
OFFICIAL PLAN & ZONING BY-LAW AMENDMENT APPLICATIONS PLAN 23 118112

ENTERPRISE BOULEVARD INC.

2 UNIVERSITY BOULEVARD
SOUTH OF ENTERPRISE BLVD, WEST OF UNIVERSITY BOULEVARD
MARKHAM CENTRE
CITY OF MARKHAM

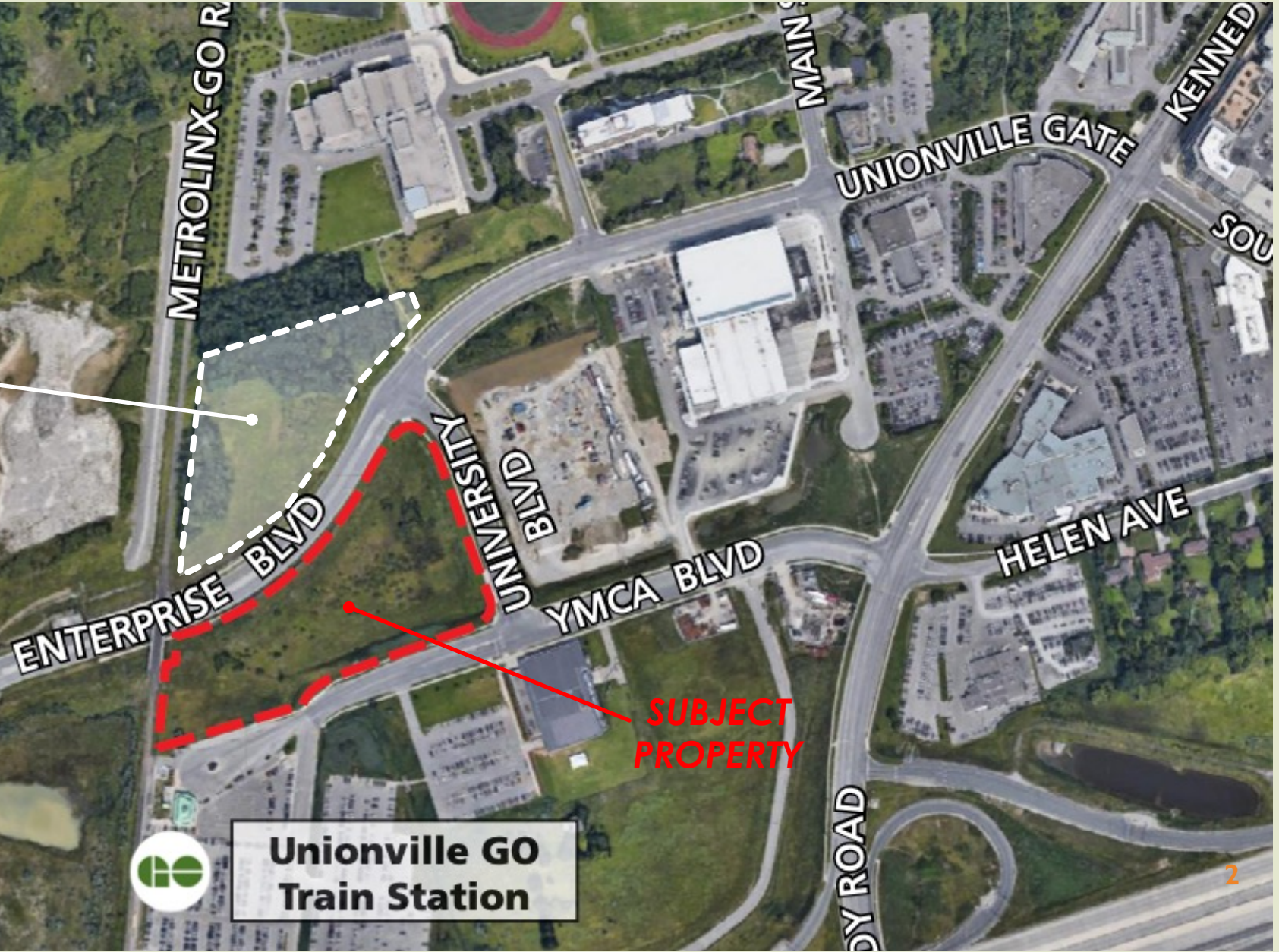
Statutory Public Meeting
September 19, 2023

Gatzios Planning

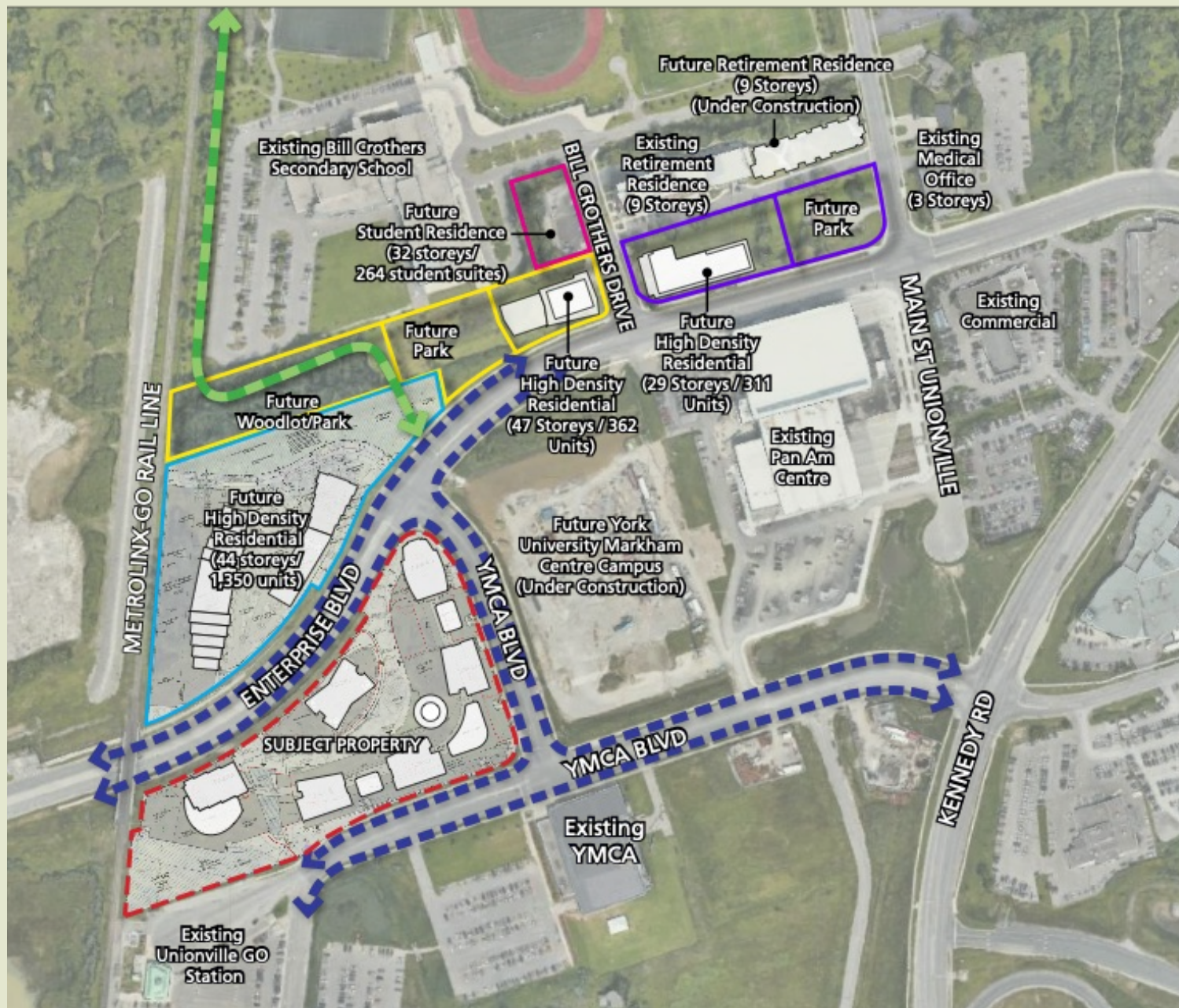


LOCATION PLAN

Enterprise Boulevard Inc.
OPA# 257
ZBLA# 2022-103
1,350 residential units
44 storeys



