

**SUBJECT:** PRELIMINARY REPORT  
Applications for Official Plan and Zoning By-law  
Amendment submitted by Meadow Park Investments (BT)  
Ltd. to permit a 30-storey mixed-use building at 77 Anderson  
Avenue (Ward 5)

File No: PLAN 21 144733

**PREPARED BY:** Carman Yeung, M.C.I.P., R.P.P., ext. 2532  
Senior Planner, East Development District

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**RECOMMENDATION:**

That the report titled “PRELIMINARY REPORT, Applications for Official Plan and Zoning By-law Amendment submitted by Meadow Park Investments (BT) Ltd. to permit a 30-storey mixed-use building at 77 Anderson Avenue (Ward 5), File No. PLAN 21 144733”, be received.

**PURPOSE:**

This report provides preliminary information on applications for Official Plan and Zoning By-law Amendment (the “Applications”) submitted by Meadow Park Investments (BT) Ltd. (the “Owner”) and contains general information on the applicable Official Plan policies and the identified issues. This report should not be taken as Staff’s opinion or recommendation on the Application.

**Process to date**

Staff deemed the Applications complete on December 9, 2021. The 120 day period set out in the *Planning Act* before the Owner can appeal the Applications to the Ontario Land Tribunal for a non-decision ends on April 8, 2022.

**Next Steps**

- Statutory Public Meeting is tentatively scheduled for April 19th 2022
- Recommendation Report is intended to be brought forward following endorsement of the land use concept plan for the Markham Road/Mount Joy Secondary Plan by the Development Services Committee (“DSC”).

It is noted that all applications to amend the Official Plan and /or Zoning By-law which are currently under review within the proposed Secondary Plan area have or are advancing to statutory Public Meetings. However, Recommendation Reports for all of these applications will only advance after a land use concept plan for the Secondary Plan is endorsed by the DSC. Staff have been consistent with this approach for all development applications within the Secondary Plan study area.

- Submission of a Site Plan Application

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**BACKGROUND:****Subject land and area context**

The 0.45 ha (1.1 ac)-subject property, municipally known as 77 Anderson Avenue, is located at the northeast corner of Anderson Avenue and Bur Oak Avenue (the “Subject property”), as shown on see Figures 1 to 3. The Subject property is currently developed with a two-storey industrial building occupied by a 24/7 self-serve carwash building and contains no significant vegetation. Figure 2 shows the surrounding land uses. The east half of the Subject property is located within a regulated Toronto and Region Conservation Authority (“TRCA”) flood plain with a small portion located within the greenway screen zone.

**Proposed Development**

The Owner is proposing a 30-storey building on an eight-storey podium with the following, collectively referred to as the “Proposed Development” (see Figure 5):

- i) Approximately 28,541 m<sup>2</sup> (307,200 ft<sup>2</sup>) of residential Gross Floor Area (“GFA”);
- ii) Approximately 434 m<sup>2</sup> (4,680 ft<sup>2</sup>) of retail space proposed at grade along the Bur Oak Avenue frontage;
- iii) 362 dwelling units;
- iv) 380 parking spaces within five levels of underground parking;
- v) Approximately 879 m<sup>2</sup> (9,465 ft<sup>2</sup>) of roof top outdoor amenity space on the 9<sup>th</sup> floor;
- vi) One full movement access on Anderson Avenue; and
- vii) A 30 m landscape setback from the rail line.

**Provincial and Regional Policy**

In considering the Application, Staff will assess consistency with the 2020 Provincial Policy Statement (the “PPS”), conformity with the 2019 Growth Plan for the Greater Golden Horseshoe (The “Growth Plan”), and conformity with the York Region 2010 Official Plan (the “Regional OP”).

**Markham 2014 Official Plan (the “2014 Official Plan”)**

The Subject property is located within the Markham Road Corridor – Mount Joy area in the 2014 Official Plan, as partially approved on November 24, 2017 and further updated on April 9, 2018, and is designated “Service Employment”. The “Service Employment” designation permits a range of employment uses including service, small-scale retail, light industrial, warehousing, and small office use serving and supportive of other business uses as well as residents within the surrounding area. The designation also permits single and multiple-unit building with one or more storeys with a maximum building height regulated by the implementing zoning by-law.

The Owner submitted an application to amend the Official Plan to re-designate the Subject Lands from “Service Employment” to “Mixed-Use High Rise” to permit the Proposed Development.

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**Zoning**

The Subject Lands are zoned “Select Industrial with Limited Commercial” (MIC) and “Open Space One” (OS1) in By-law 88-76, as amended, (see Figure 3). A Zoning By-law amendment is required to permit the Proposed Development.

**DISCUSSION:**

Matters identified through the detailed review of the Applications will be addressed in a future staff Recommendation Report. The following is a preliminary list of matters raised for consideration to date:

- a) Analysis of the appropriateness of the proposed amendment to the Official Plan to allow residential uses.
- b) Review of the Proposed Development in the context of the appropriate policy framework, having particular regard to the emerging policies of the Markham Road Corridor – Mount Joy Secondary Plan Update.
- c) Review of the Proposed Development including, but limited to the following:
  - i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate;
  - ii) Evaluation of whether the Proposed Development is compatible with existing and planned development within the surrounding area;
  - iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
  - iv) Traffic impact of the Proposed Development and ensuring that there is an adequate supply of parking spaces for the commercial and residential uses;
  - v) Provision of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, Section 37, public art contribution, and other financial contributions.
  - vi) Incorporation of appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units;
  - vii) Evaluation of whether the Proposed Development has addressed comments from TRCA and Metrolinx and that applicable requirements have been incorporated into the Proposed Development.

The submission of a future Site Plan Application will examine appropriate landscaping, site layout, snow storage areas, building elevations and amenity areas.

**FINANCIAL CONSIDERATIONS**

Not applicable.

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## **HUMAN RESOURCES CONSIDERATIONS**

Not applicable.

## **ALIGNMENT WITH STRATEGIC PRIORITIES:**

The Proposed Development will be reviewed in the context of the City's Strategic Priorities including safe, sustainable and complete communities.

## **BUSINESS UNITS CONSULTED AND AFFECTED:**

The Applications were circulated to internal City departments and external agencies and is currently under review. Their requirements will be addressed as part of a future Recommendation Report.

## **RECOMMENDED BY:**

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Biju Karumanchery, MCIP, RPP  
Director of Planning & Urban Design

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Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

## **ATTACHMENTS:**

Figure 1: Location Map  
Figure 2: Aerial Photo (2020)  
Figure 3 Area Context/Zoning  
Figure 4: Site Plan  
Figure 5: 3D Renderings

## **AGENT:**

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