

Date:	Tuesday, December 5, 2023		
Application Type:	Official Plan Amendment (the “Application”)		
Owner:	CF Markville Nominee Inc. (the "Owner")		
Agent:	Lincoln Lo c/o Malone Given Parsons Ltd.		
Proposal:	A four-phase mixed-use development, including retention of the existing shopping mall, consisting of approximately 4,340 residential units, 11,200 m ² Gross Floor Area (“GFA”) of non-residential and community amenity space, three new public parks, various privately-owned public spaces, and above-grade and underground parking structures (the “Proposed Development”).		
Location:	5000 Highway 7 East (the “Subject Lands”)		
File Number:	PLAN 23 126054	Ward:	3
Prepared By:	Elizabeth Martelluzzi, RPP MCIP, Senior Planner, Central Planning District		
Reviewed By:	Deanna Schlosser, RPP MCIP Senior Planner, Central District	Stephen Lue, RPP MCIP Senior Manager, Development	

PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Application on June 15, 2023 and deemed the Application complete on June 22, 2023. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on October 13, 2023.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for December 5, 2023
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment
- Submission of future Zoning By-law Amendment and Site Plan applications

BACKGROUND

Subject Lands and Area Context

The 28.2 ha (69.68 ac) Subject Lands are located on the northwest corner of Highway 7 East and McCowan Road, south of the Centennial GO Station, and are currently occupied by CF Markville Mall, a Porsche car dealership, two restaurant buildings, surface parking areas, and an internal private road (see Figures 1 and 2). The Subject Lands are part of the ongoing Markville Secondary Plan study, which includes these and other surrounding properties, as illustrated on Figure 3.

Table 1 summarizes the Owner's Proposed Development

Table 1: the Proposed Development (See Figures 4 to 7)	
Residential GFA:	369,800 m ²
Retail Space:	10,100 m ²
Density:	1.8 times the area of the Subject Lands (Floor Space Index - "FSI") and includes the existing shopping mall (to remain). The densities proposed for each development phase are: Phase 1: 4.4 FSI Phase 2: 3 FSI Phase 3: 2.2 FSI Phase 4: 3 FSI
Dwelling Units:	4,340 (Phase 1: 1,800; Phase 2: 560; Phase 3: 980; Phase 4: 1,000)
Building Heights:	Phase 1: five buildings (30 to 45 storeys) Phase 2: one 6-storey and two 20 and 33-storey buildings Phase 3: one 32-storey and eight 6-storey buildings Phase 4: four buildings (17 to 30 storeys)
Public Parks and Open Spaces:	About 16% is proposed to be open space and parks, consisting of: <ul style="list-style-type: none"> • One public park fronting Highway 7 East • Two public parks fronting Bullock Drive • Smaller, privately-owned public spaces
Vehicular Access and Parking Structures:	<ul style="list-style-type: none"> • Existing accesses will be maintained • One additional access to Highway 7, between Bullock Drive and McCowan Road • Two new parking structures: one fronting Highway 7; one on the north side of the Subject Lands

Table 2 summaries the Owner’s proposal to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

The policies of the 2014 Official Plan state that until an updated Secondary Plan is approved, the 1987 Markham Official Plan, as amended, will continue to apply, and the land use designations for the Markville Key Development area lands, and the related policies of the 2014 Markham Official Plan will be used to inform the new Secondary Plan for this area.

Table 2: Official Plan Amendment Information		
	2014 Official Plan	1987 Official Plan
Current Designation:	<p>“Mixed Use Mid Rise”</p> <p><u>Area and Site Specific Policy Area 9.14.4:</u> Markville Key Development Area</p>	<p>“Commercial – Major Commercial Areas”</p>
Permitted uses:	<ul style="list-style-type: none"> Residential development that is integrated with mixed-uses (including a range of retail and commercial uses) with a maximum building height of 8-storeys and maximum density of 2 FSI <p><u>Site Specific Policy Area 9.14.4:</u> to permit a mixed-use <i>key development area</i> comprising employment and residential development in single use and mixed use settings, providing office, retail, service, entertainment and recreational uses, and a variety of higher density housing types</p>	<ul style="list-style-type: none"> A wide range of commercial uses, and a range of entertainment and institutional uses May also permit medium and high-density residential uses, subject to ensuring that the planned function of the lands is maintained, that the location is appropriate, and that the applicable provisions of Section 2.13 (Housing) of the 1987 Markham OP are met, including: <ol style="list-style-type: none"> encourages the sufficient supply and range of housing that are accessible and affordable to a variety of household incomes and abilities encourages new housing development to enhance natural features and meet municipal standards for urban design, environmental protection, transportation services and municipal services

Table 2: Official Plan Amendment Information		
		iii) encourage land use planning practices that are responsible to the existing and anticipated housing needs in the City
Proposal:	The Owner proposes to amend the 2014 Official Plan to include site-specific policies to permit a Mixed Use High Rise development, including a maximum height of 45 storeys and a maximum density of 1.8 FSI, prior to the adoption of a Secondary Plan for the area.	

Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC:

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) The appropriateness of the proposed Official Plan amendment to allow the Proposed Development.
 - ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markville Secondary Plan study.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Application will be subject to and reviewed in consideration of the City’s CBC By-law and paid prior to issuance of the first Building Permit.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
 - ii) The incorporation of appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family-friendly units.
- e) Allocation and Servicing**
 - i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing

allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatible with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, pedestrian safety, and ensuring the adequate supply of parking spaces for the commercial and residential uses.
- v) Confirmation from local school boards to determine current and future capacity levels to accommodate the proposed density.
- vi) Review of the Community Services and Facilities study to evaluate the availability of community facilities for existing and future residents.
- vii) The submission of a future Site Plan Application will examine appropriate accessibility measures, landscape, site layout, access and easements, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) External Agency Review

- i) The Application must be reviewed by the York Region, the Toronto and Region Conservation Authority, and Metrolinx, and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Zoning By-law Amendment, Site Plan, and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the buildings.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Proposed Phasing Plan

Figure 5: Conceptual Site Plan

Figure 6: Conceptual Rendering – North East View

Figure 7: Conceptual Rendering – South East View

Figure 1

Location Map

 SUBJECT LANDS

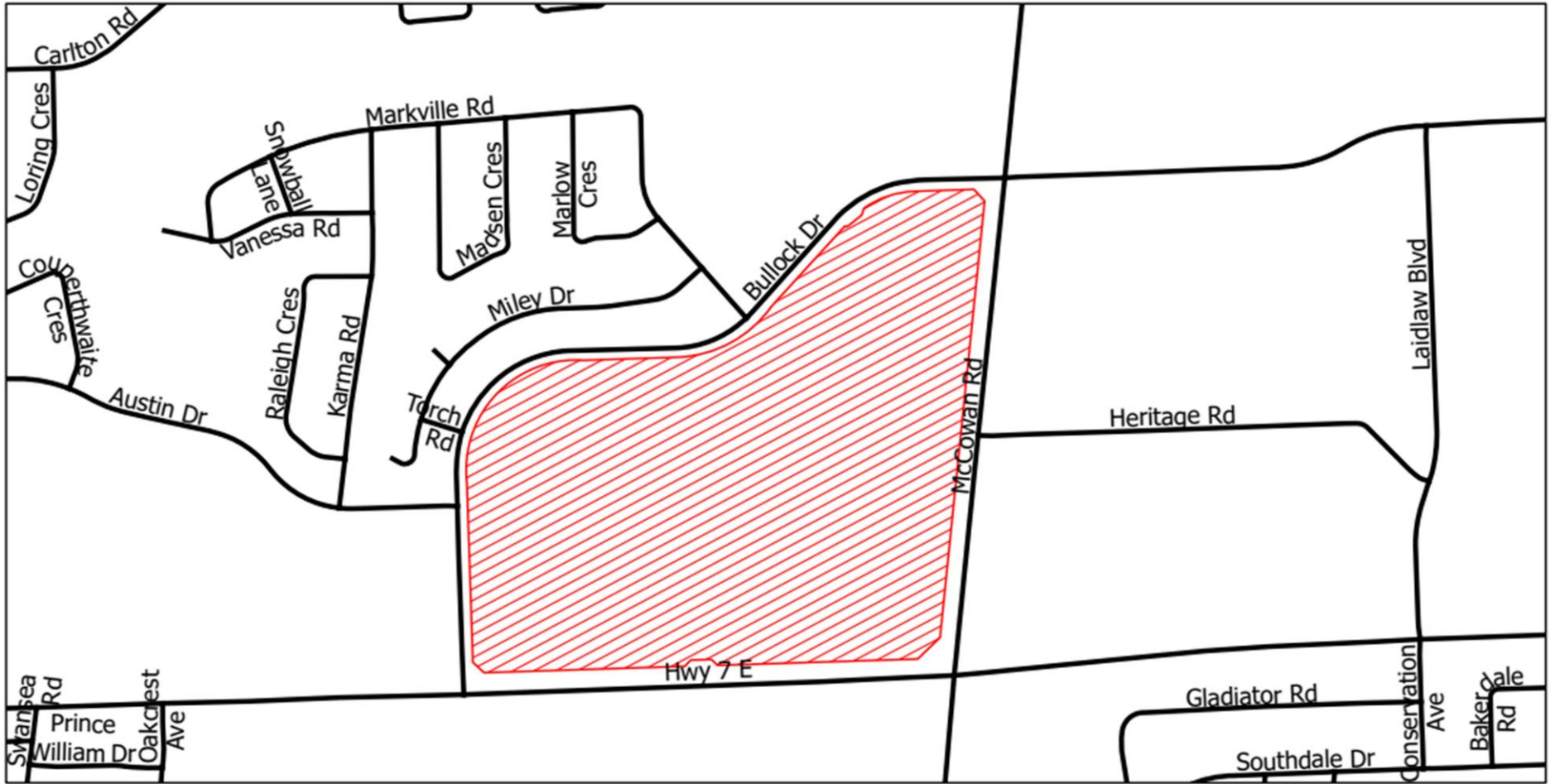


Figure 2

Aerial Photo Subject Lands



Figure 3

Area Context and Zoning

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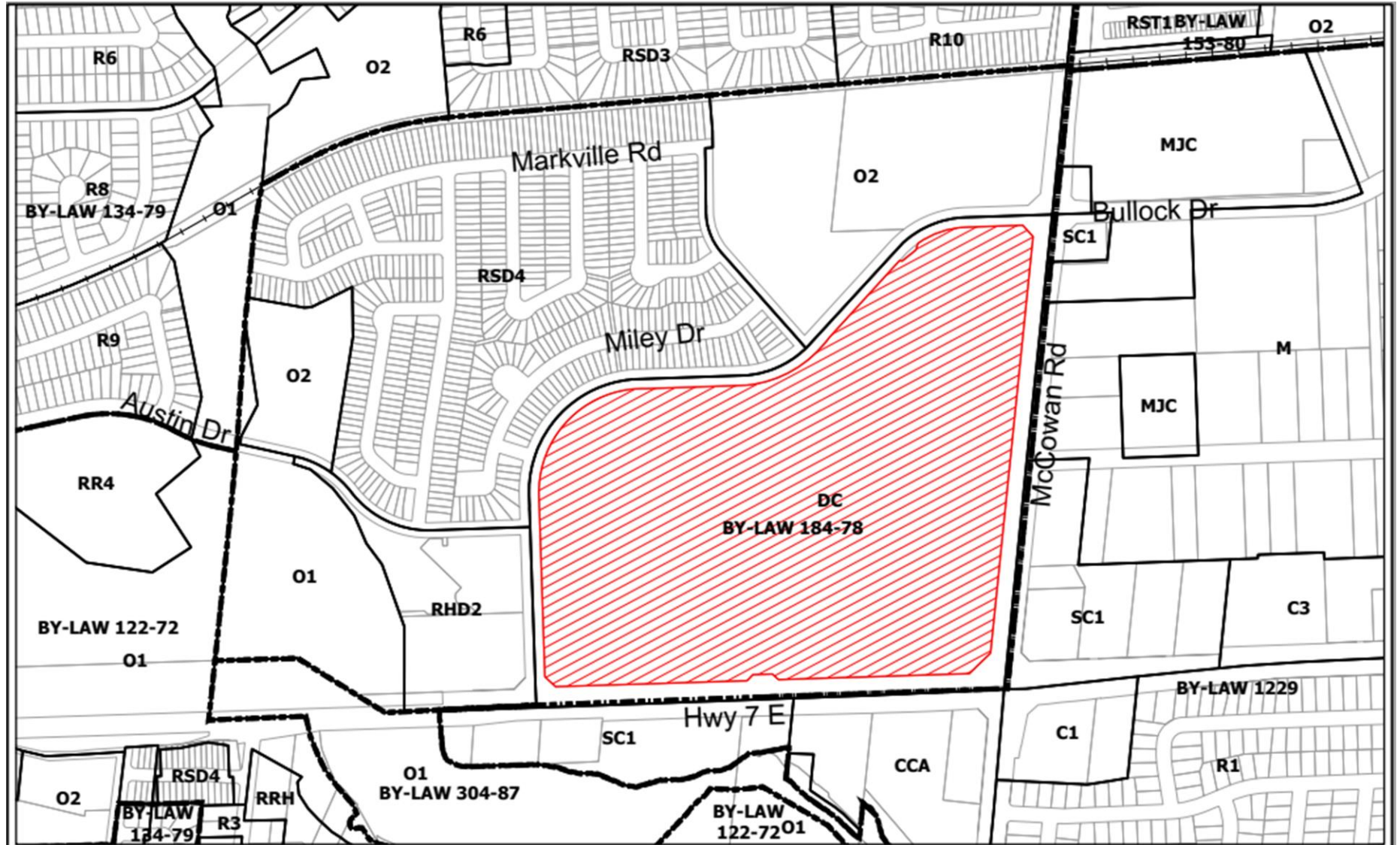