LOCAL CONTEXT

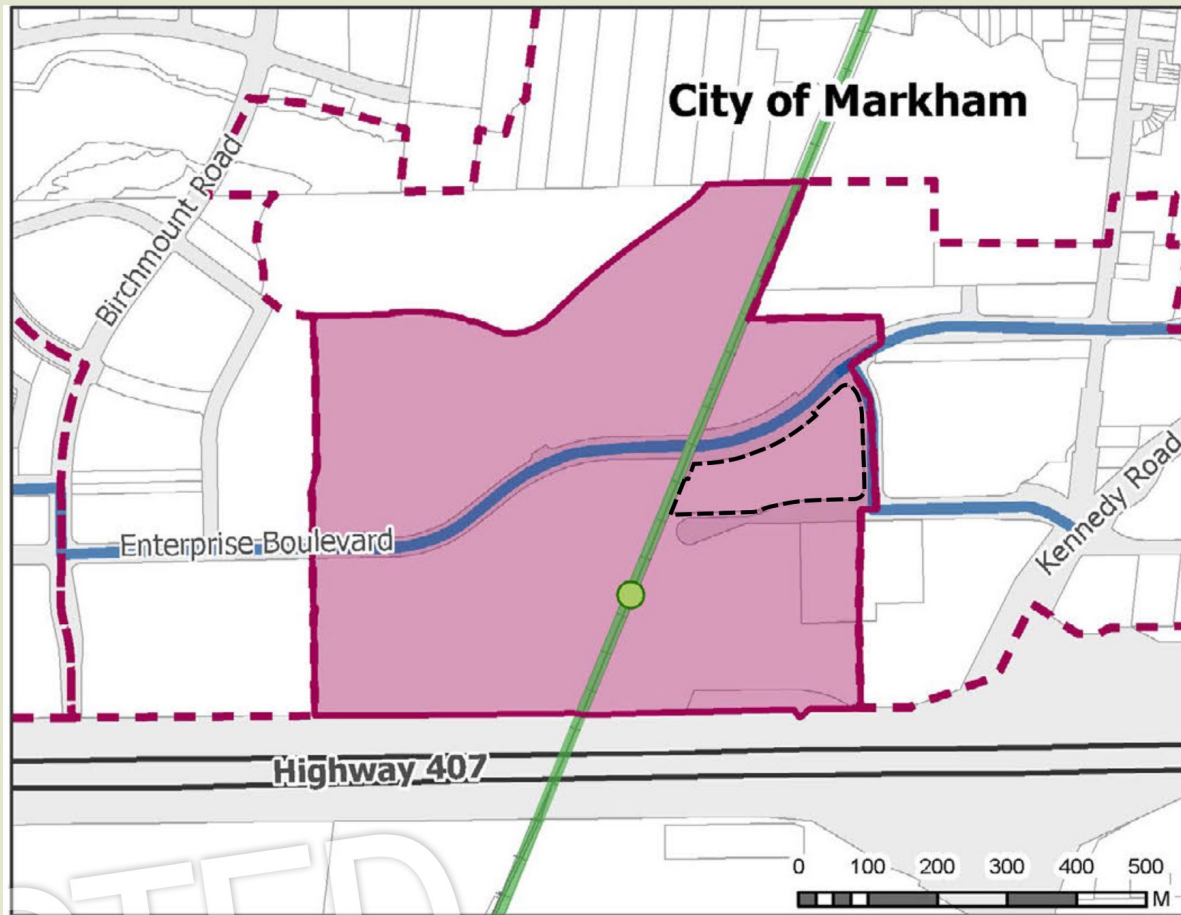


LEGEND

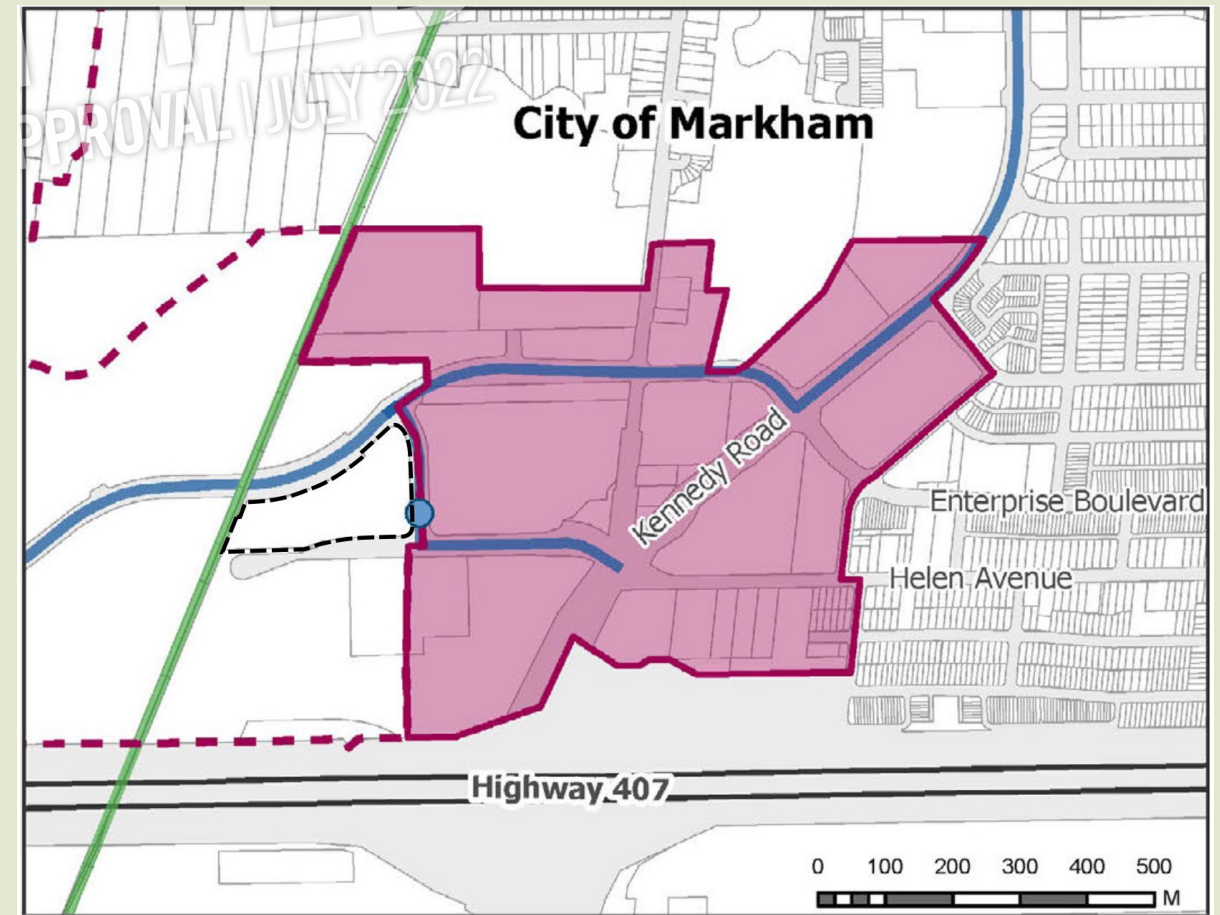
- Subject Property
- Enterprise Boulevard Inc. "Enterprise North" (Approved)
- OnePiece (MS) Developments Inc. (Under Appeal)
- OnePiece (MS) Developments Inc. (Approved)
- Rockport (Unionville) Inc. (Approved)
- ↔ Pedestrian / Cycling Routes
- ↔ Trails & Walkways

