

404 Major Mac West Developments Limited (Fieldgate)

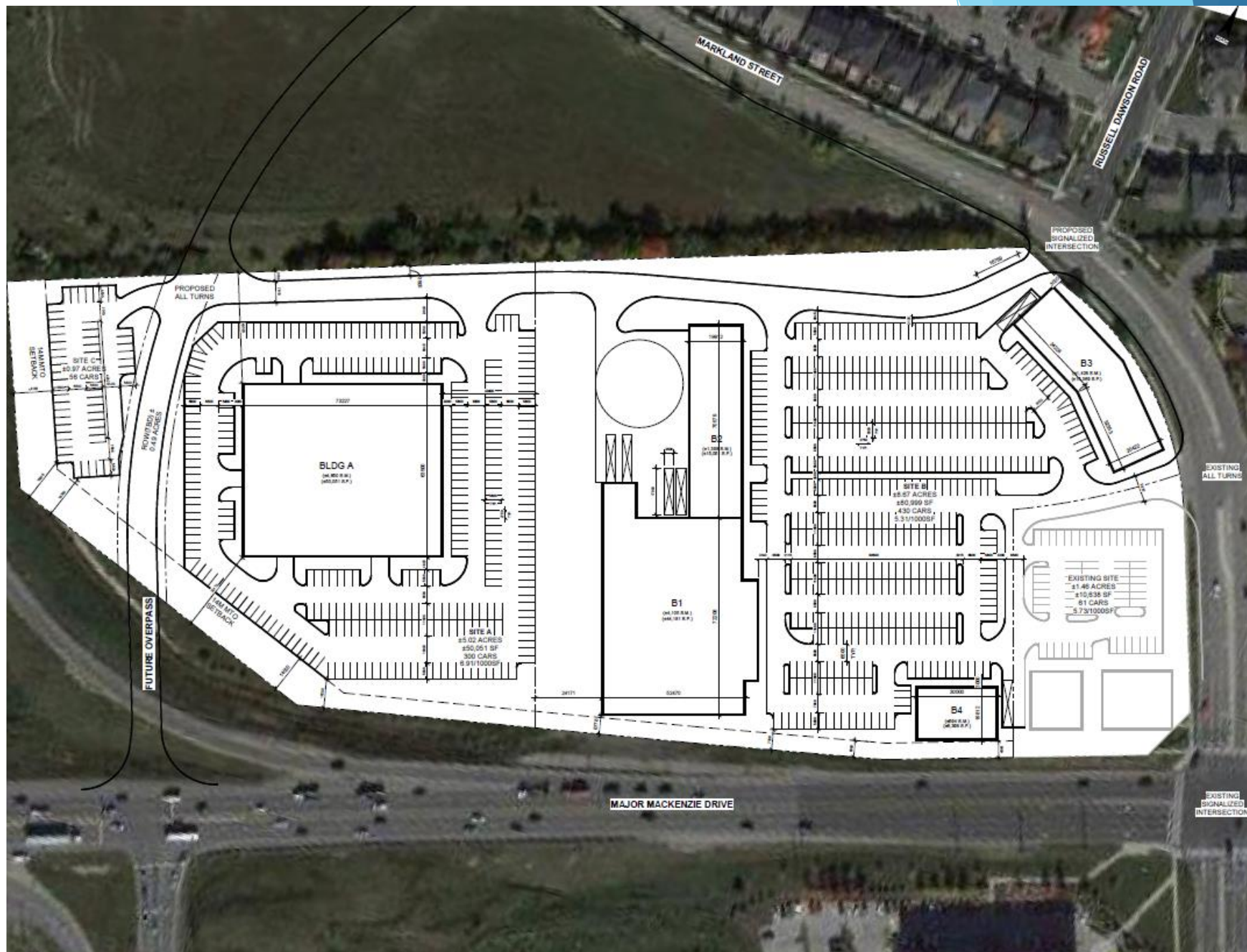
710 Markland Street,
City of Markham

October 24, 2023

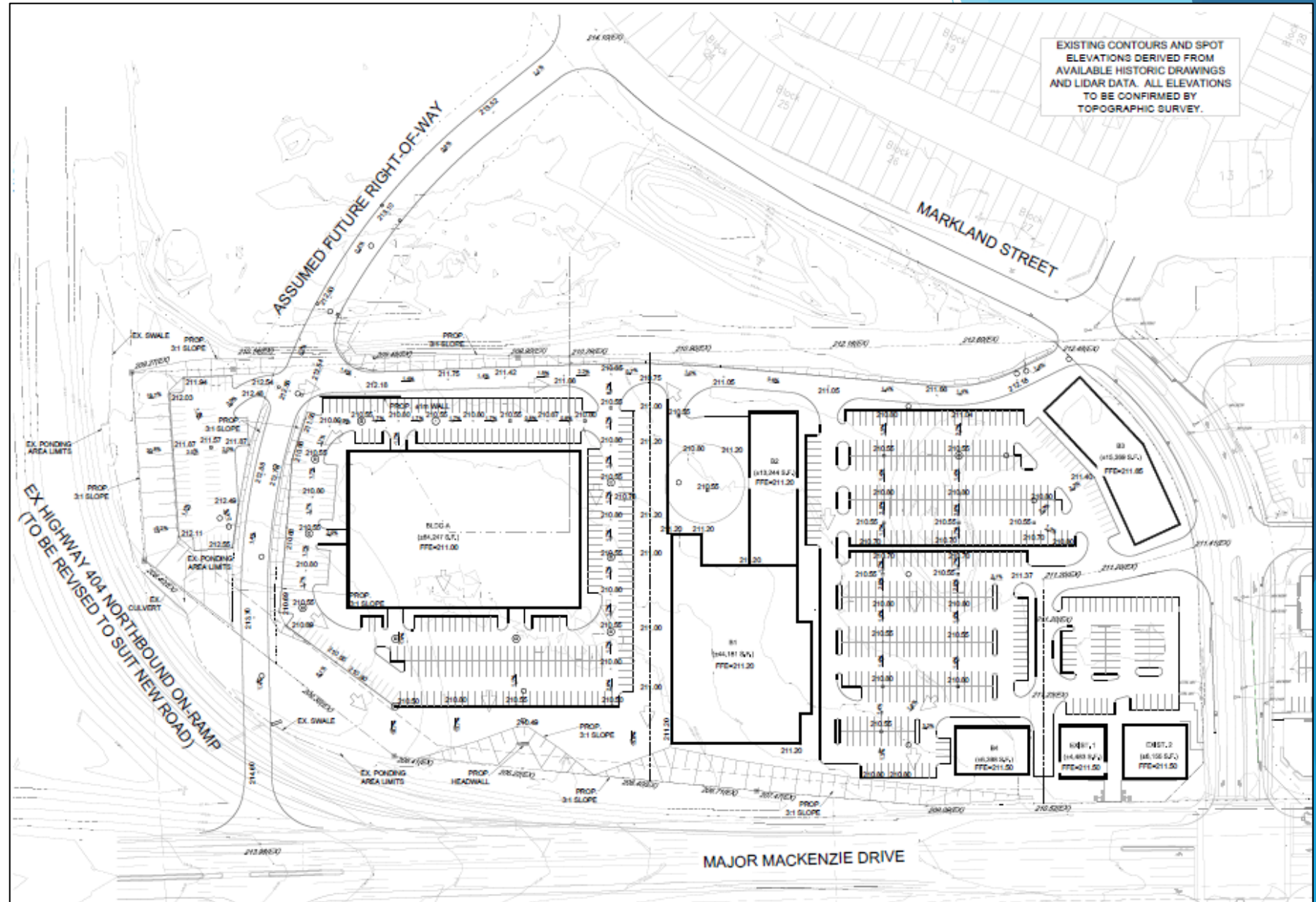
Site and Area Context



Proposed Concept Plan



Impact to wooded area



Grading Considerations

- ▶ Significant grade difference on site currently;
- ▶ Up to 6m from southwest to northeast and east;
- ▶ The addition of the future off-ramp from the 404 means that significant grading works will be required on the site;
- ▶ This will have an unavoidable impact on the wooded area on the site;
- ▶ We are working with staff on compensation and related matters, as part of the development process;
- ▶ But, this means that the OS Zone on the site is no longer necessary for the wooded area and should be removed.

MINOR Application

- ▶ These lands are already designated commercial in the Official Plan (note, no Greenlands designation);
 - ▶ Application is to permit one additional use (car dealership) on lands already designated for commercial uses;
 - ▶ The list of uses already permitted on the site is comprehensive and includes: business offices, commercial fitness centres, financial institutions, gas bar, medical offices, personal service, repair shops, retail stores, commercial schools, supermarkets, theatres;
 - ▶ The additional use proposed is a minor addition to the comprehensive list and site related matters can and will be dealt with through site plan application;
 - ▶ Additional review of this application by staff is, in our view, not necessary.
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- ▶ RECOMMEND that the application be approved and the by-law be sent directly to Council for approval;
 - ▶ This will assist in ensuring that leases with future tenants can be secured ASAP and site plan approval application can be filed.