



STATUTORY PUBLIC MEETING

**Applications for Official Plan and Zoning By-law Amendment
Eastside Chevrolet GMC Buick Ltd.**

8435 Woodbine Avenue, as shown below (Ward #8)

File No: PLAN 23 114260

June 20, 2023



Area Context



Area: 1.05 ha (2.6 ac)

- **North:** Beaver Creek, Hwy 7 East
- **East:** Beaver Creek, Commercial Retail Plaza
- **South / West:** Commercial

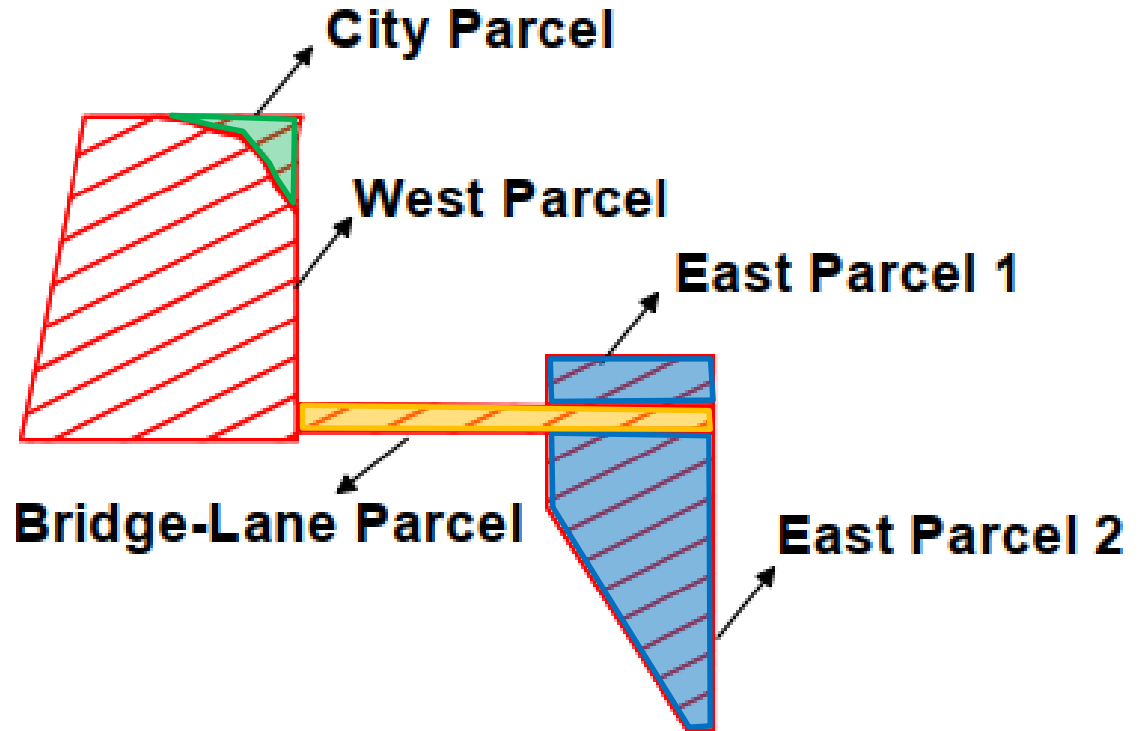




Context and Land Ownership

Five contiguous properties bisected by Beaver Creek

- **West Parcel:** one-storey car dealership and easement
- **City Parcel:** forms part of the natural heritage network along Beaver Creek
- **East Parcel 1 and East Parcel 2:** contains two surface parking lots
- **Bridge-Lane Parcel:** contains natural heritage features, a private bridge and private lane and easement

