



# **STATUTORY PUBLIC MEETING**

**Official Plan and Zoning By-law Amendment Applications  
2 University Avenue (Ward 3)**

**Enterprise Boulevard Inc.  
c/o Gatzios Planning and Development Consultants Inc.  
File: PLAN 23 118112**

**September 19, 2023**



# Area Context



- 2.65 ha (6.55 ac)
- Existing temporary sales centre
- **North:** Approved high-rise mixed-use development
- **East:** York University Campus
- **South:** YMCA and Unionville GO
- **West:** Metrolinx Stouffville GO rail

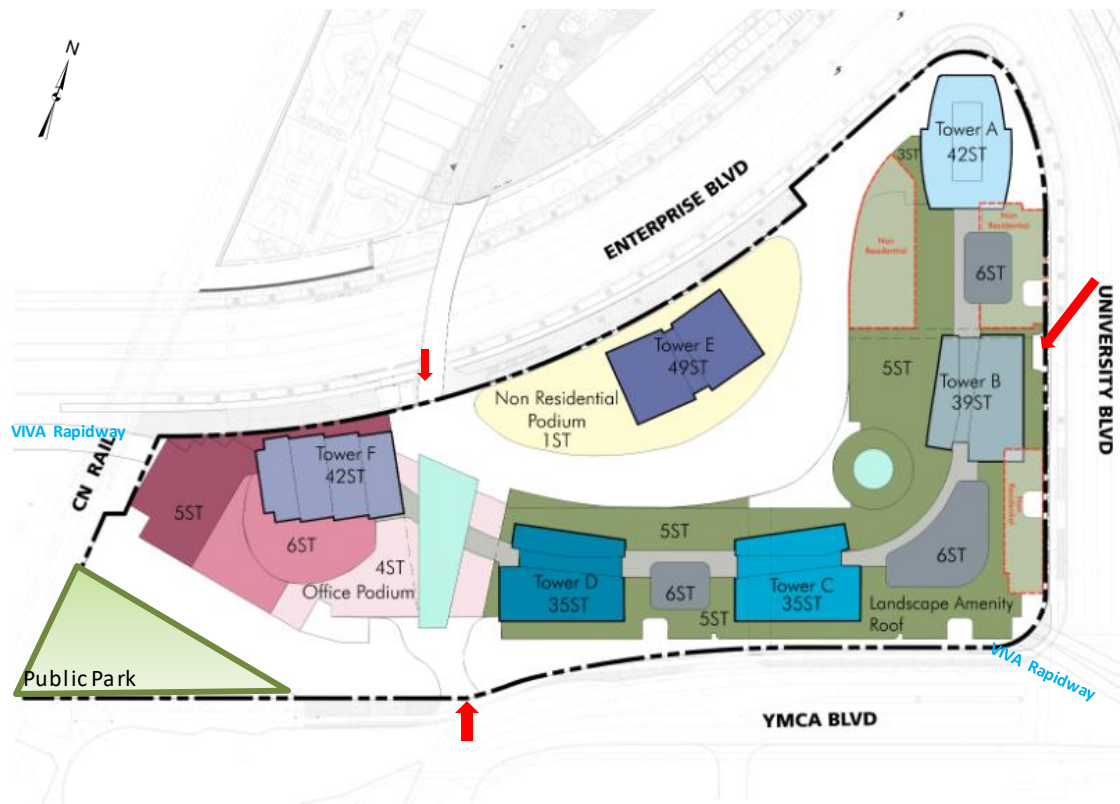




# The Proposal



Residential GFA	194,680m <sup>2</sup> (2,095,518 ft <sup>2</sup> )
Commercial GFA	10,000 m <sup>2</sup> (11,894 ft <sup>2</sup> )
Residential Units	2,650
Density	7.73 FSI
Building Height	35, 39, 42, 49 storeys
Parking Spaces	1, 569
Parking Rate:	0.5 to 1.0 spaces/unit
Park Block	0.26 ha