MAJOR TRANSIT STATION AREAS

#22 UNIONVILLE GO STATION
300 PEOPLE & JOBS/HECTARE



#12 ENTERPRISE BRT STATION
250 PEOPLE & JOBS/ HECTARE



EXISTING OFFICIAL PLAN MARKHAM CENTRE SECONDARY PLAN (1997) & SITE-SPECIFIC OPA# 220 SCHEDULE AA – DETAILED LAND USE



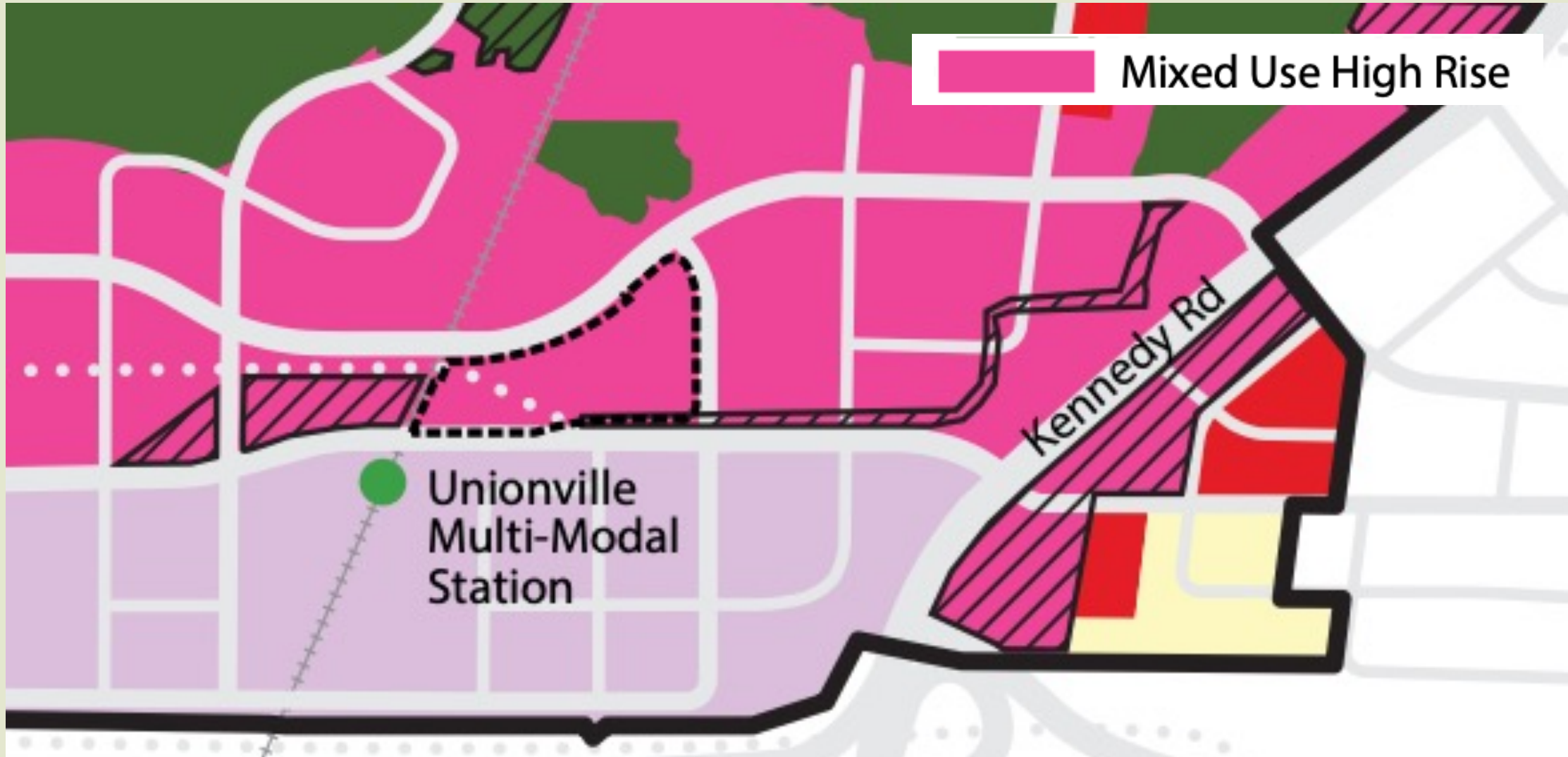
EXISTING ZONING

SITE-SPECIFIC ZONING BY-LAW AMENDMENT #2014-104

ZONING BY-LAW AMENDMENT #2014-104	
	zoned
MC D2 Markham Centre Downtown 2	
maximum 1,410 residential units	
maximum 39 storeys	
maximum residential net floor area 132,000 square metres	
maximum non-residential net floor area 24,000 square metres	
parking rates of 0.95 – 1.15 residential + visitor spaces per unit combined	

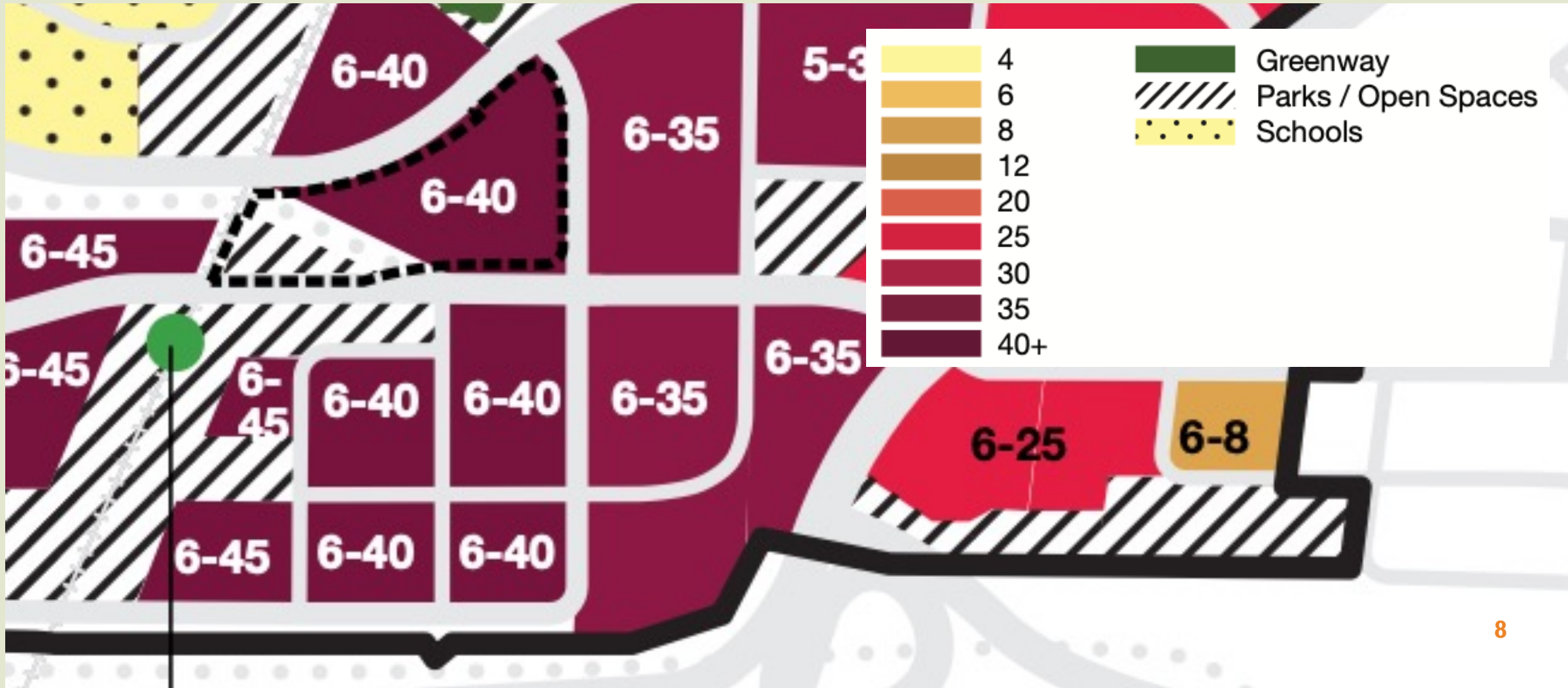
MARKHAM CENTRE SECONDARY PLAN UPDATE (JULY 2023)