Figure 4

Proposed Phasing Plan

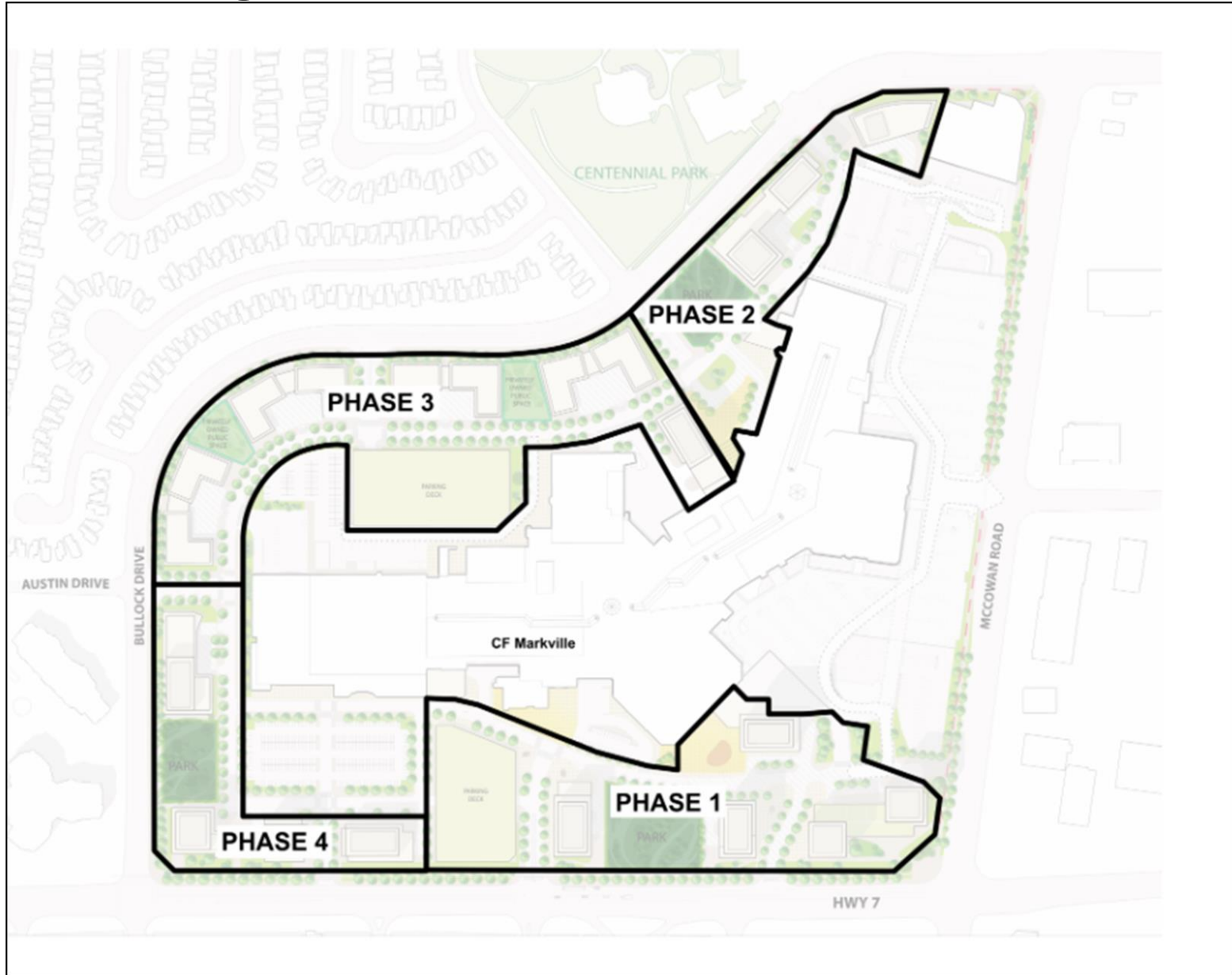


Figure 5

Conceptual Site Plan



Figure 6

Conceptual Rendering – North East View



Figure 7

Conceptual Rendering – South East View

