



Statutory Public Meeting

OFFICIAL PLAN AMENDMENT & ZONING BY-LAW AMENDMENT

St. Mark's Koinonia Housing

455 Ferrier Street

File PLAN 26 112050

April 21, 2026



Subject Lands

- 4.82 ha (11.93 ac)
- Existing St. Mark's Coptic Church and surface parking

Surrounding Lands

- Employment Lands to north and west
- Commercial Plaza to the east
- Low-rise residential to the south and east, across Steeles Ave E and Warden Avenue



 SUBJECT LANDS

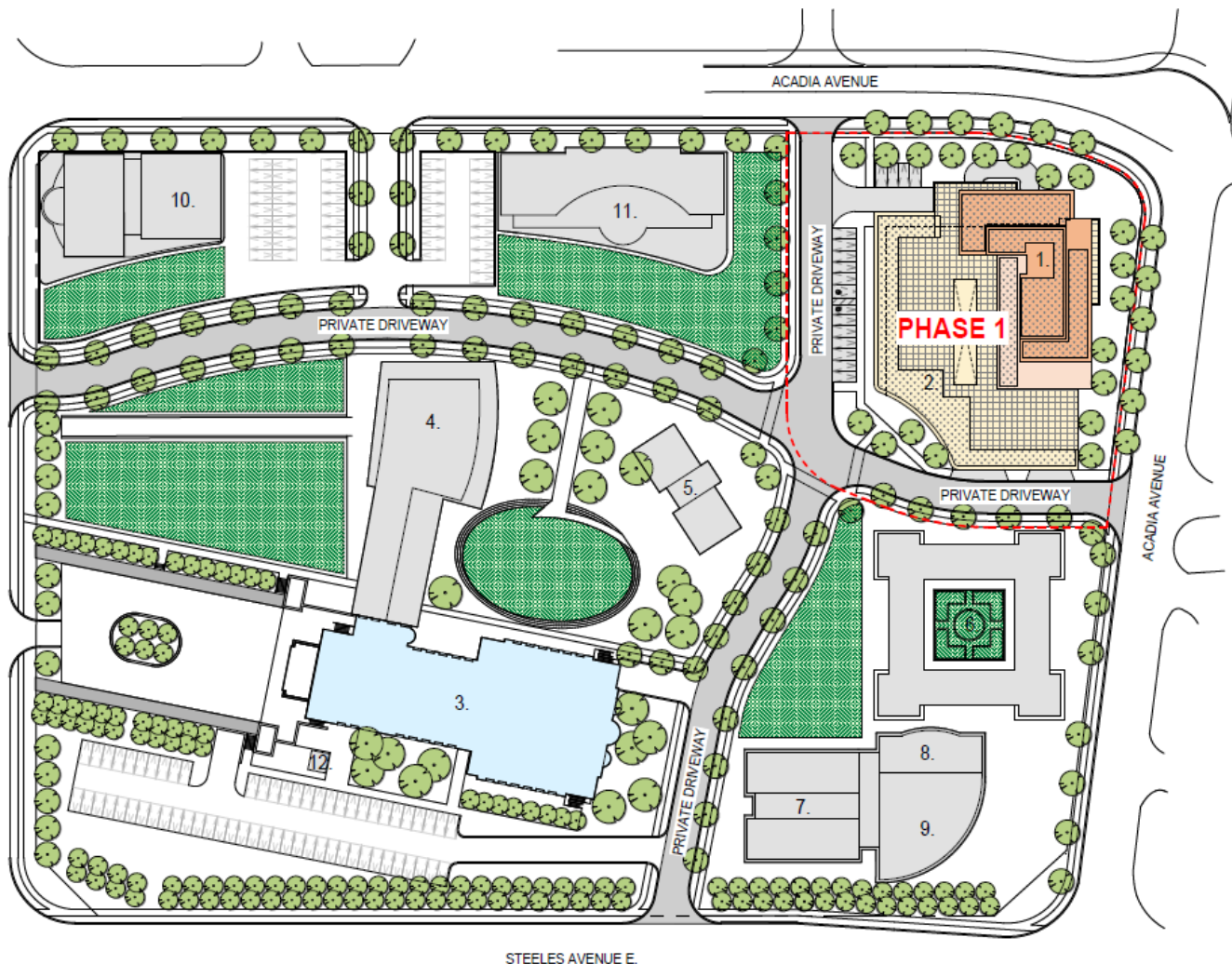




Proposal – Concept Master Plan

Strategic Plan 2020-2026

Building Markham's Future Together



Additional Uses Proposed:

- Day care centre
- Banquet Hall/Conference Centre
- Existing Place of Worship

Other Uses shown:

- Private community centre
- Papal residency
- Seminary
- Seniors home.