MOST RECENT DEVELOPMENT CONCEPT: LAND USES



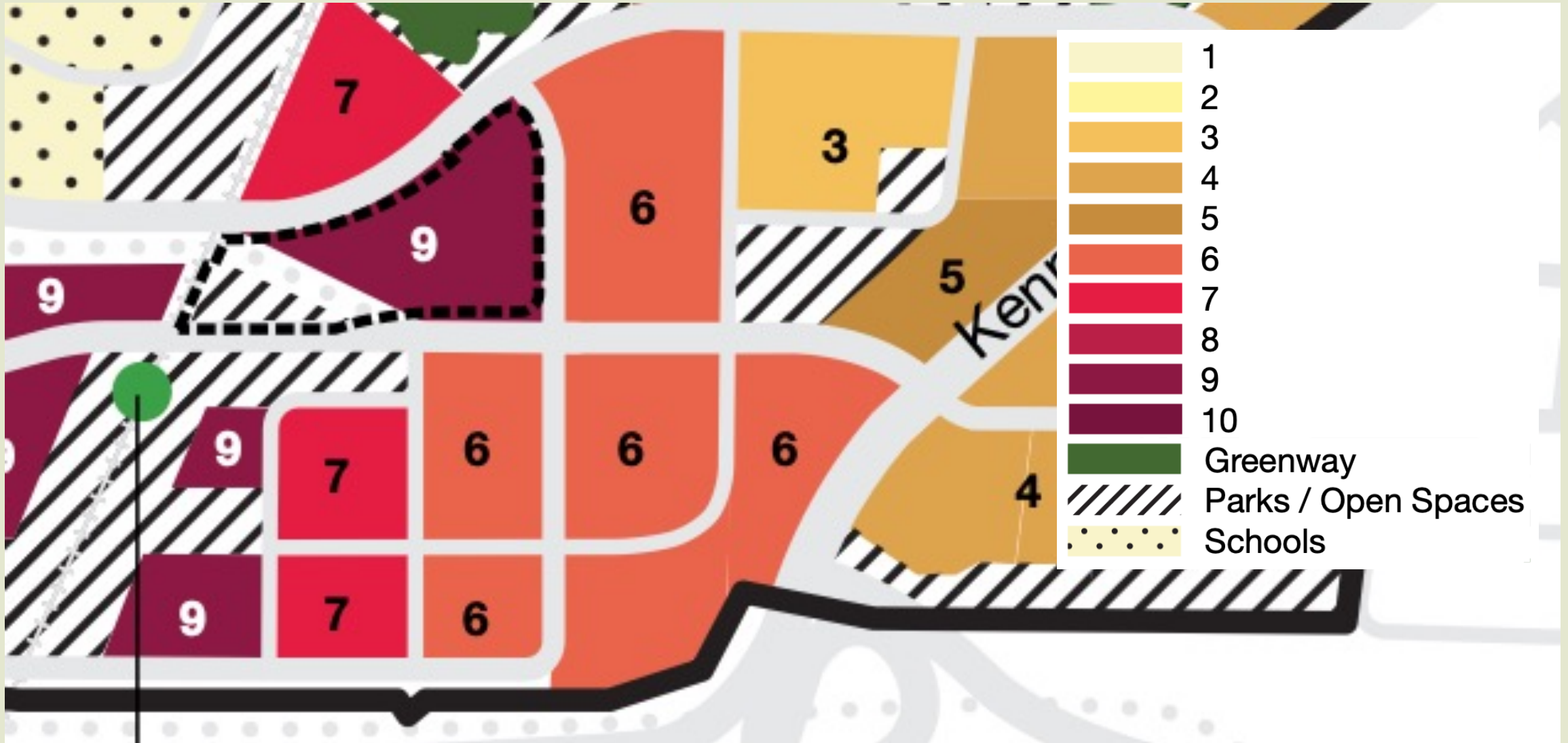
MARKHAM CENTRE SECONDARY PLAN UPDATE (JULY 2023)

MOST RECENT DEVELOPMENT CONCEPT: HEIGHTS



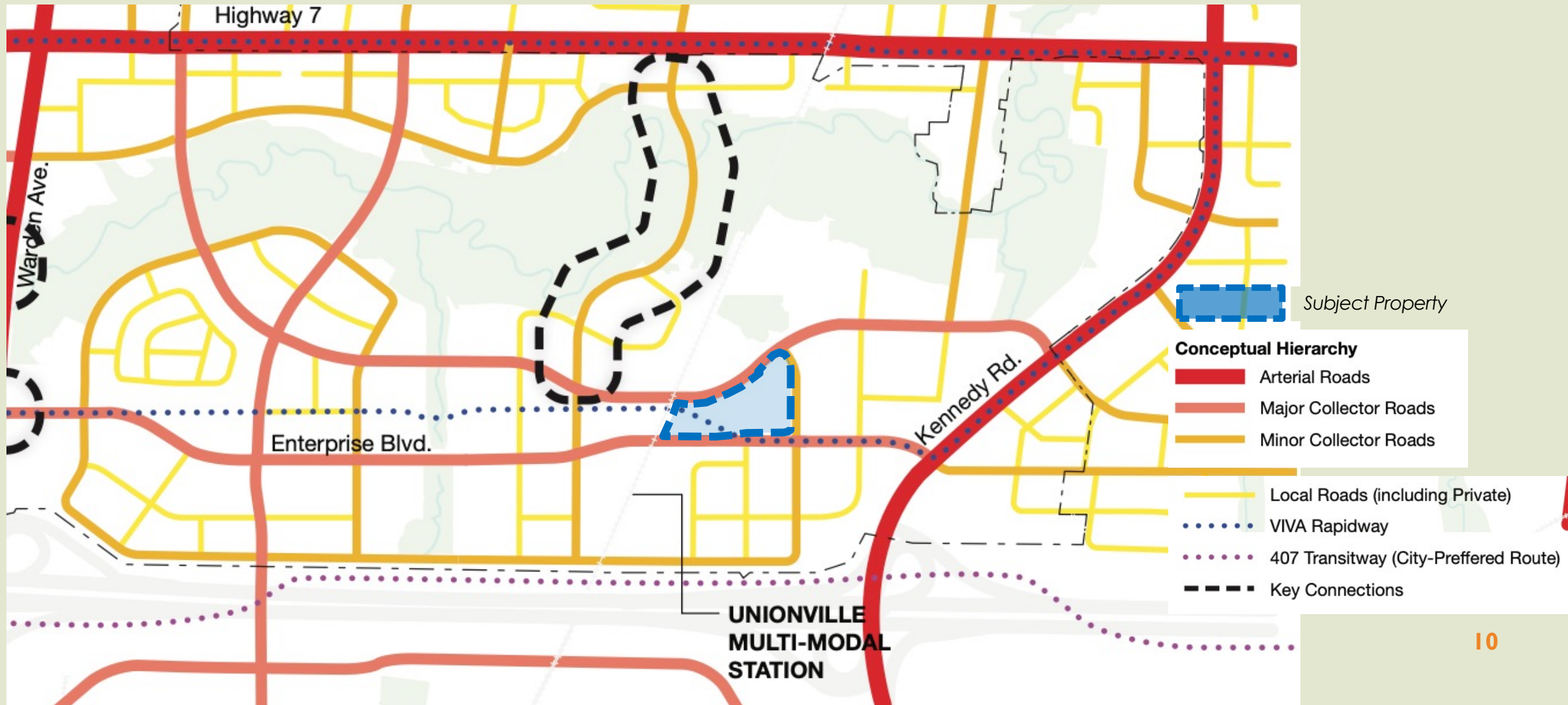
MARKHAM CENTRE SECONDARY PLAN UPDATE (JULY 2023)

