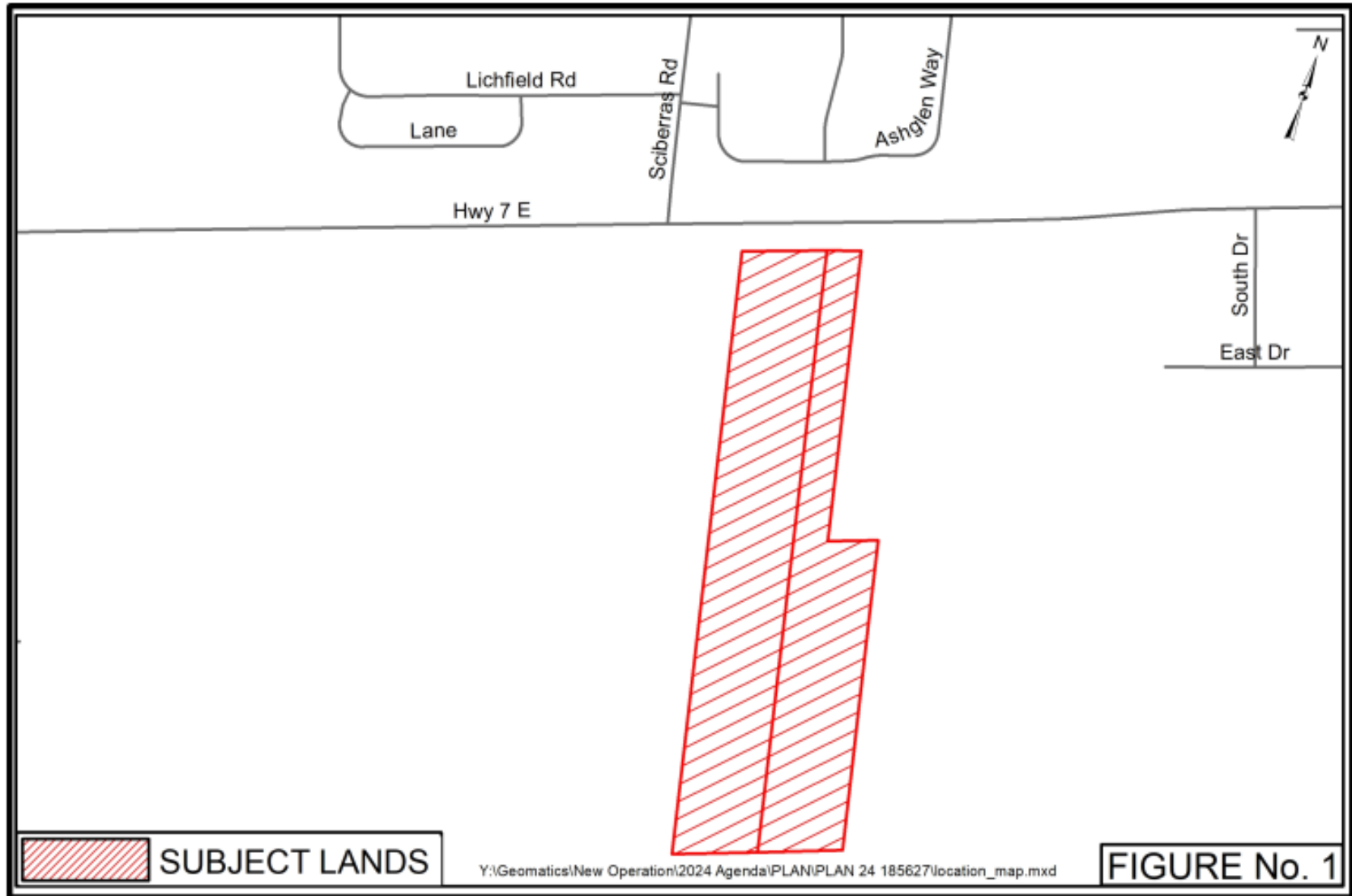


Figure 2

Aerial Photo

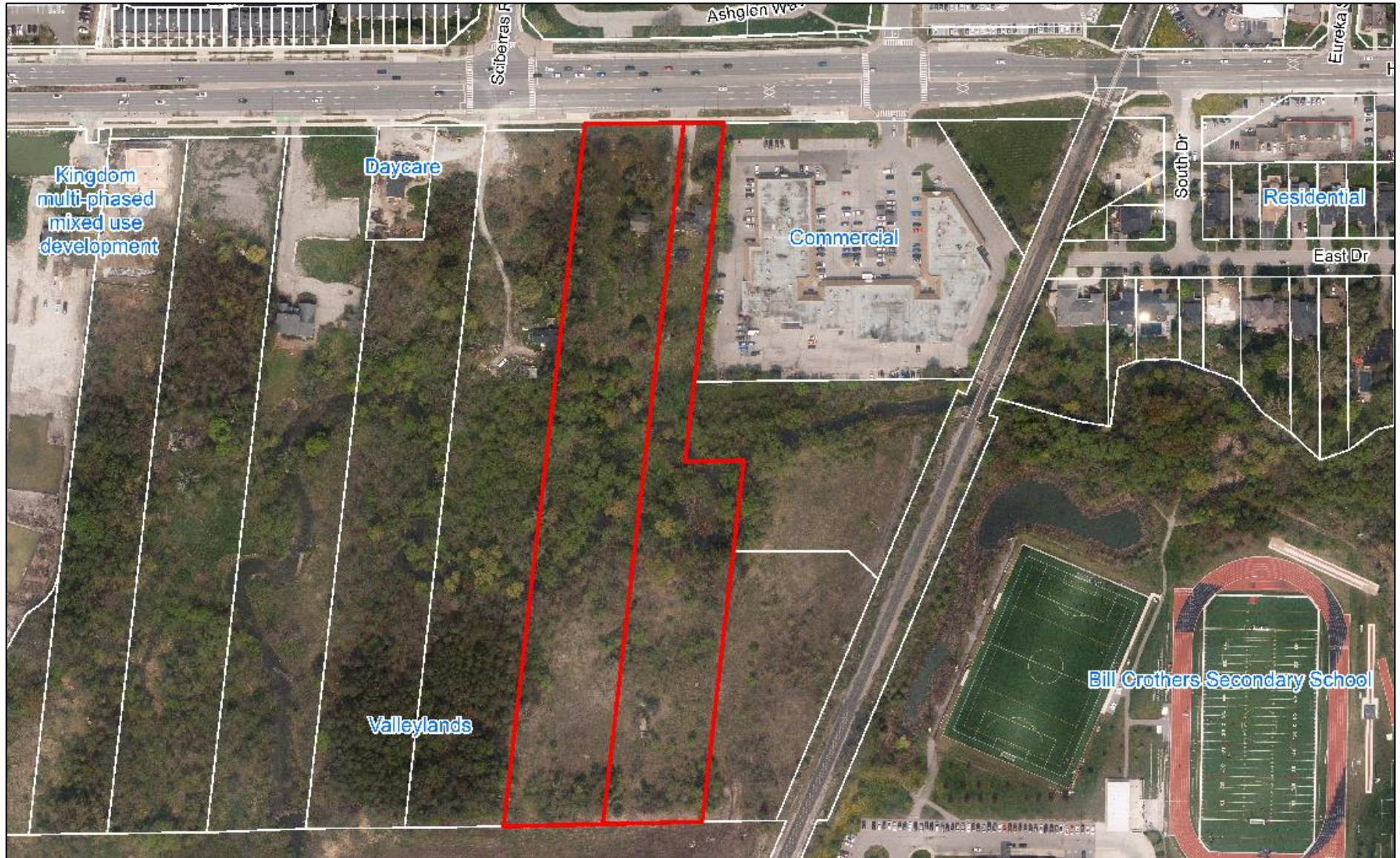


Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan - Interim

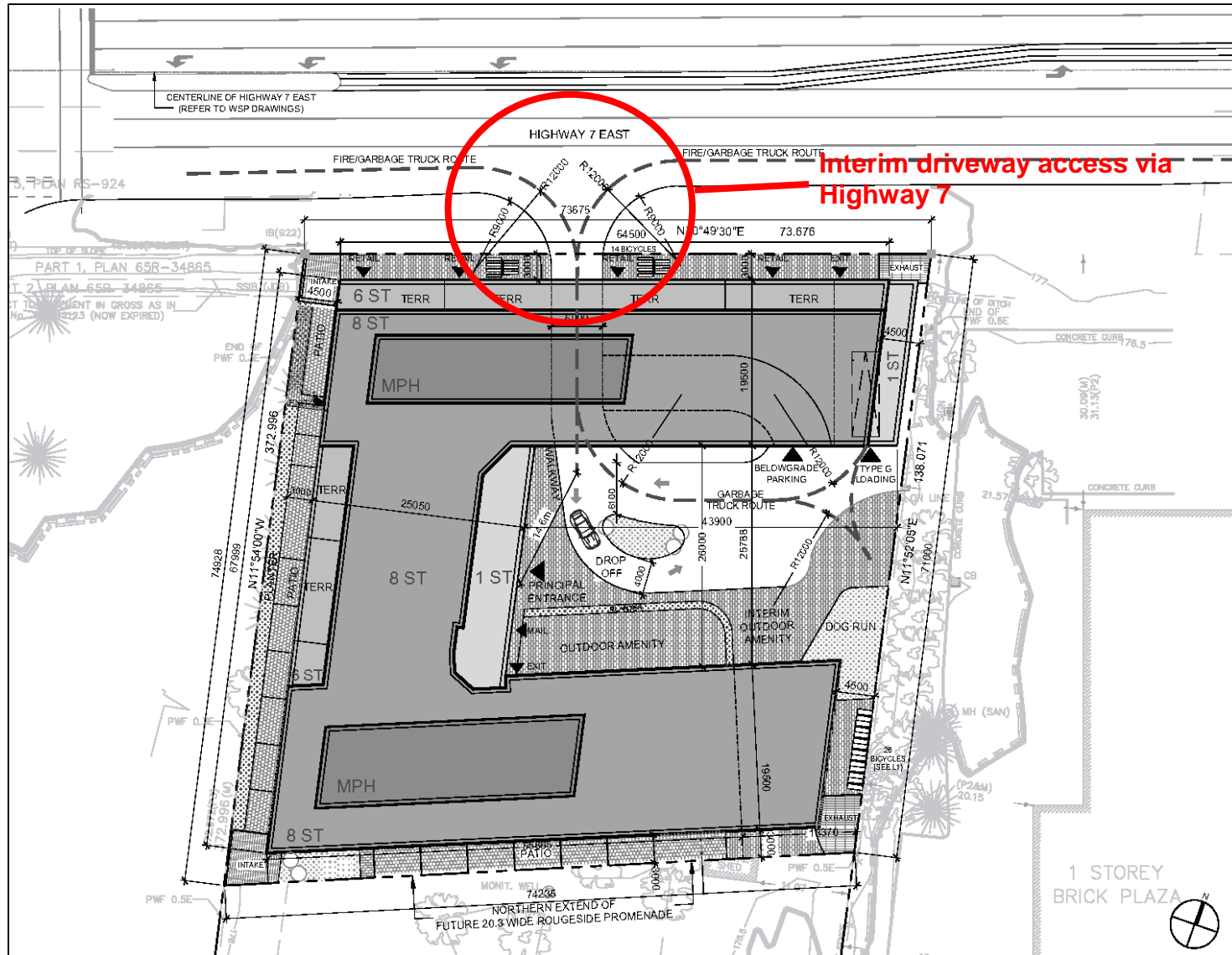
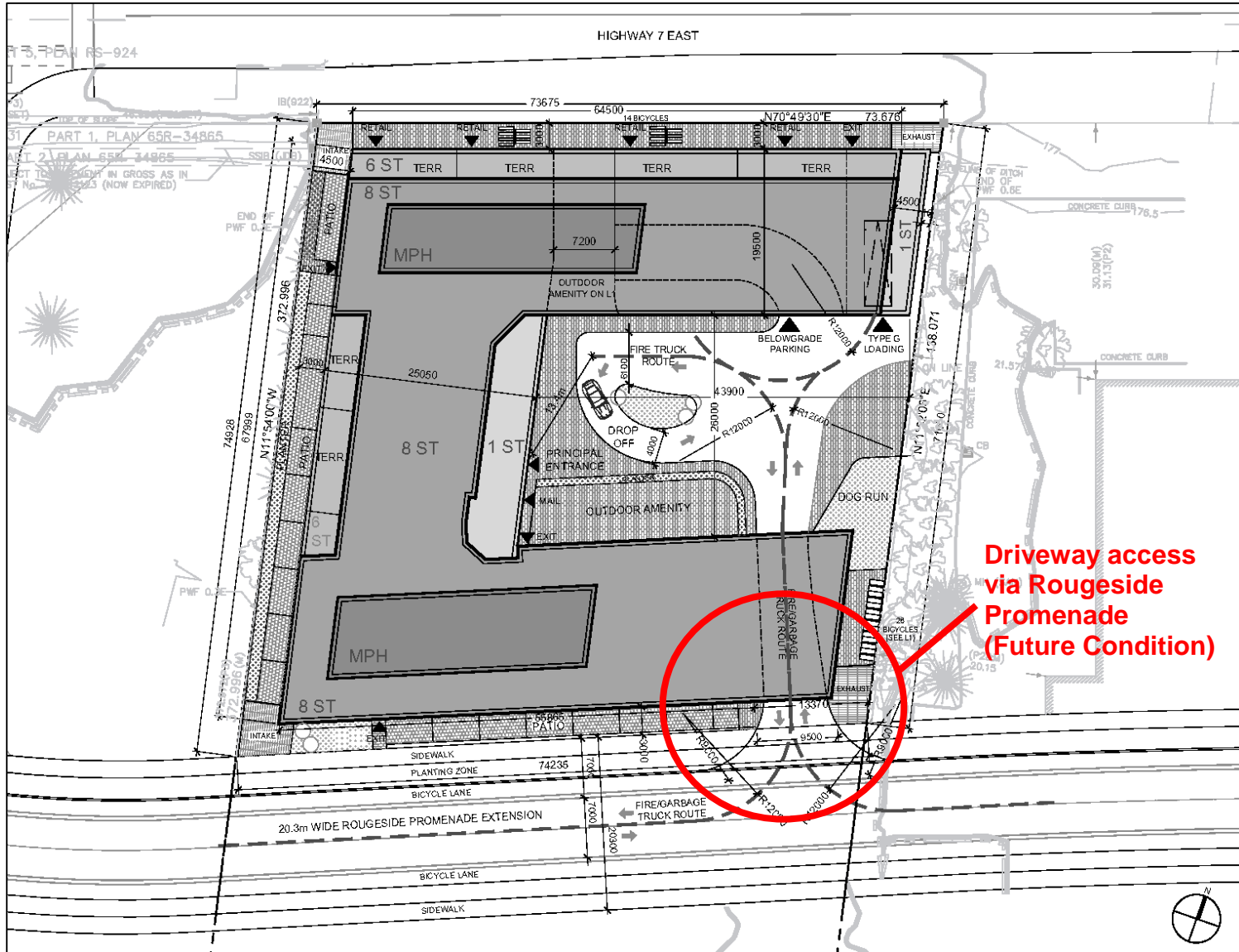