# Markham Centre Secondary Plan



## Community Amenity Area – General:

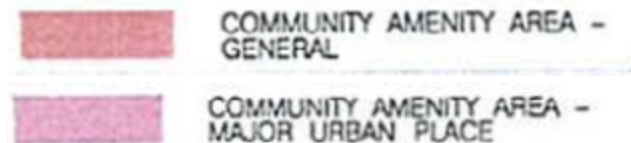
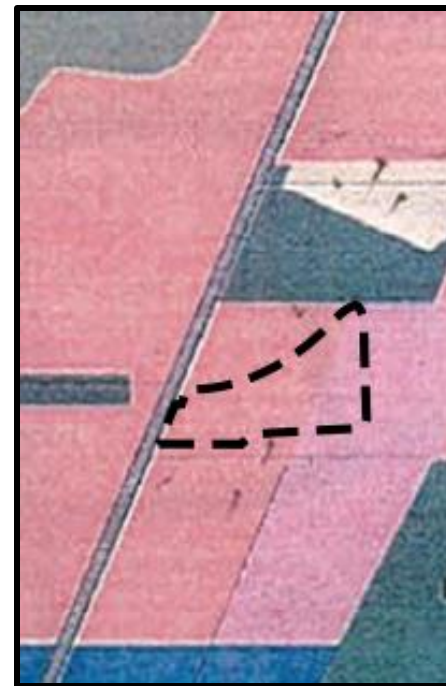
- Wide range of residential, commercial, employment and community uses
- Medium and high density residential uses