MOST RECENT DEVELOPMENT CONCEPT: DENSITIES

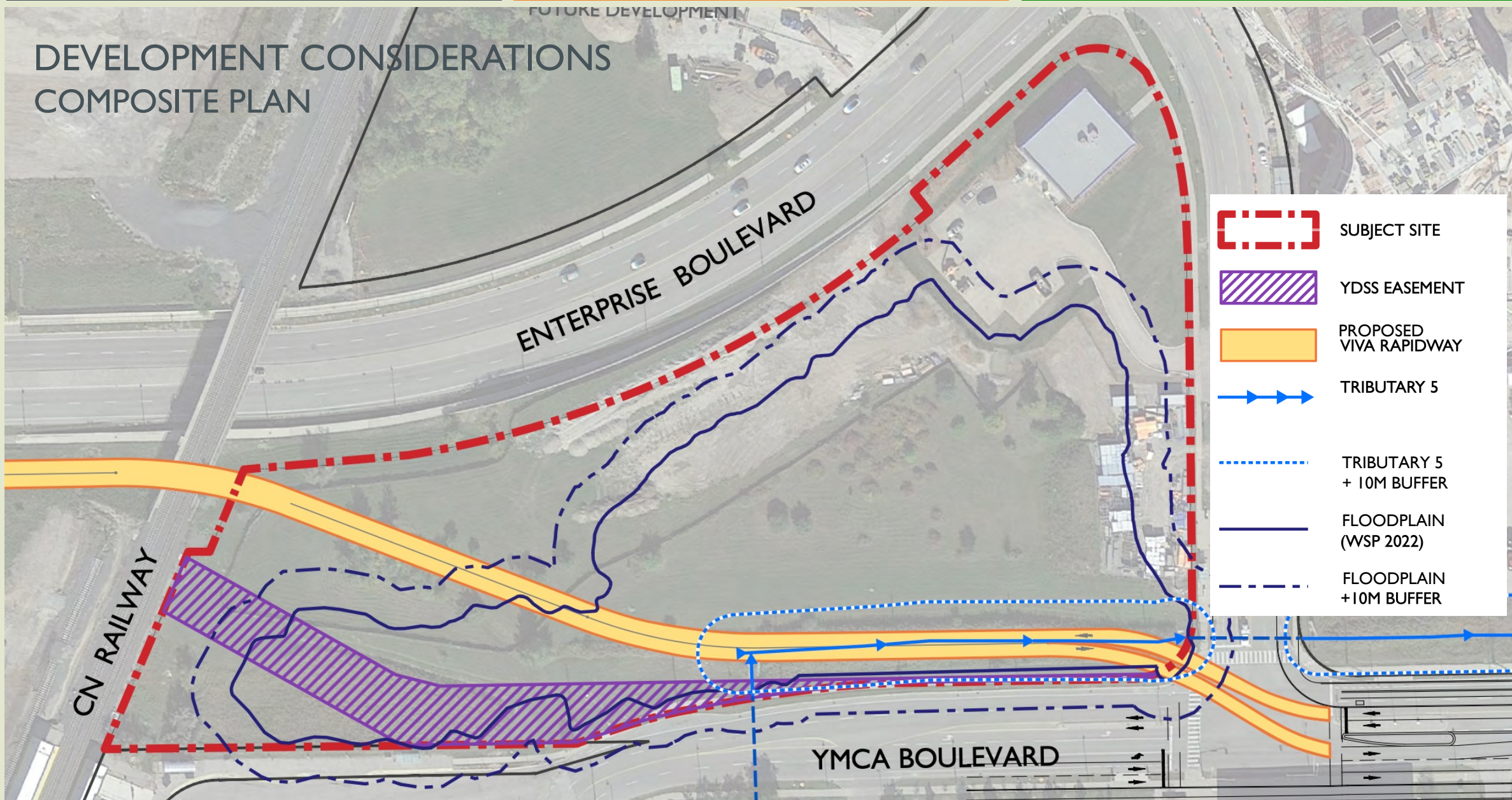


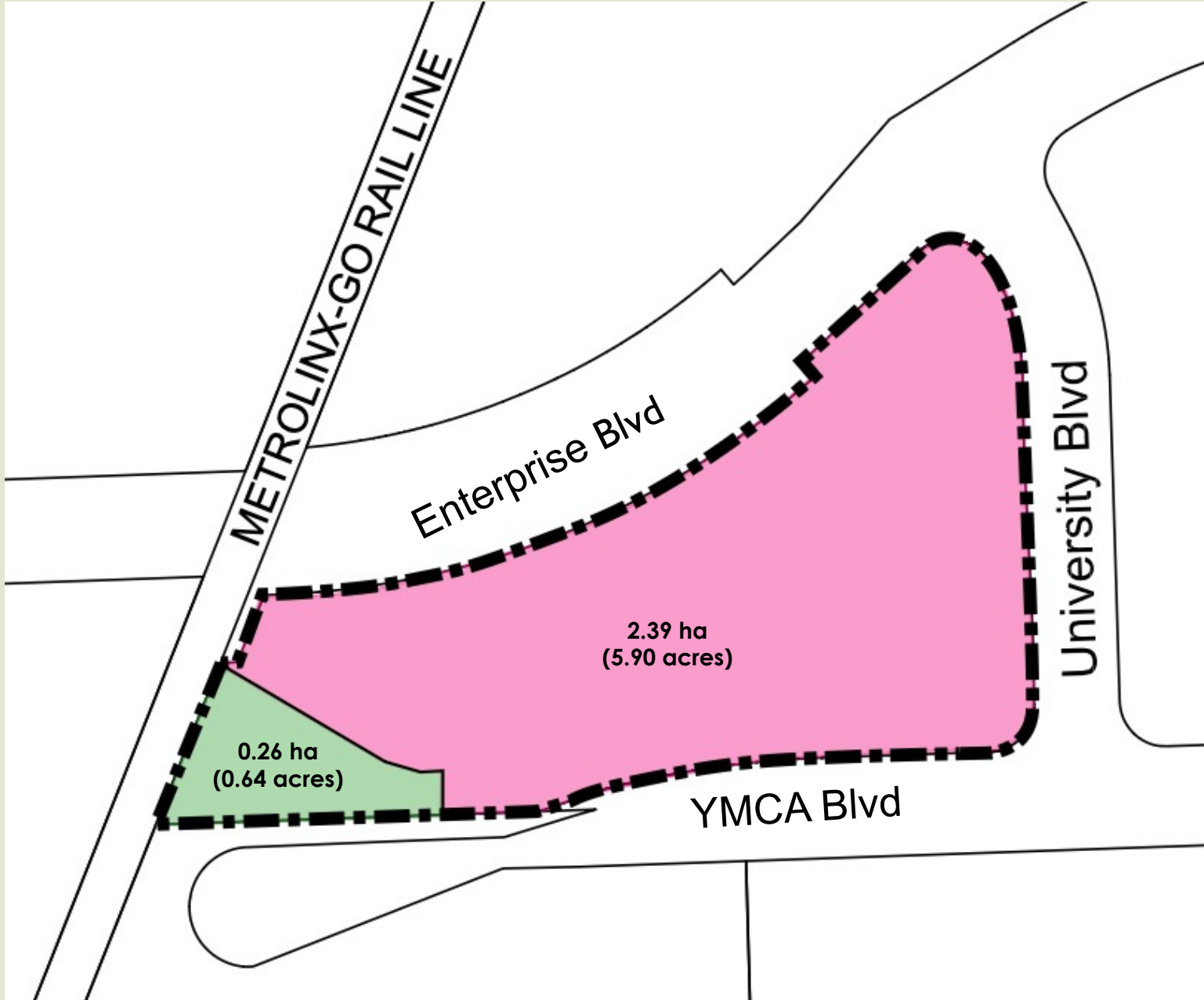
MARKHAM CENTRE SECONDARY PLAN UPDATE (JULY 2023)

MOST RECENT DEVELOPMENT CONCEPT: TRANSPORTATION NETWORK



DEVELOPMENT CONSIDERATIONS COMPOSITE PLAN





DEVELOPMENT PLAN

Development Block	2.39 hectares (5.90 acres)
Park Block	0.26 hectares (0.64 acres)
10% Planning Act Parkland Dedication Requirement	
Total Property	2.65 hectares (6.54 acres)