Figure 5

Conceptual Site Plan - Ultimate



Driveway access via Rouge Side Promenade (Future Condition)

Figure 6

Conceptual East Elevation Rendering



Figure 7

Conceptual North Elevation Rendering from Highway 7





**Development Services Commission
PUBLIC MEETING INFORMATION
REPORT**

Date:	Tuesday, March 18, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	TH (Markham) Developments (BT) Corp. (the "Owner")		
Agent:	Malone Given Parsons Ltd. (Emily Grant)		
Proposal:	Official Plan and Zoning By-law Amendments (with an associated Draft Plan of Subdivision) to permit the development of approximately 699 residential units (comprised of street, lane, and stacked back-to-back townhouse units), a dual-use park/stormwater management facility, and the supporting road and lane network (the “Proposed Development”).		
Location:	Part of Lots 21, 22 and 23, Concession 5 (the “Subject Lands”)		
File Numbers:	PLAN 24 198202 and PLAN 24 198207	Ward:	6
Prepared By:	Sabrina Bordone, MCIP, RPP, ext. 8230 Manager, Central Planning District		
Reviewed By:	Stephen Lue, MCIP, RPP Senior Manager, Development		

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on December 5, 2024, and deemed the Applications incomplete on December 23, 2024. Following receipt of the missing information, the Applications were deemed complete on January 10, 2025. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on May 10, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)

- In the event of approval, adoption of the site-specific Official Plan Amendment, enactment of the site-specific Zoning By-law Amendment and approval of the Draft Plan of Subdivision subject to conditions.
- Submission of future applications for Site Plan Control, Part Lot Control, and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

The Subject Lands are comprised of two parcels with a combined area of 24 ha (59 ac) and are located north of Major Mackenzie Drive, on the east side of Warden Avenue, as shown on Figure 1. The Subject Lands have approximately 439 m (1,440 ft) of frontage along Warden Avenue, are currently used for agricultural purposes and contain mature vegetation, as shown on Figure 2. Figure 3 shows the surrounding land uses.

Angus Glen Secondary Plan (“AGSP”) - OPA 47

The AGSP was approved by the Ontario Land Tribunal on July 26, 2023, and applies to the Subject Lands. The AGSP provides detailed policies to guide the future development of the surrounding lands with approximately 7, 500 dwelling units, 19,700 residents and 1,300 jobs planned at full build out.

In addition to the Applications to permit the Proposed Development, the Owner also submitted a Draft Plan of Subdivision, as shown in Figures 4 and 5, and summarized in Table 1

Table 1: the Proposed Draft Plan of Subdivision			
Land Use	Lot/Block Number(s)	Units	Area (ha)
Street Townhouses	1 to 12 (6.1 m x 29 m)	73	1.54
Lane Access Townhouses	13 to 27 (6.1 m x 27 m); 28 to 33 (4.5 x 25 m)	115	2.32
Residential Condominium (stacked back-to-back townhouse units)	34 to 35	502	3.21
Park/Storm Water Management Facility	36	n/a	2.27
Greenway System	37 to 38	n/a	10.38

Table 1: the Proposed Draft Plan of Subdivision			
Walkway	39 to 40	n/a	0.03
Future Development Lots	41 to 46	9	0.20
0.3 m Reserves	47 to 54	n/a	0.01
Road Widening	55	n/a	0.08
Streets and Laneways		n/a	3.96
Total:		699	24

The Owner proposes to amend the AGSP (OPA 47) to permit the Proposed Development

Table 2: Angus Glen Secondary Plan Amendment Information (OPA 47)	
Current Designations:	“Residential Low Rise”, “Residential Mid Rise I”, “Greenway”, a symbol denoting a Stormwater Management Facility within the easternmost portion of the Subject Lands, and a site-specific policy area (4.1.17 and 4.1.18) related to the existing woodlands, plantations, and wetlands.
Permitted uses:	<p><u>“Residential Low Rise”</u>: a dwelling unit including a home occupation, a secondary suite, convenience retail and personal services, day care centres, place of worship, public school provided it is approved at a location on an arterial or collector road, shared housing small scale and the uses provided for in all designations listed in Section 8.1.1 of the 2014 Official Plan.</p> <p><u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses located above a garage on a laneway and buildings associated with day cares, places of worship and public schools.</p> <p><u>“Greenway”</u>: intended to protect <i>natural heritage and hydrologic features</i> while supporting natural heritage enhancement opportunities, active and passive recreation uses and nature appreciation.</p>
Permitted building types:	<u>“Residential Low Rise”</u> : detached dwelling, semi-detached dwelling, townhouse excluding back-to-back townhouse, duplex, small multi-plex building containing 3 to 6 units, all with direct frontage on a public street. A zoning by-law amendment to permit the above building types without direct frontage on a public street may

Table 2: Angus Glen Secondary Plan Amendment Information (OPA 47)	
	<p>also be considered, at appropriate locations, where a development block has frontage on an arterial or a major collector road, or where individual lots have frontage on a public park which fronts a public street. Also coach houses above a laneway garage and day cares, places of worship and public schools are permitted.</p> <p><u>“Residential Mid Rise I”</u>: townhouses including back-to-back, small multiplex buildings containing 3 to 6 units, stacked townhouses, apartment buildings, coach houses above a laneway garage and buildings associated with day cares, places of worship and public schools.</p>
Proposal:	The Owner proposes to amend OPA 47 to include site specific policies related to density and use permissions to implement the Proposed Development.