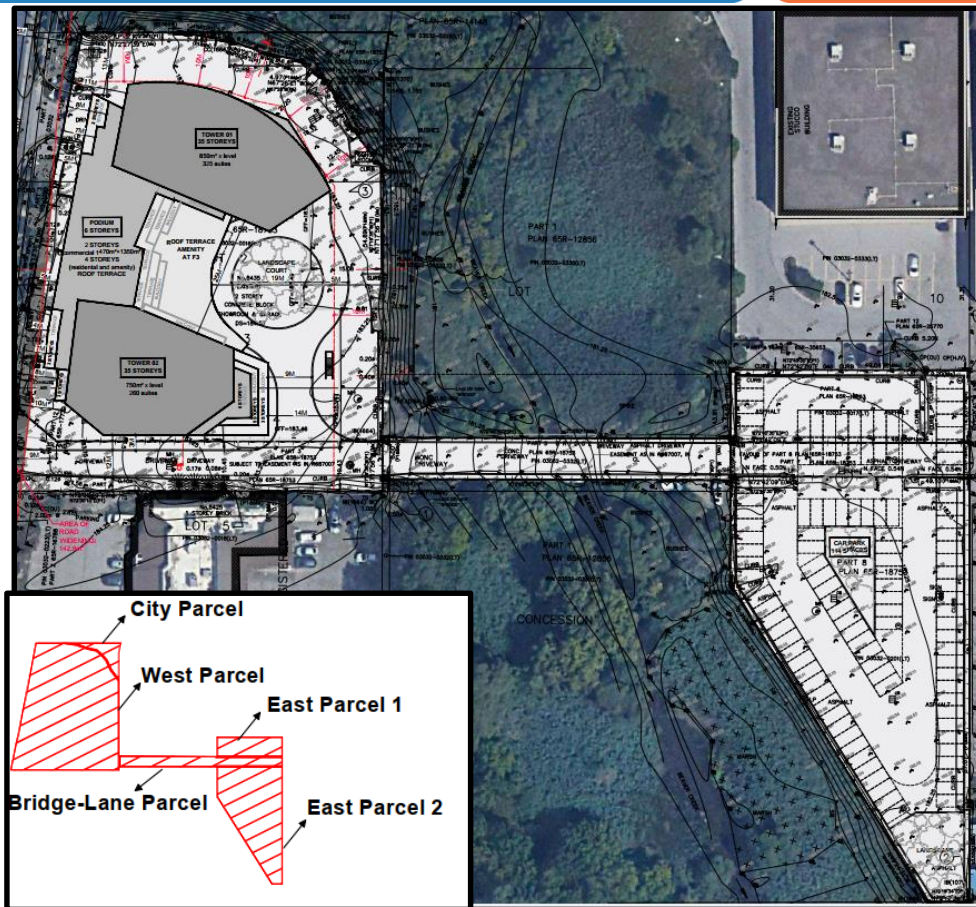




Proposed Development



Total Gross Floor Area ("GFA"):	55,126 m² (593,371 ft²)
Residential GFA:	53,946 m² (580,670 ft²)
Residential Units:	618
Density	5.5 FSI
Non-Residential GFA:	2,820 m² (30,354 ft²)
Building Height:	two 35-storeys buildings connected by a six-storey podium
Amenity Space:	3,013 m²
Parking Spaces:	591 (454 residential, 85 non-residential, 62 visitor)

