



STATUTORY PUBLIC MEETING

**Applications for Official Plan and Zoning By-law Amendment
8350 Kennedy Road (Ward 3)**

**8350 Kennedy Ltd c/o Goldberg Group
File: PLAN 23 118558**

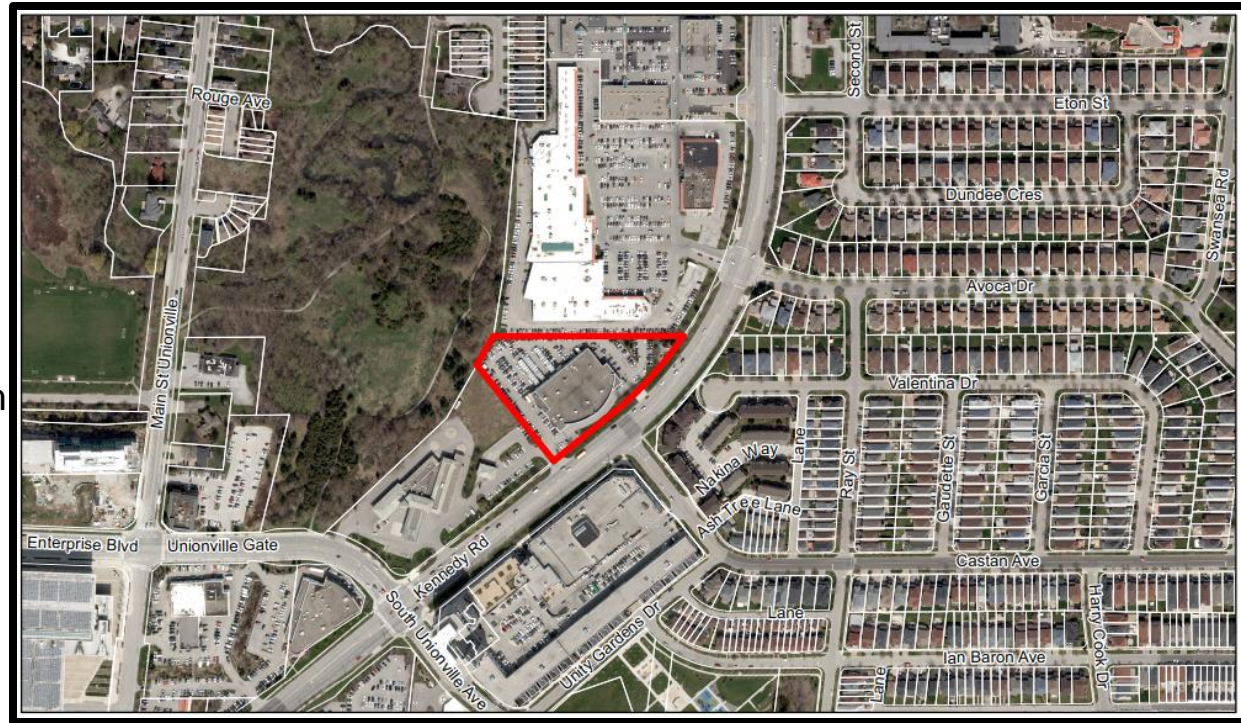
September 19, 2023



Area Context

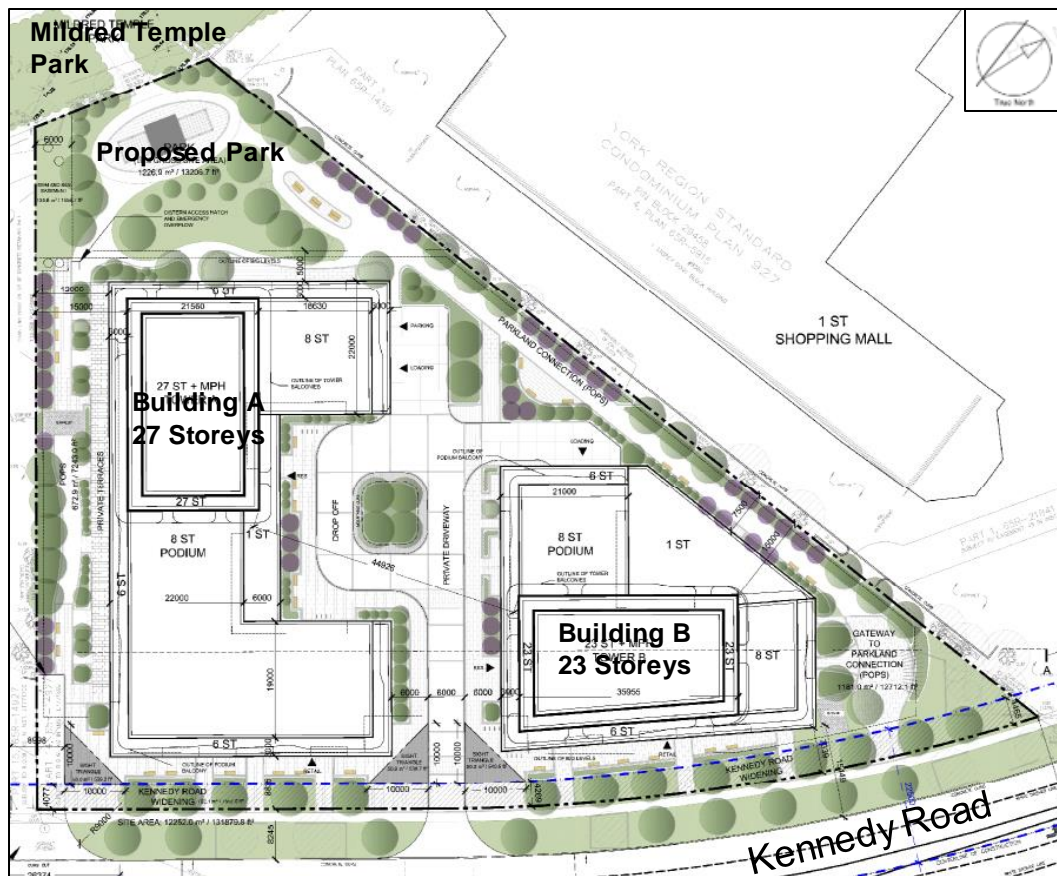


- **2.7 ha (6.7 ac)**
- **Existing:** Mercedes-Benz Markham
- **North:** Commercial Plaza
- **East:** Existing Residential
- **South:** Commercial / Gas Station
- **West:** Mildred Temple Park





The Proposal



Residential GFA	12,252 m ² (134,822 ft ²)
Retail GFA	1,105 m ² (11,894 ft ²)
Residential Units	769
Density	4.99 FSI
Building Height	23 and 27 storeys
Parking Spaces	652
Park Block	0.113 ha
POPS	0.185 ha



Community Amenity Area – General:

- Wide range of residential, commercial, employment and community uses
- Medium and high density residential uses, heights generally 6 storeys

Official Plan Amendment proposes:

- 4.99 FSI
- 23 and 27 storeys



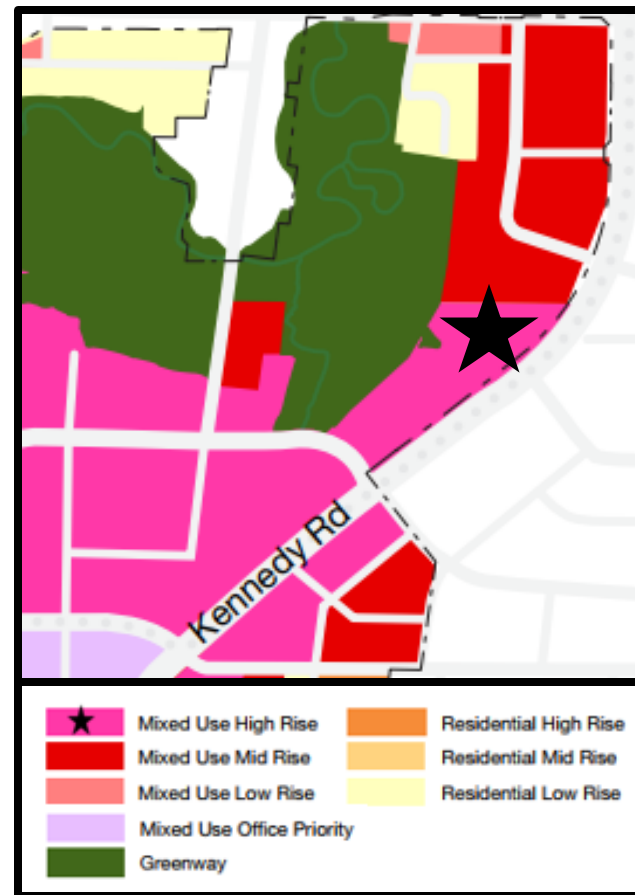


Emerging Secondary Plan



July 2023 MCSP Recommended Concept Plan

- Mixed Use High Rise
- 6 to 25 storeys
- 4 FSI





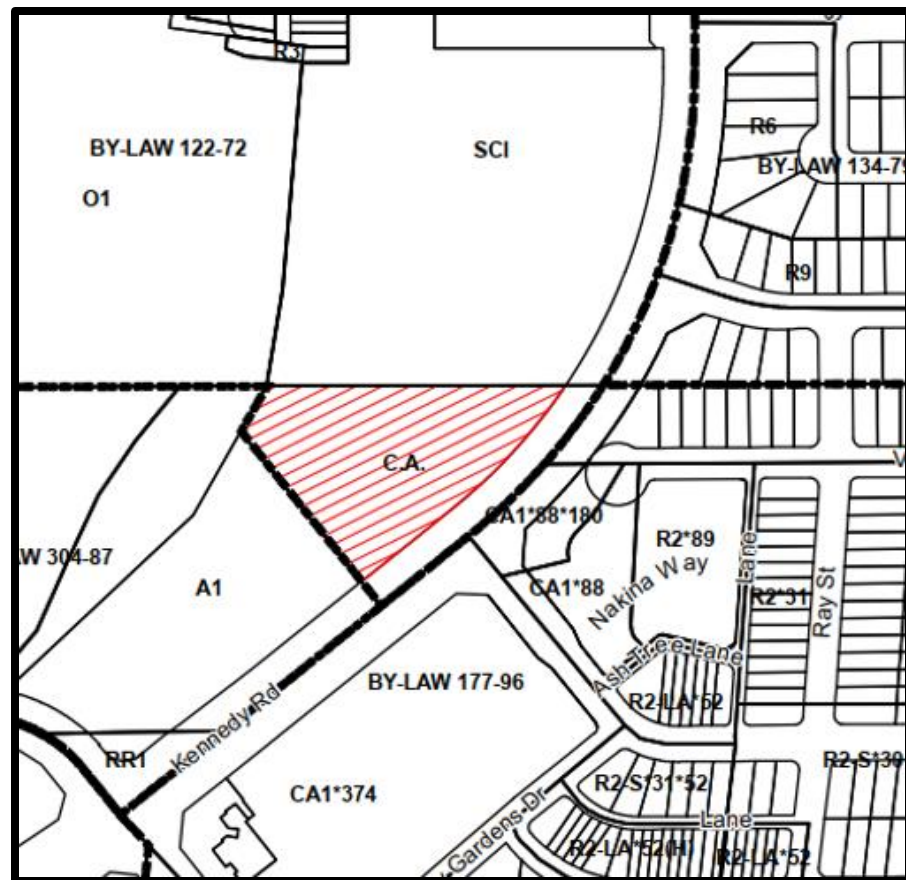
Zoning By-law



Current Zoning under By-law 122-72 (amended by By-law 265-97):

- Community Amenity (CA)
- Permits wide range of commercial uses

Zoning By-law Amendment proposes to incorporate site-specific standards to permit the Proposal





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, 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 Proposal



8350 Kennedy Road



Thank You