A Zoning By-law Amendment application is required to permit the Proposed Development, which is subject to By-law 304-87, as amended, and shown in Figure 3

Table 3: Zoning By-law Amendment Information	
Current Zones:	“Agricultural One Zone (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)”
Permitted Uses:	<p><u>“Agricultural One (A1)”</u>: agricultural uses and an accessory dwelling.</p> <p><u>“Open Space One Zone (O1)”</u>: golf courses, park, athletic fields and public conservation projects.</p> <p><u>“Commercial Recreation Zone (CR)”</u>: golf courses (and accessory uses), outdoor skating rink, athletic fields, children’s day camp and a riding stable.</p>
Proposal:	The Owner proposes to rezone the Subject Lands from “Agricultural One (A1)”, “Open Space One Zone (O1)” and “Commercial Recreation Zone (CR)” under By-law 304-87, to numerous zones under By-law 177-96, as amended, to facilitate the Proposed Development including site-specific development standards for a stacked back-to-back townhouse block, rear lane townhouses, street townhouses and a park block with below grade stormwater management facility uses.

Staff identified the following preliminary matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC, if required

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, specifically the AGSP and Section 51(24) of the Planning Act.
- b) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the density, built form, road/laneway network and mix of land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Traffic impacts, road network, and ensuring there is an appropriate supply of parking spaces.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed considering the appropriate amount and location of parkland dedication and/or cash-in-lieu of parkland.
 - ii) The appropriateness of the proposed dual use park/stormwater management facility (Block 36) including, but not limited to, conformity with policies 4.4.5 and 4.4.6 of the AGSP.
- d) Purpose built secondary suites, seniors housing and affordable housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City polices to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.
- e) Allocation and Servicing**
 - i) Staff are currently reviewing the Functional Servicing Report submitted. The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved.
- f) Sustainable Development**
 - i) The Applications will be reviewed in consideration of the City's Sustainability Metrics Program.

- ii) The Applications are expected to implement the requirements of the Future Urban Area Community Energy Plan.

g) External Agency Review

- i) York Region, the Toronto and Region Conservation Authority, the School Boards, among other agencies, have been circulated the Applications, including the associated Draft Plan of Subdivision application, and any applicable requirements may be incorporated into the Proposed Development.

h) Required Future Applications

- i) The Owner must submit applications for Site Plan Control, Part Lot Control, and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Draft Plan of Subdivision