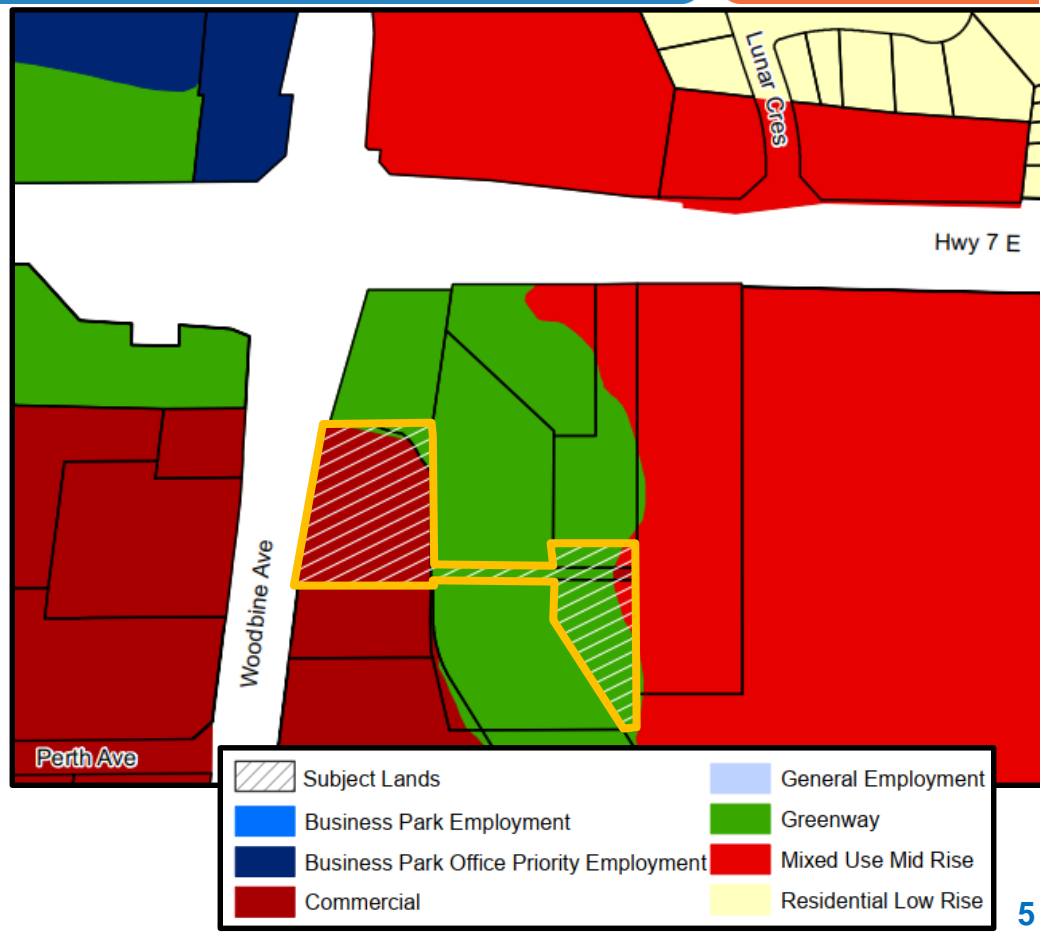




- **Commercial:** wide range of non-residential uses and prohibits Residential
- **Greenway:** elements of the Natural Heritage Network
- **Mixed Use Mid Rise:** mixed uses, 3 to 8 storeys, maximum 2 FSI

Official Plan Amendment proposes:

- **Mixed Use High Rise designation**
- **35-storeys**
- **5.5 FSI**





Emerging Secondary Plan



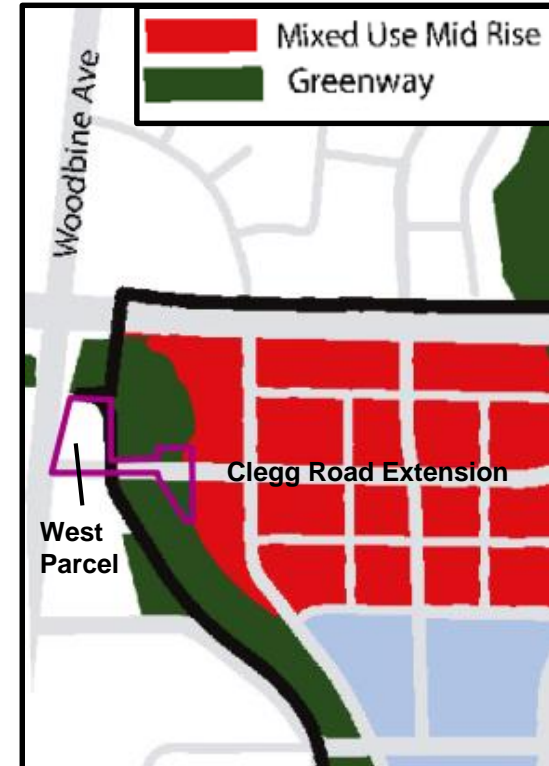
- Portions within the emerging Markham Centre Secondary Plan (“MCSP”) Update