SUMMARY OF OFFICIAL PLAN & ZONING BY-LAW AMENDMENTS

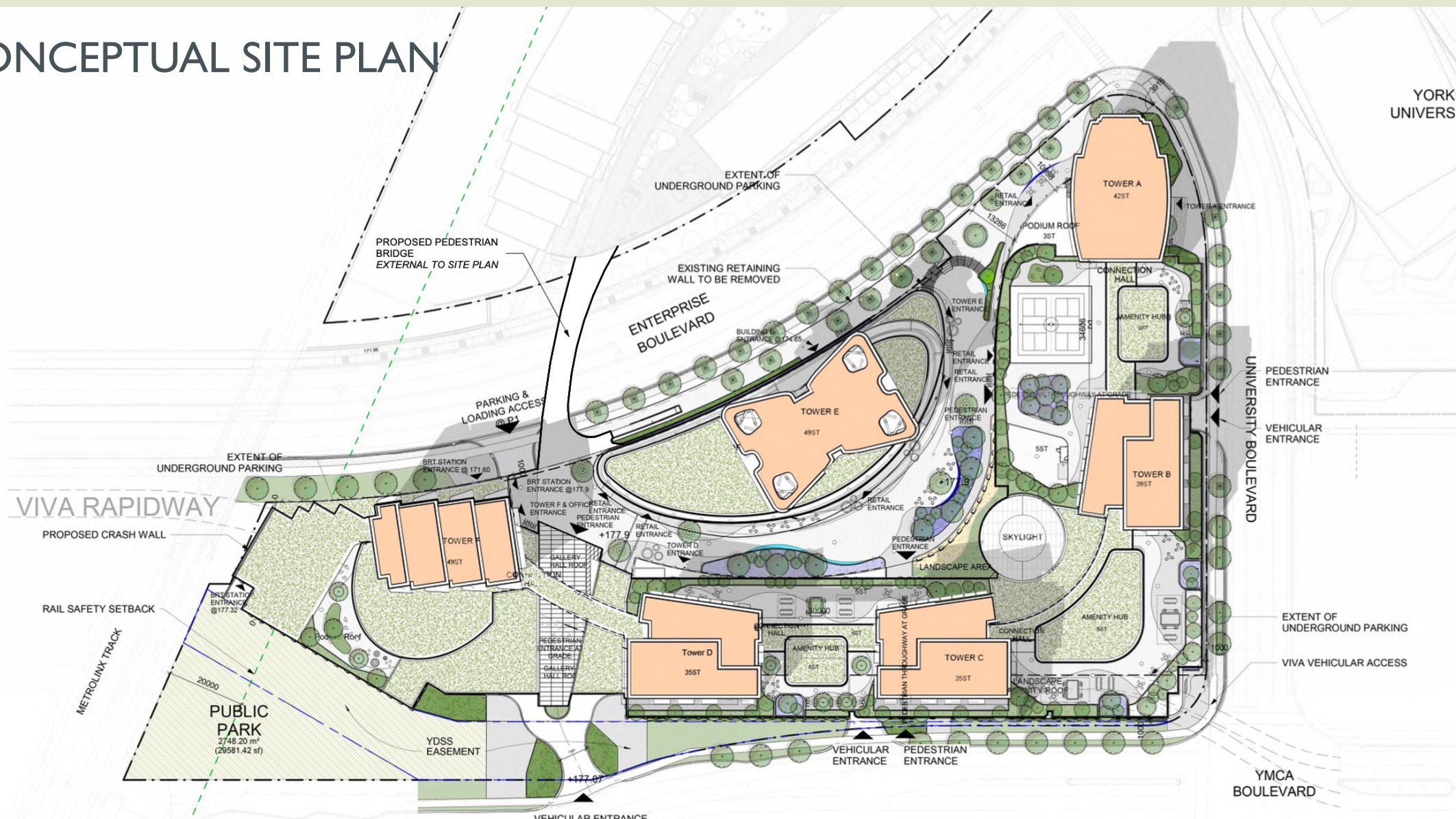
PROPOSED CHANGES TO OPA 220:

Increase maximum number of residential units from 1,403 units to	2,650 units
Increase maximum building height from 39 storeys to	49 storeys

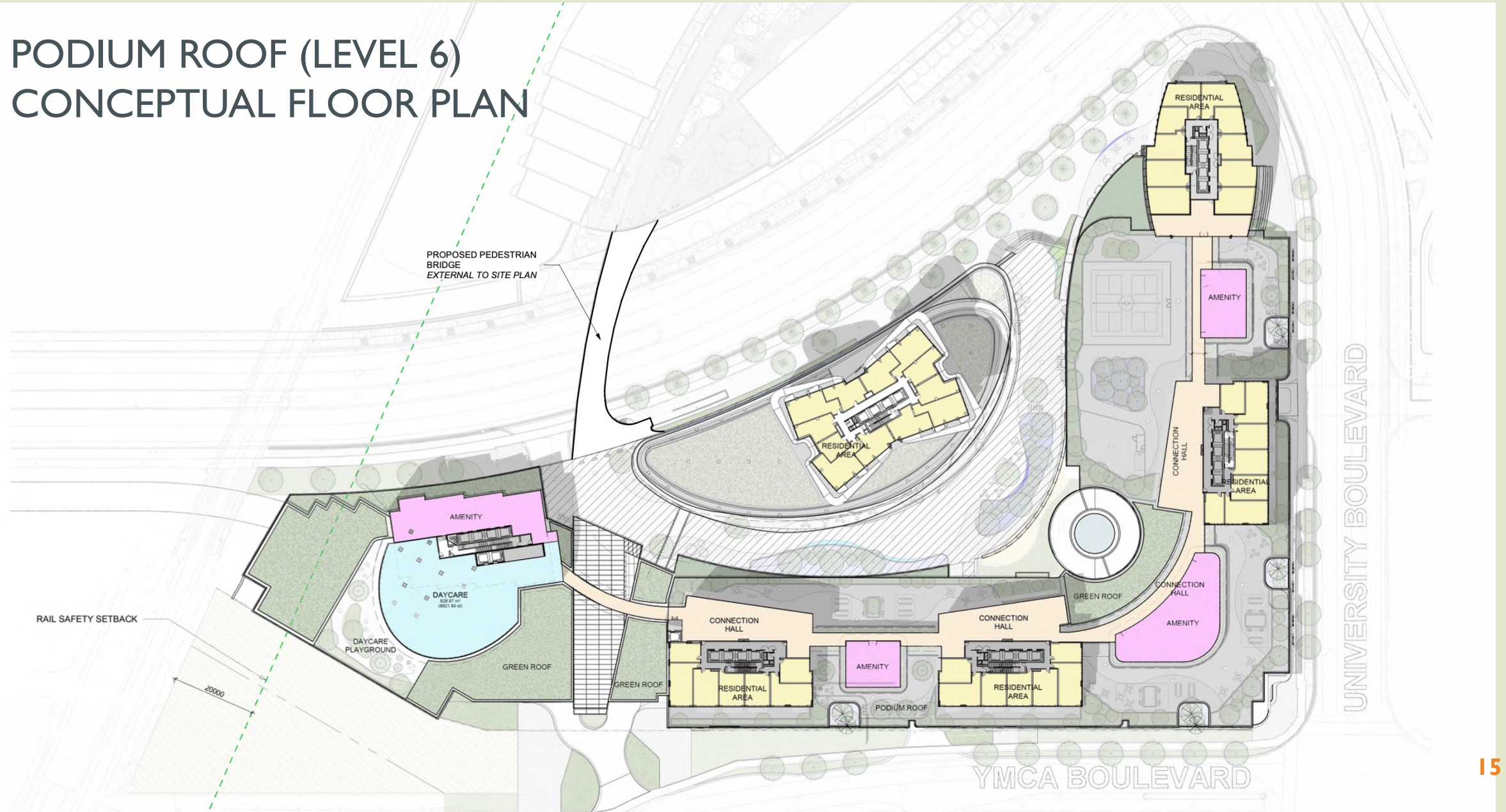
PROPOSED CHANGES TO ZBL 2014-104:

Increase maximum number of residential units from 1,410 units to	2,650 units
Increase maximum building height from 39 storeys to	335 metres
Increase the maximum net floor area from 132,000 square metres to	196,000 square metres
Decrease the parking space requirements from a range of 0.95-1.15 spaces/unit for both residential + visitors (combined) to	a range of 0.60 – 1.10 spaces/unit for both residents + visitors (combined)
Modifications to other site-specific zone development standards in order to permit the proposed development.	