Figure 5: Lotting Distribution Plan

Figure 1

Location Map

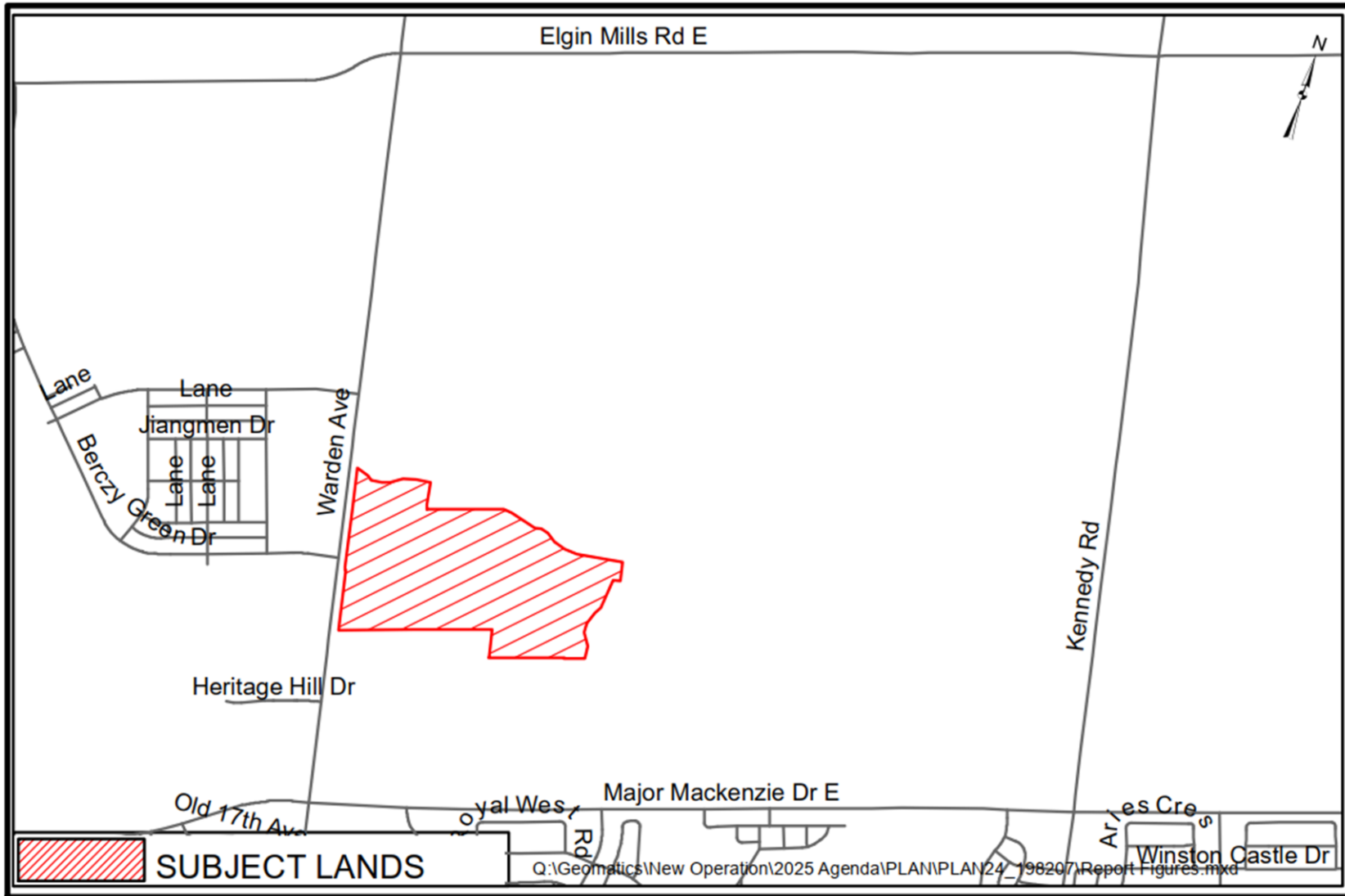


Figure 2

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Aerial Photo

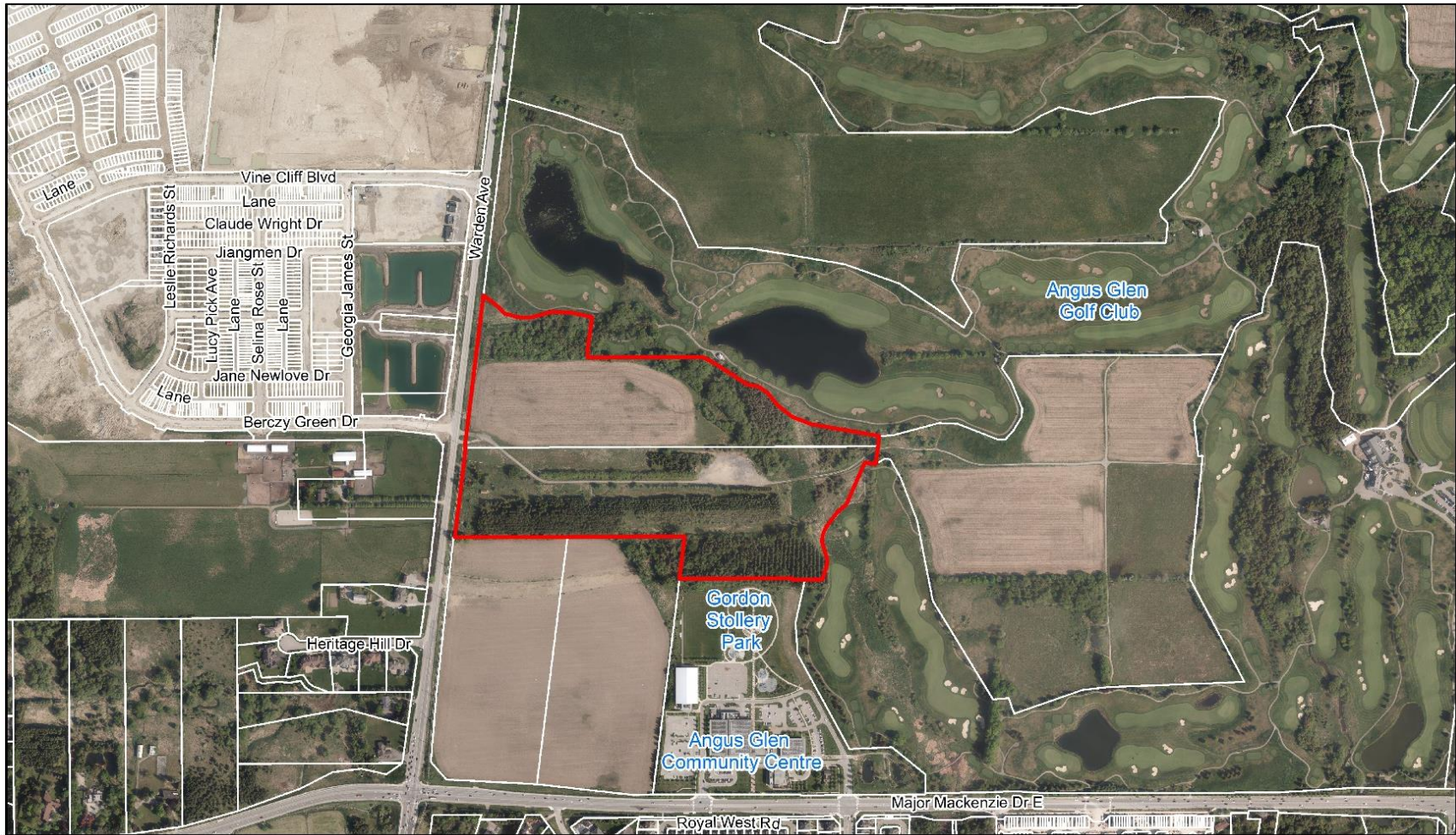


Figure 3



Figure 4

Draft Plan of Subdivision

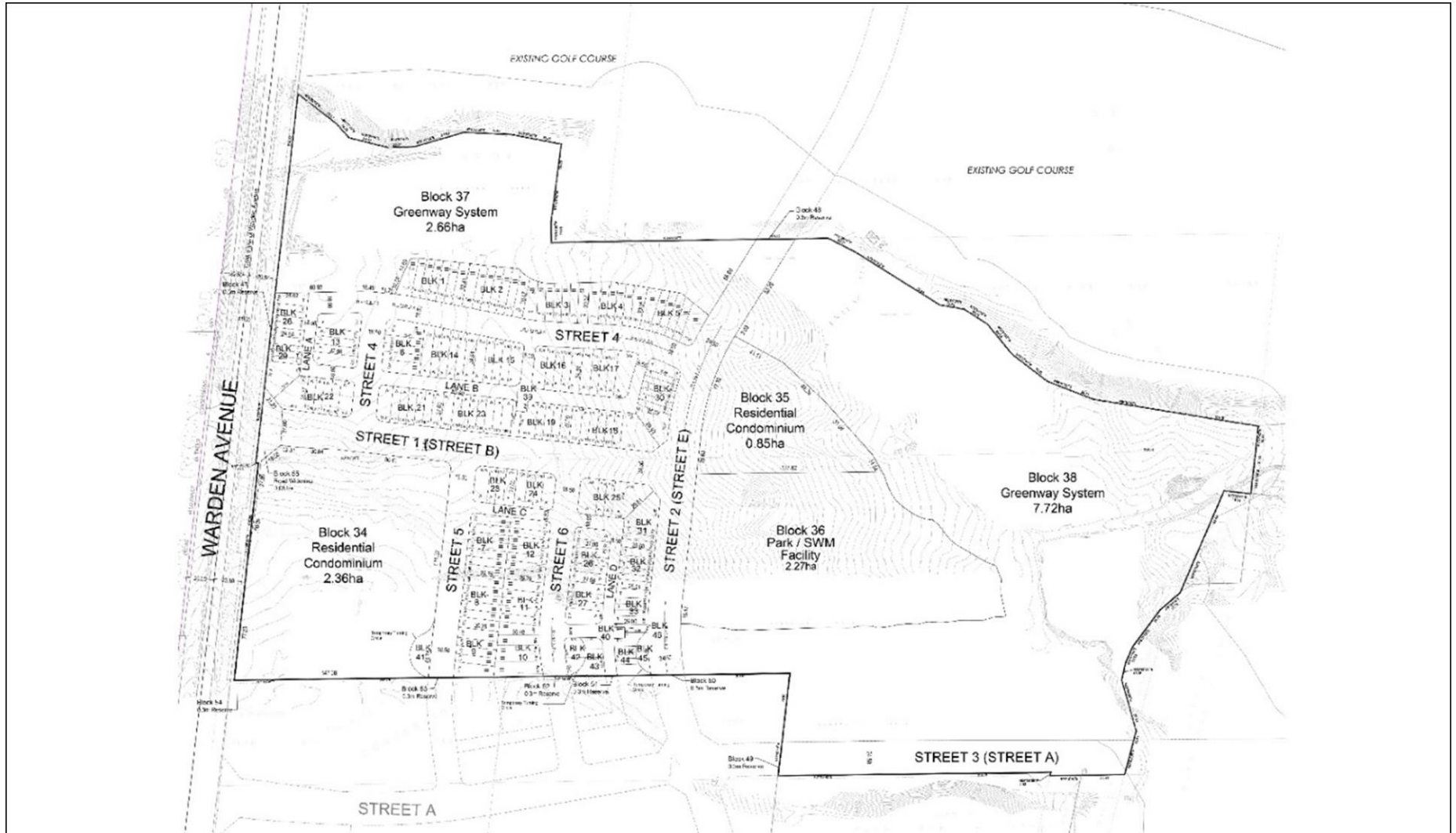
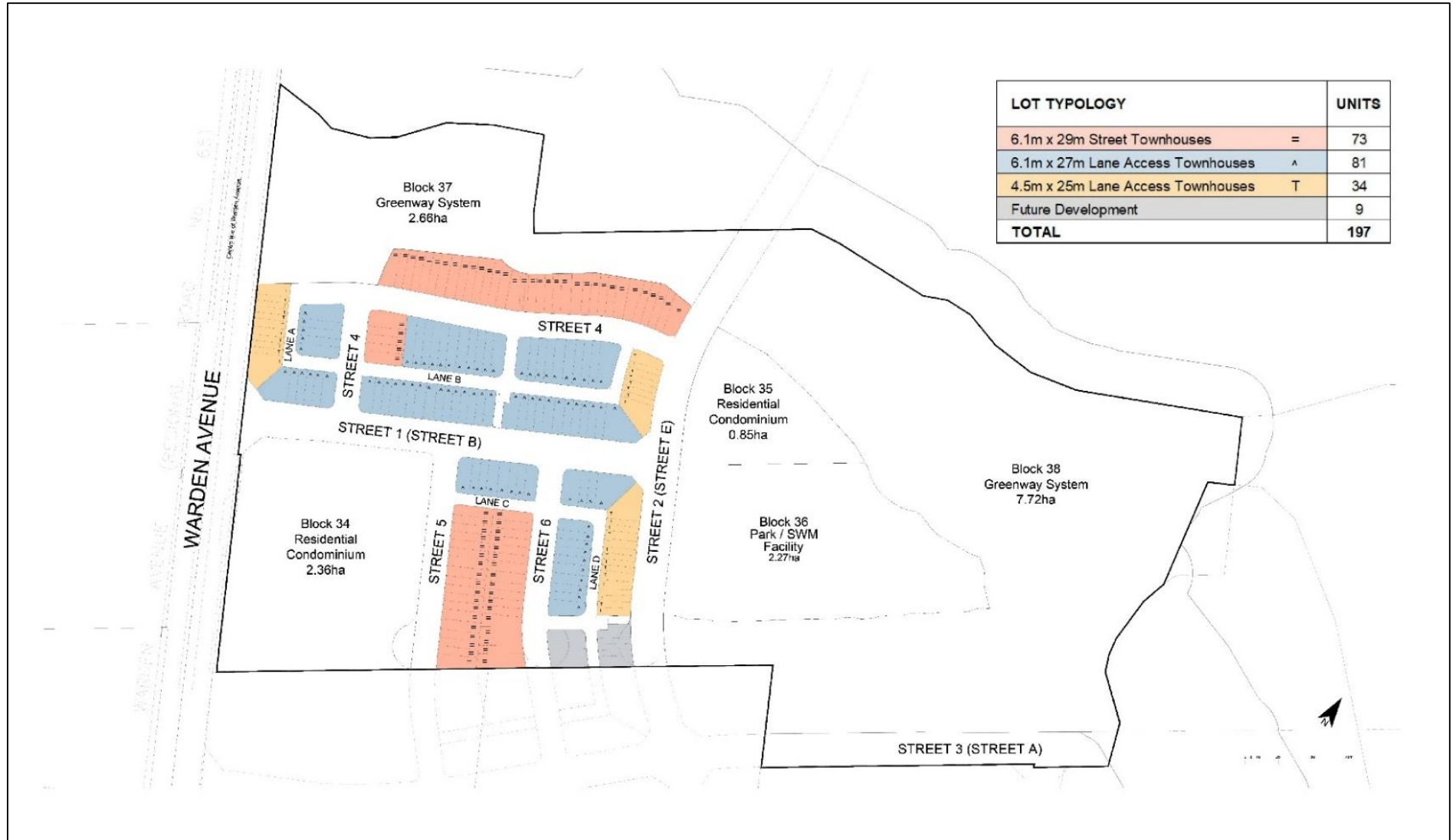


Figure 5

Lotting Distribution Plan





Development Services Commission
PUBLIC MEETING INFORMATION
REPORT

Date:	Tuesday, March 18, 2025		
Application Type:	Zoning By-law Amendment (the "Application")		
Owner:	Ruland Properties Inc. (the "Owner")		
Agent:	The Remington Group		
Proposal:	A three-phased, mixed-use, high-rise development consisting of five towers of varying heights, 2,139 residential units, 2,848 m ² (30,656 ft ²) of retail space, and 7,239 m ² (77,920 ft ²) of indoor and outdoor amenity space (the "Proposed Development")		
Location:	Vacant lands located on the northwest corner of Verdale Crossing and Birchmount Road, in Markham Centre (the "Subject Lands")		
File Number:	PLAN 24 197692	Ward:	3
Prepared By:	Melissa Leung, RPP MCIP, ext. 2392, Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central	Stephen Lue, MCIP, RPP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

PROCESS TO DATE

Staff initially received an incomplete Application on December 5, 2024. The Application was deemed complete when the outstanding material was submitted on January 27, 2025. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on April 27, 2025.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of future application(s) for Site Plan Approval and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

The 2.59 ha (6.40 ac) Subject Lands are currently vacant, as shown on Figures 1 to 3. Figure 2 shows the surrounding land uses.