July 2022 MCSP Development Concept Plan

- **Greenway:** elements of the Natural Heritage Network
- **Mixed Use Mid Rise with overlay of Parks/Open Space:** 3 to 8 storeys, maximum 2 FSI
- Clegg Road Extension to Woodbine Avenue

Official Plan Amendment proposes on the West Parcel:

- **Mixed Use High Rise designation**
- **35-storeys**
- **5.5 FSI**





Current and Proposed Zoning

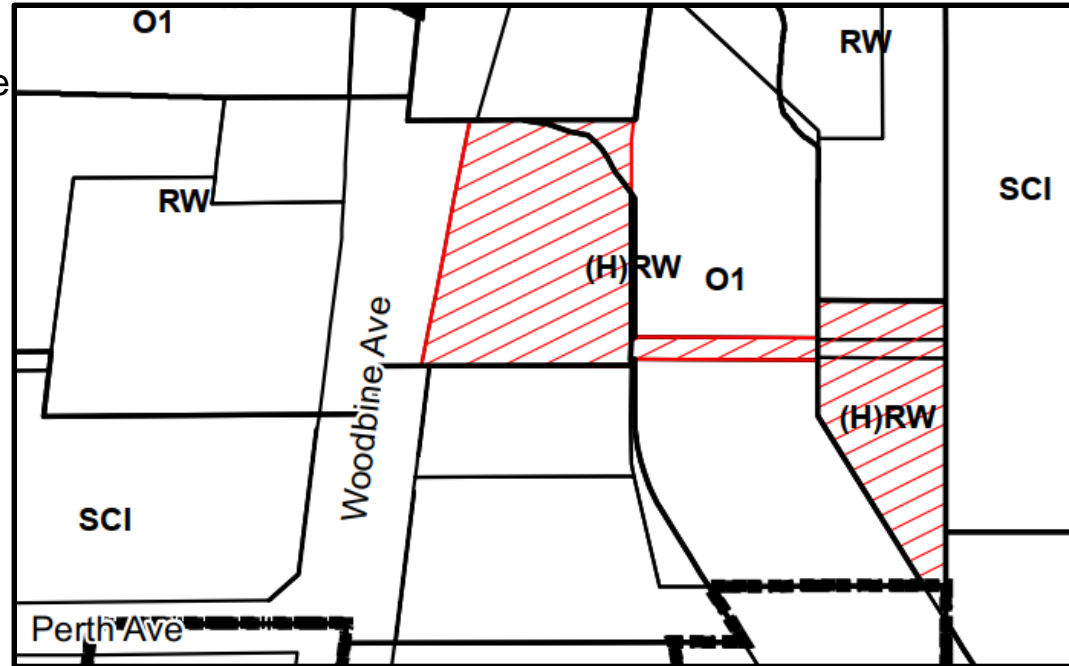



Current Zoning under By-law 165-80, as amended, permits:

- **Retail Warehouse (RW):** permits wide range of retail warehouse use
- **Holding - Retail Warehouse [(H)RW]** – permits wide range of retail warehouse subject to Holding Provisions
- **Open Space (O1):** permits public conservation projects and parks

Zoning By-law Amendment proposes:

- **Holding Community Amenity Two**
- **Incorporates site-specific standards within Zoning By-law 177-96, as amended**
- **Toronto / Buttonville Hold provision**



 Subject Lands



Outstanding Items and Next Steps



A. Staff will continue to review the Proposed Development with regard for:

- Examine height, density, built form, and land uses
- Evaluate compatibility with existing and planned developments
- Review amenity and open space areas
- Review traffic impacts, road network, access, parking
- Review of technical studies
- Regard for any requirements of applicable external agencies (York Region and TRCA)