## Community Amenity Area – Major Urban Place:

- Highest concentration of residential, commercial, employment uses

## Official Plan Amendment proposes:

- **7.73 FSI**
- **35, 39, 42, and 49 storeys**



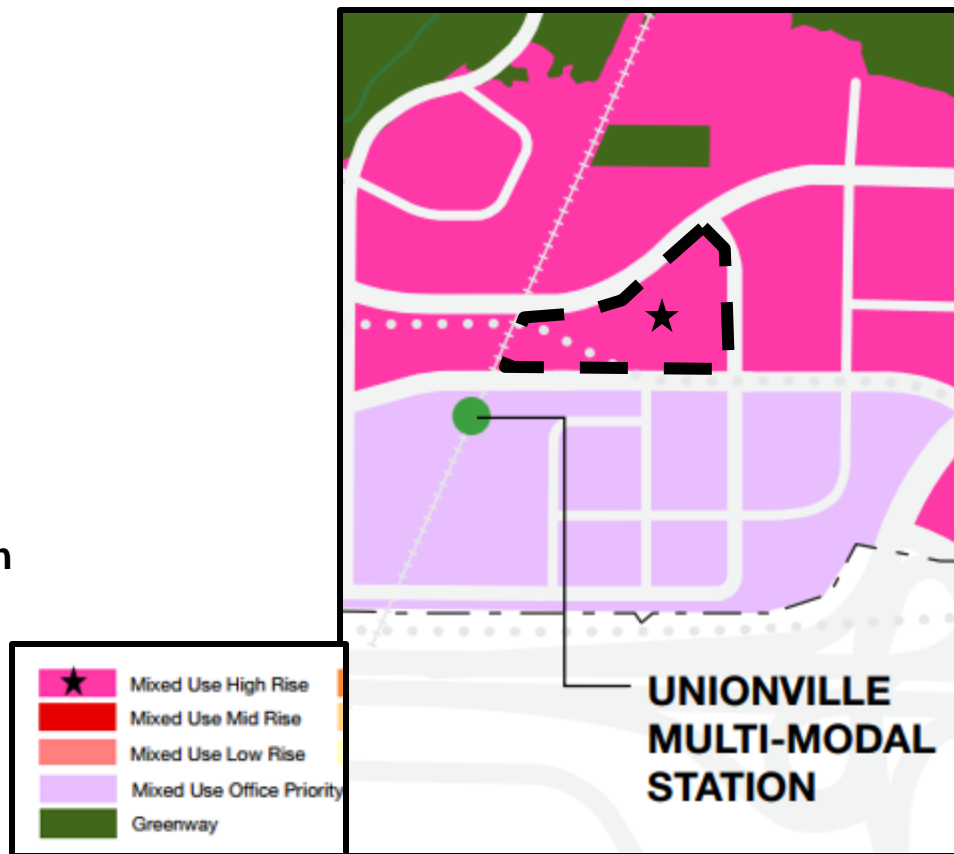


# Emerging Secondary Plan



## July 2023 MCSP Recommended Concept Plan

- Mixed Use High Rise
- 6 to 40 storeys
- 8 FSI





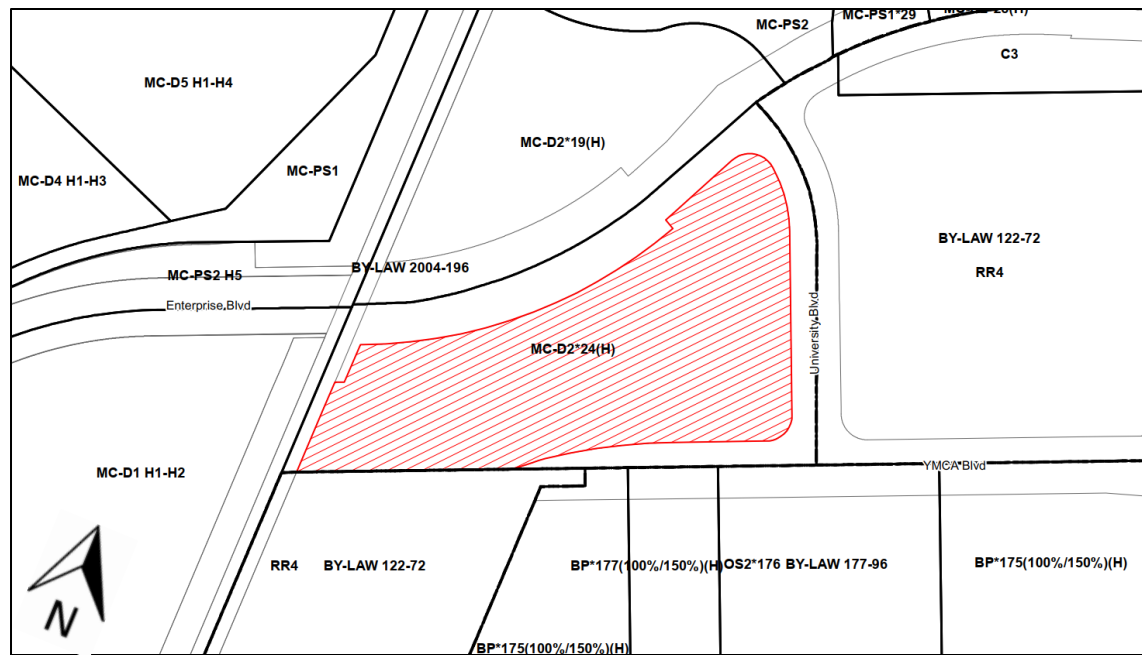
# Required Zoning By-law



## “Markham Centre Downtown Two” (MC-D2\*24(H)) by site-specific Zoning By-law 2014-104

### The Owner submitted a ZBA to:

- Increase units from 1,410 to 2,650
- Increase building height from 39 to 49 storeys
- Reduce parking to a range of 0.50 to 1.10 spaces/unit
- Modify other performance standards related to building design





# Outstanding Items and Next Steps



## A. Staff will continue to review the Proposal

- Examine height, density, built form, and land uses
- Evaluate compatibility with existing and planned developments and the emerging Secondary Plan study
- Review parks and open space areas
- Review traffic impacts, transit, road network, access, parking
- Review of technical studies such as the Transportation Impact Study, Functional Servicing Brief, and Stormwater Management Brief
- 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 Proposal



Thank You