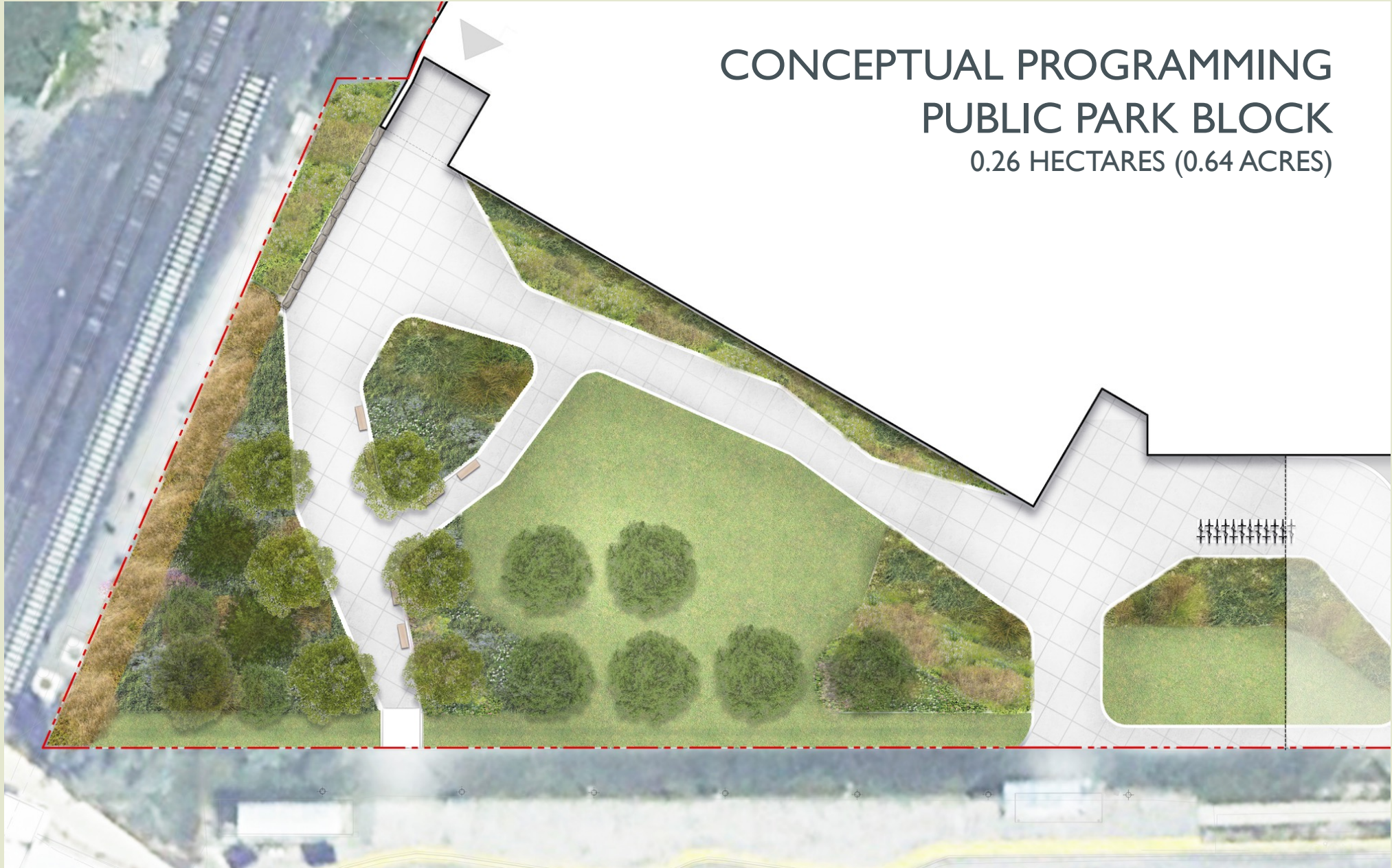
CONCEPTUAL SITE PLAN

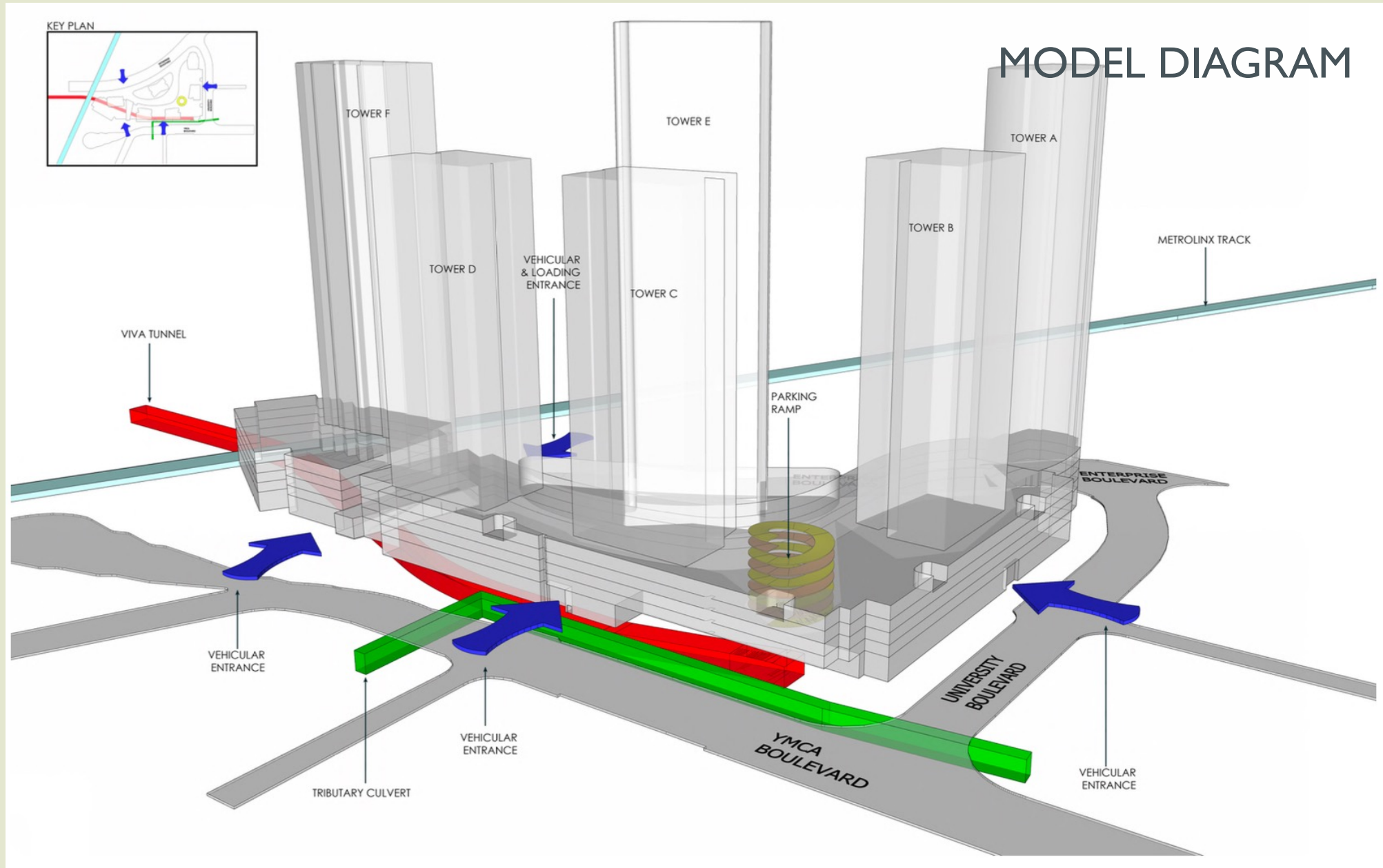


PODIUM ROOF (LEVEL 6) CONCEPTUAL FLOOR PLAN

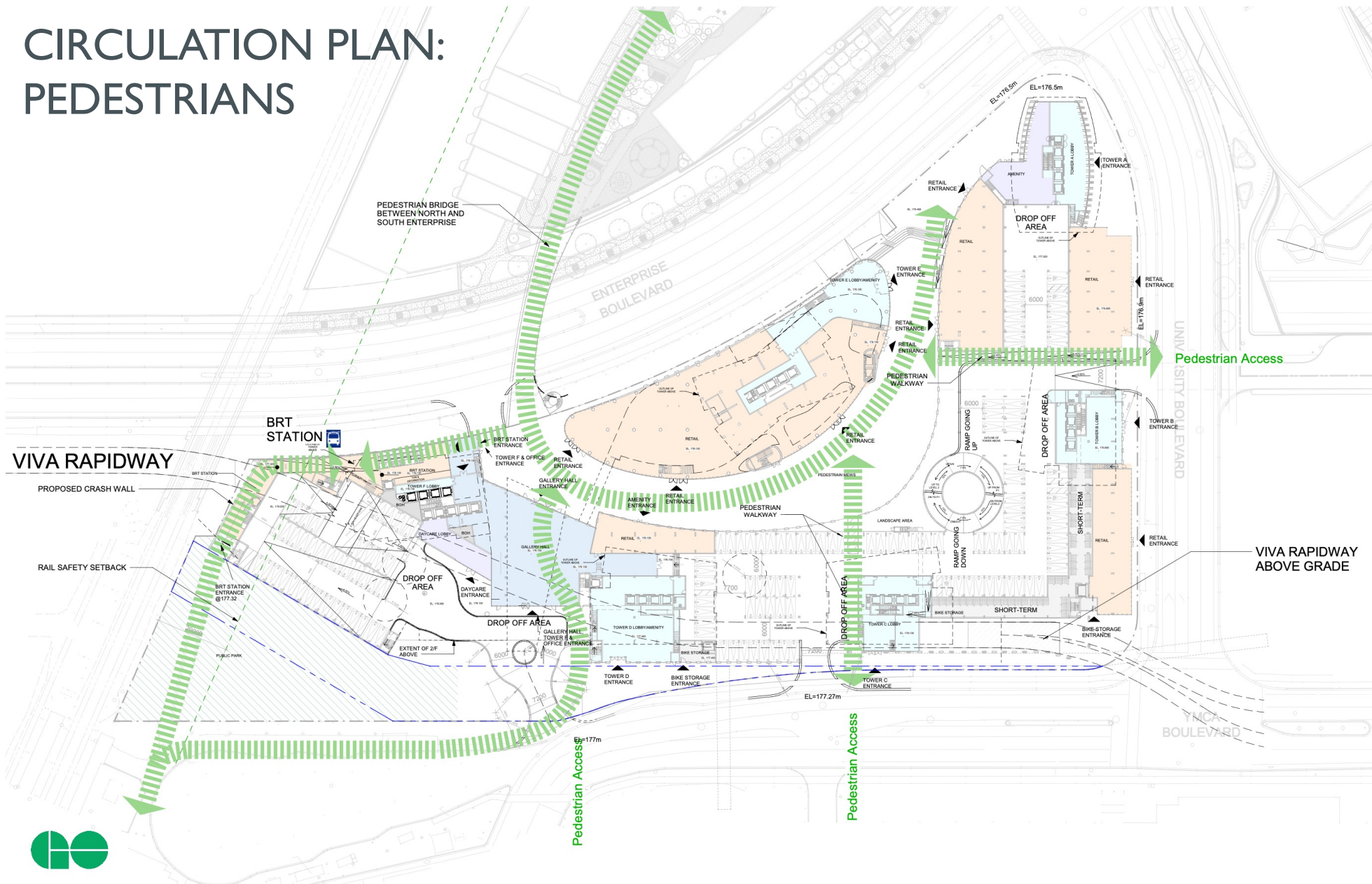


CONCEPTUAL PROGRAMMING PUBLIC PARK BLOCK 0.26 HECTARES (0.64 ACRES)

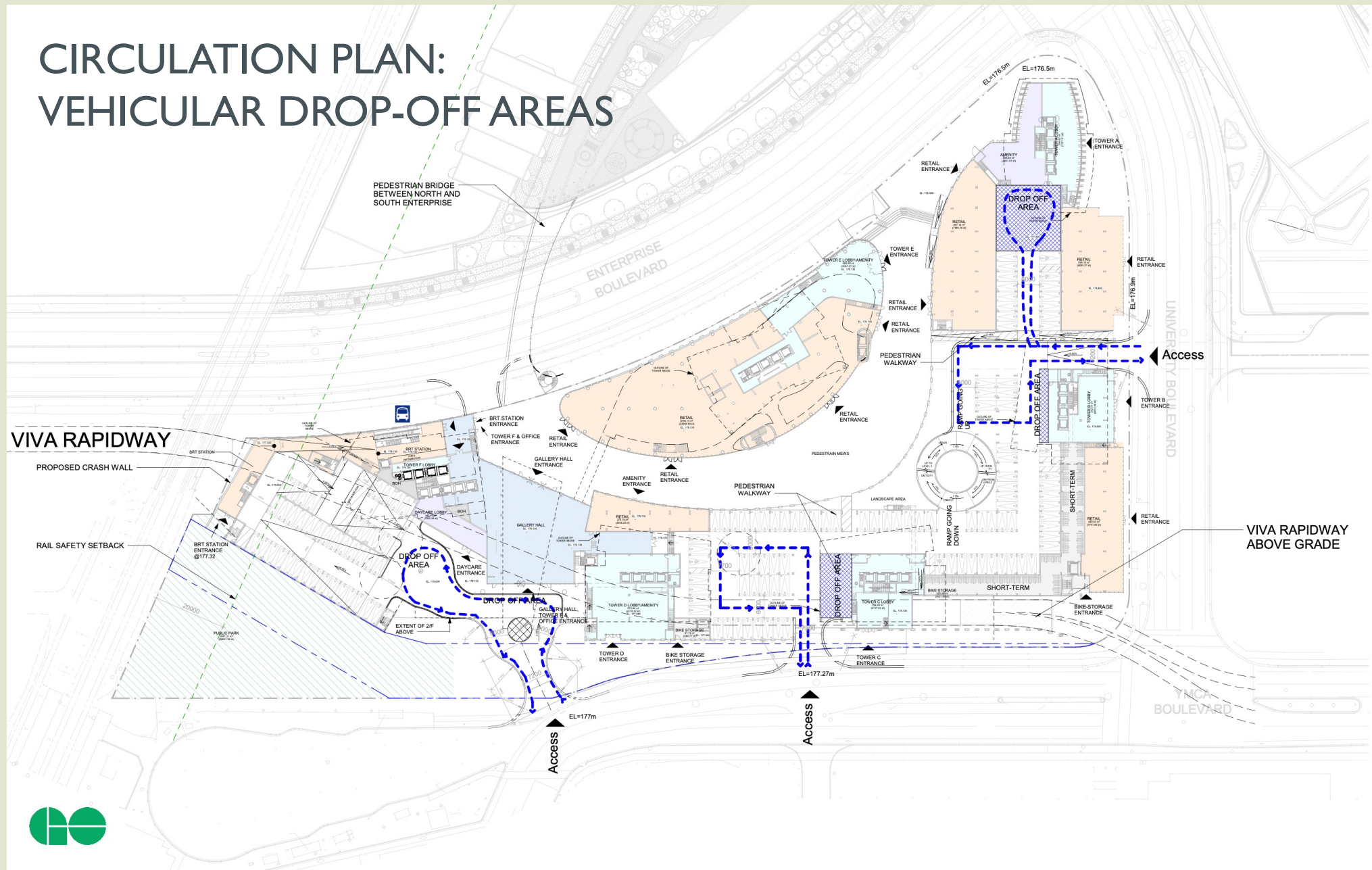




CIRCULATION PLAN: PEDESTRIANS



CIRCULATION PLAN: VEHICULAR DROP-OFF AREAS



PARKING LEVEL PLAN

The plan illustrates the parking level layout, including various rooms (Waste Room, Tower Lobby, Loading Area, Amenity), ramps (Ramp going up to GF, Ramp down from GF), and structural elements (Concrete, Steel, etc.). It also shows the proximity to Enterprise Boulevard, Viva Rapidway, and the proposed Viva station. Key features include a BRT station entrance, a parking entrance, and a ramp going up to the ground floor. The plan is detailed with elevations, dimensions, and material specifications.

VISUALIZATIONS



VISUALIZATIONS



VISUALIZATIONS





PROPOSAL



CURRENT RETAINING WALL