B. Committee may refer the Application back to Staff

- Staff to prepare a Recommendation Report for a future DSC

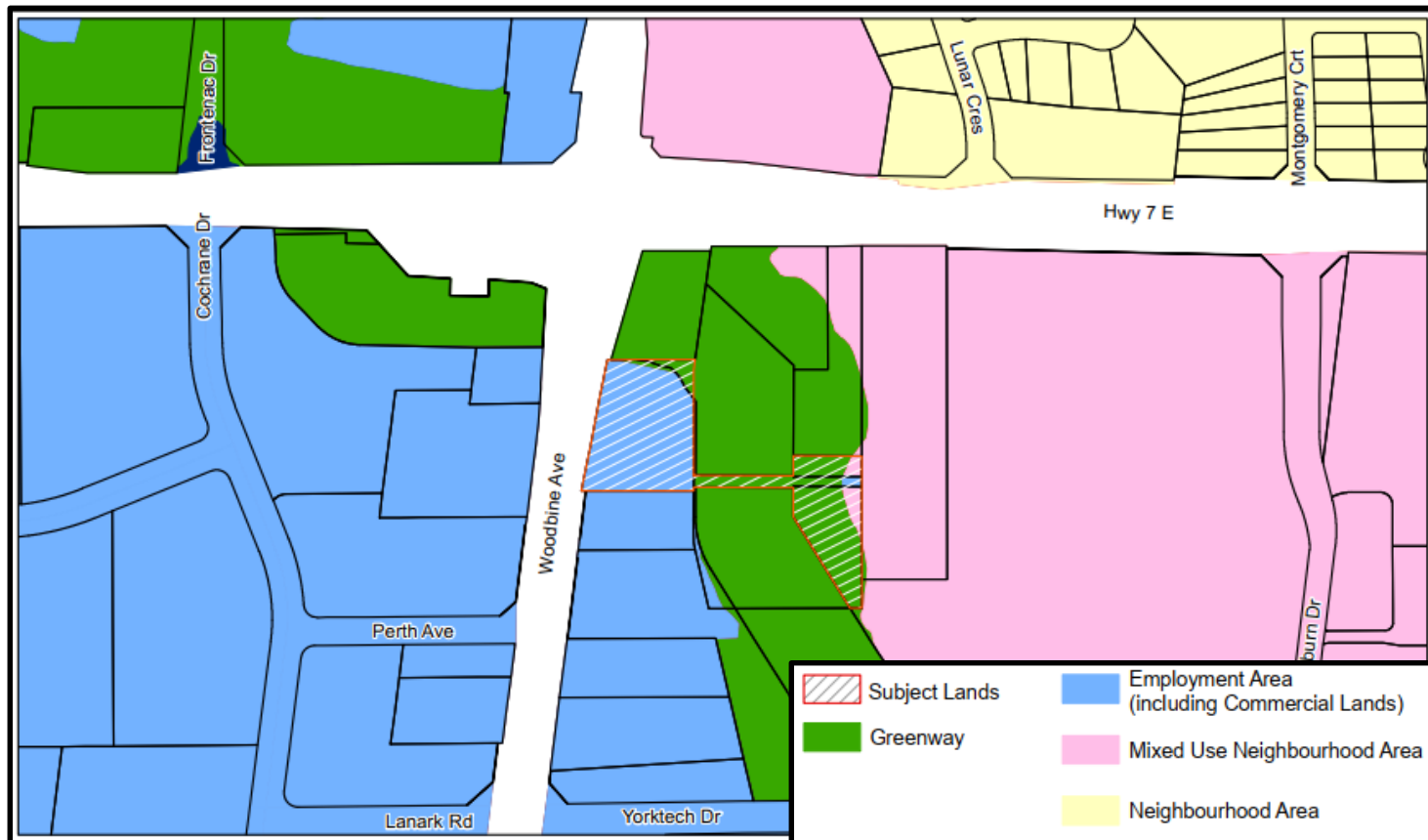
C. Applicant will provide a detailed presentation on the Proposed Development



Thank You



Excerpt from City 2014 Official Plan – Map 1 Markham Structure





Proposed Building Elevations