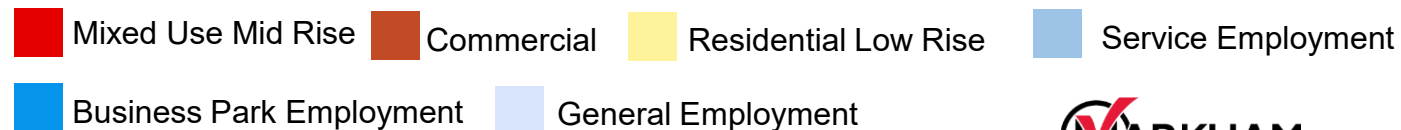
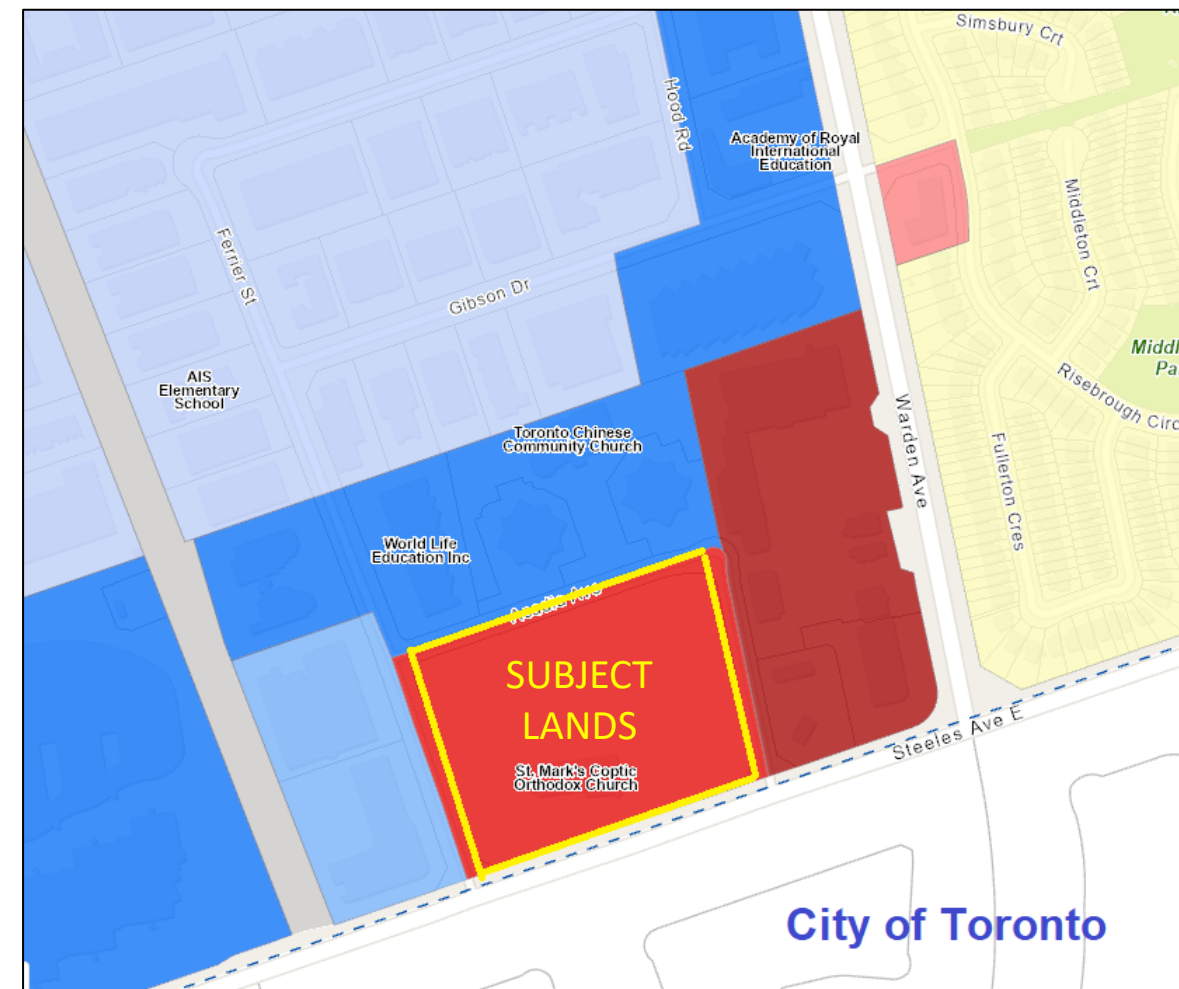