Table 1 summarizes the Owner's Proposed Development, as shown in Figures 4 and 5

Table 1: the Proposed Development			
	Building A (Phase 1)	Building B (Phase 2)	Building C (Phase 3)
Building Height (storeys)	Tower A: 28 (podium: 5 to 8)	Towers B1 and B2: 15 and 32 (podium: 6 to 8)	Towers C1 and C2: 41 and 32 (podium: 2 to 8)
Residential Gross Floor Area:	38,014 m ² (409,179 ft ²)	53,982 m ² (581,057 ft ²)	64,533 m ² (694,627 ft ²)
Retail GFA:	2,848 m ² (30,656 ft ²)	N/A	N/A
Dwelling Units:	501	739	899
Parking Spaces:	Residential: 420 Visitor and Retail: 20 (2 levels of below-grade parking)	Residential: 598 Visitor: 310 (2 levels of below-grade and 6 levels of above-grade parking)	Residential: 467 (2 levels of below-grade parking)
Amenity Area:	Interior: 1,037 m ² (11,162 ft ²) Exterior: 930 m ² (10,010ft ²) Total: 1,902 m ² (20,473ft ²)	Interior: 878 m ² (9,451ft ²) Exterior: 1,713 m ² (18,439 ft ²) Total: 2,591 m ² (27,889ft ²)	Interior: 1,907 m ² (20,527 ft ²) Exterior: 774 m ² (8,331ft ²) Total: 2,681 m ² (28,858ft ²)
Density	6.14 Floor Space Index ("FSI")		

The Proposed Development conforms to Markham Centre Secondary Plan ("OPA 21"), as amended by the 2006 Downtown Markham Precinct Plan (the "2006 Precinct Plan") and the emerging Markham Centre Secondary Plan Update ("MCSP Update")

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Official Plan, as amended by the Markham Centre Secondary Plan ("OPA 21"), shall apply to the Subject Lands. Section 3.3.2 of OPA 21 further states that modifications and changes relative to the Precinct Plans may be reflected in development approvals without formal amendments to the Precinct Plans or to the Secondary Plan.

Table 2: Official Plan Information		
	OPA 21	Draft MCSP Update (July 3, 2024)
Current Designation:	Community Amenity Area – General	Mixed Use High Rise
Permitted uses:	Mix of residential, commercial, employment and community uses	Heights of 25 to 30 storeys 5 to 6 FSI
Proposal:	The Proposed Development conforms to the general intent of OPA 21 and the emerging MCSP Update	

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to the Markham Centre Zoning By-law 2004-196, as amended, as shown in Figure 3.

Table 3: Zoning By-law Amendment Information	
Current Zone:	“Markham Centre Downtown Three – Hold” (MC-D3 H1) and “Markham Centre Downtown Two – Hold” (MC-D2 H1-H2) (MC-D2 H1-H2 H5)
Permissions:	The MC-D3 Zone permits residential buildings with a maximum height of 15 m and the MC-D2 Zone permits mixed-use residential buildings with a minimum height of 12 m and a maximum height of 31 m.
2024-19 Zone:	N/A
Proposal:	The Owner proposes to amend the Zoning By-law to permit the Proposed Development and to incorporate site-specific development standards including, but not limited to, setbacks and heights.

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging MCSP Update.

- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Application will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

d) Affordable Housing

- i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis, wind analysis, and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the retail and residential uses.
- v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) External Agency Review

- i) The Application must be reviewed by York Region and the Toronto and Region Conservation Authority (TRCA), and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Site Plan and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Axonometric View