2014 Official Plan - Mixed Use Mid Rise permits:

- Mixed Use, commercial and residential development with retail and service uses
- Maximum eight storeys and density 2 FSI
- Encourages intensification and transformation into mixed use neighbourhoods

The Owner proposes to amend the 2014 OP to:

- **Redesignate the Subject Lands to a Mixed-Use High-Rise designation, with**
- **site-specific policies related to height and density permissions.**





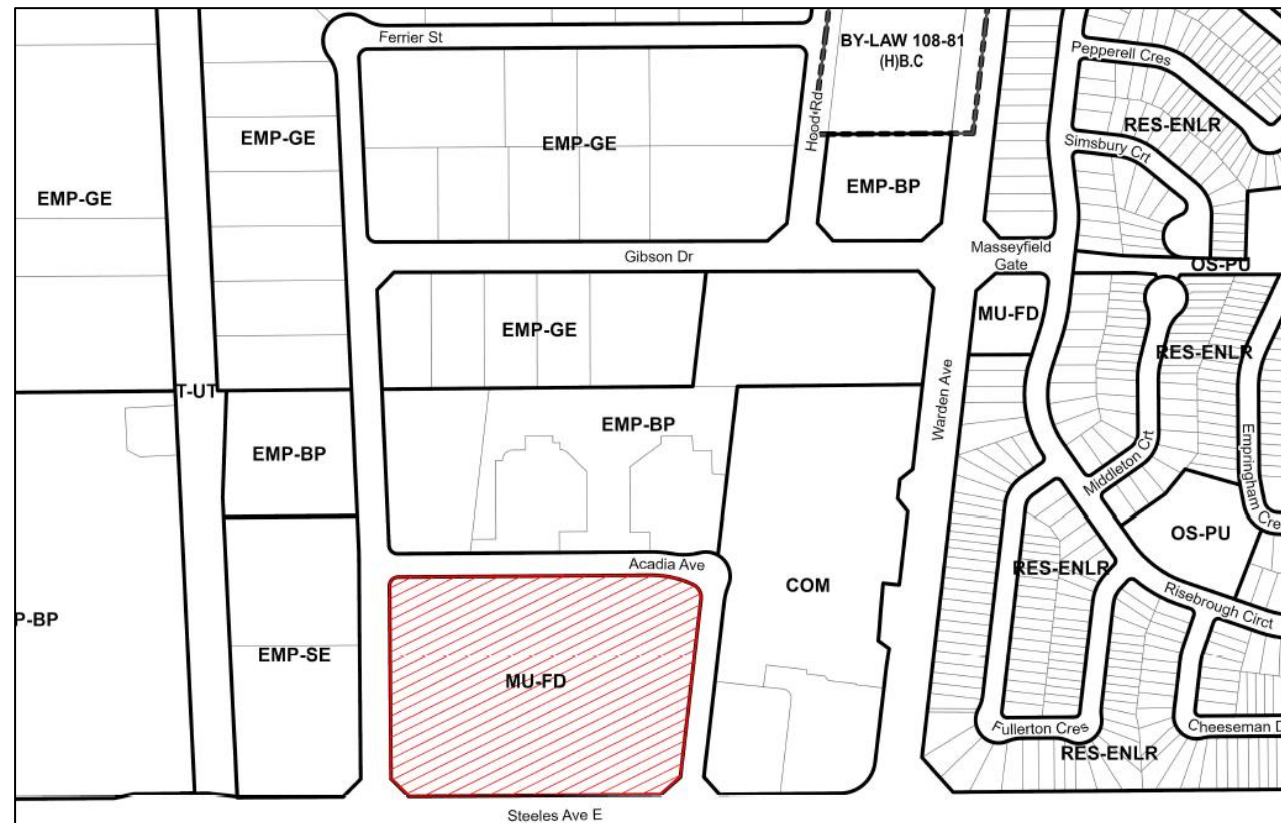
Required Zoning Amendment

By-law 2024-19, Mixed Use Future Development

- Permits existing uses, range of commercial and service land uses

The Owner proposes to rezone the Subject Lands to a Mixed-use High Rise Zone to:

- permit the Proposed Development in Phase 1, and
- additional uses contemplated on the balance of the Site, including a day-care and banquet facility.



 SUBJECT LANDS



Next Steps

1. Staff will continue to review the Proposal.
2. Committee may refer the applications back to staff for a future Recommendation Report on the Official Plan and Zoning By-law Amendments.
3. Alternatively, Committee may endorse approval of the Official Plan and Zoning By-law amendments, and staff will bring those instruments to a future Council Meeting.
4. Any outstanding technical comments will need to be addressed in a future Site Plan Control Application, yet to be submitted.



Thank you