Figure 1

Location Map

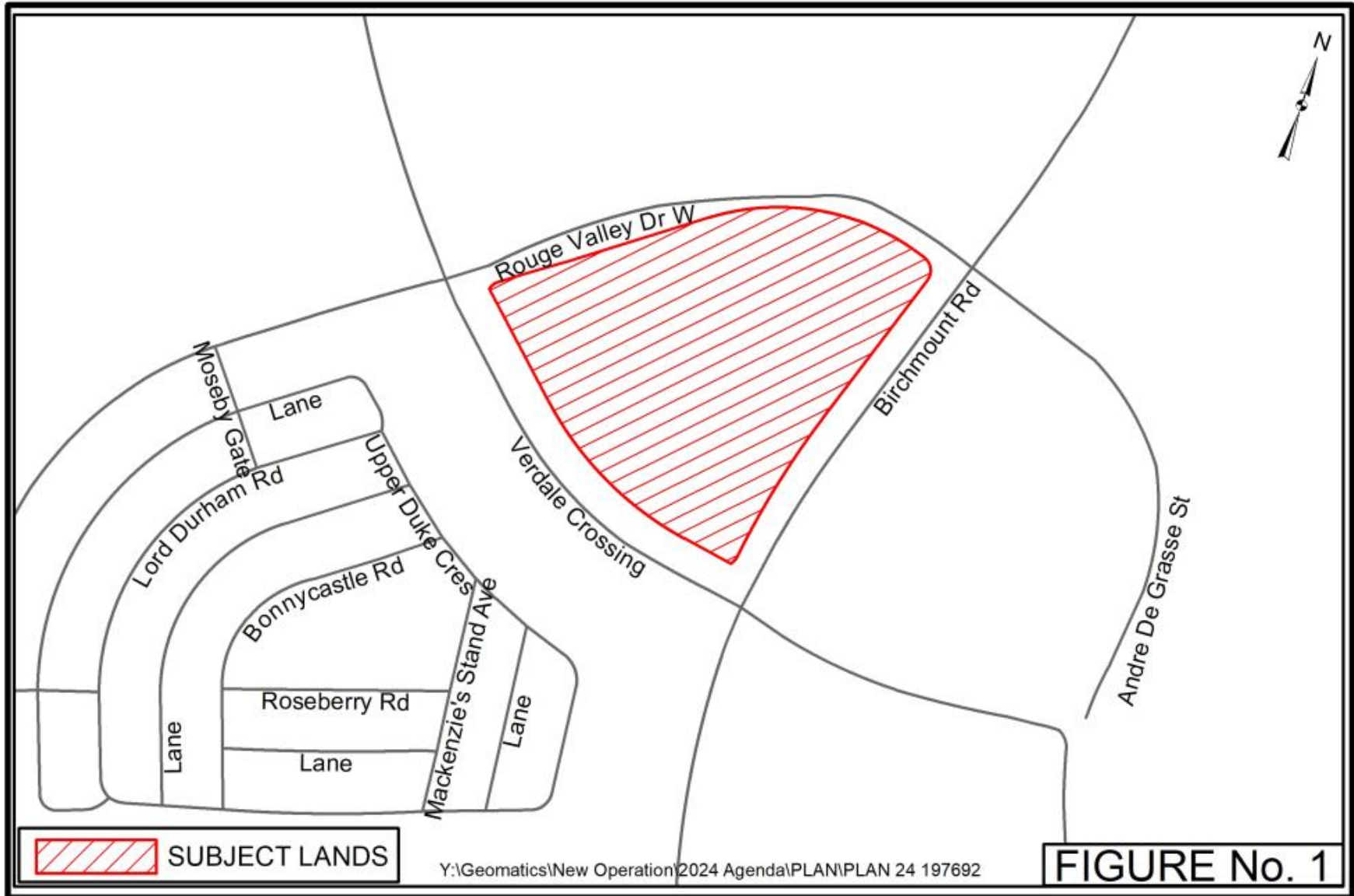


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning

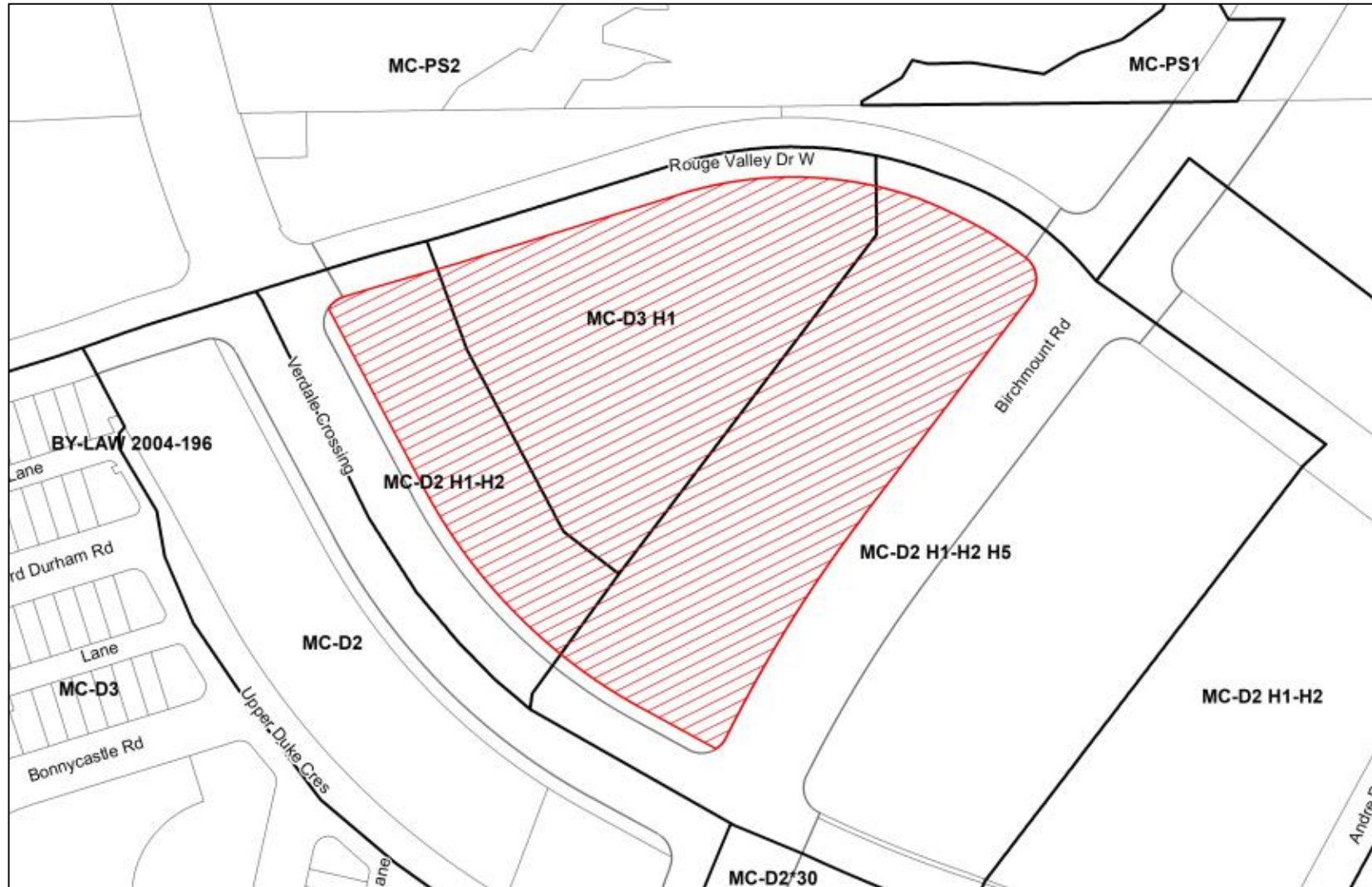


Figure 4

Conceptual Site Plan

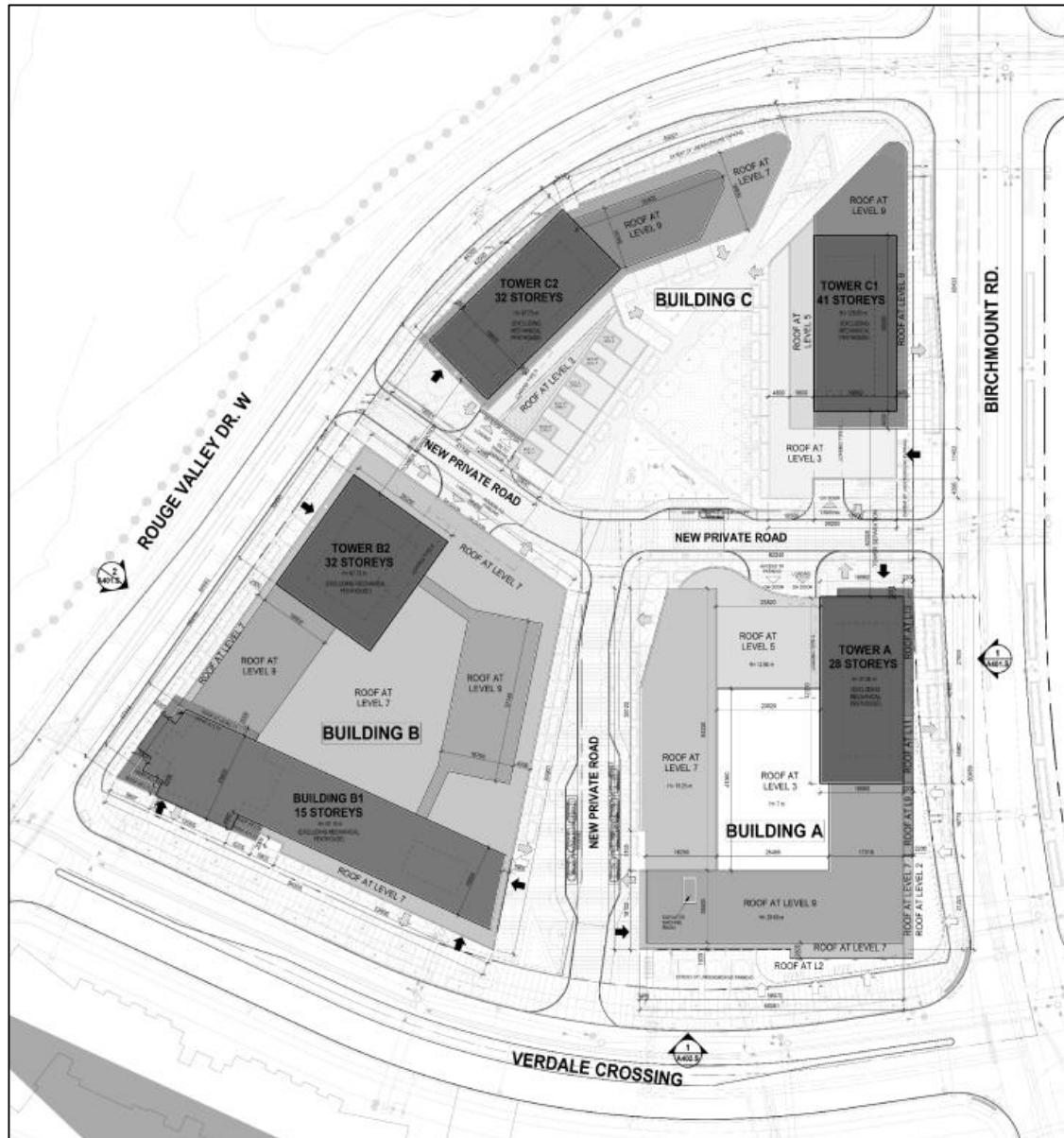


Figure 5

Conceptual Axonometric View

