



# CF Markville Redevelopment

Official Plan Amendment

PUBLIC MEETING  
December 5, 2023

MALONE GIVEN PARSONS LTD.

# CF Markville Redevelopment Vision

- A comprehensively planned and connected mixed-use community integrated with the existing mall by replacing the underutilized surface parking areas
- CF Markville will be retained to continue its success as a regional shopping destination and community focal point.



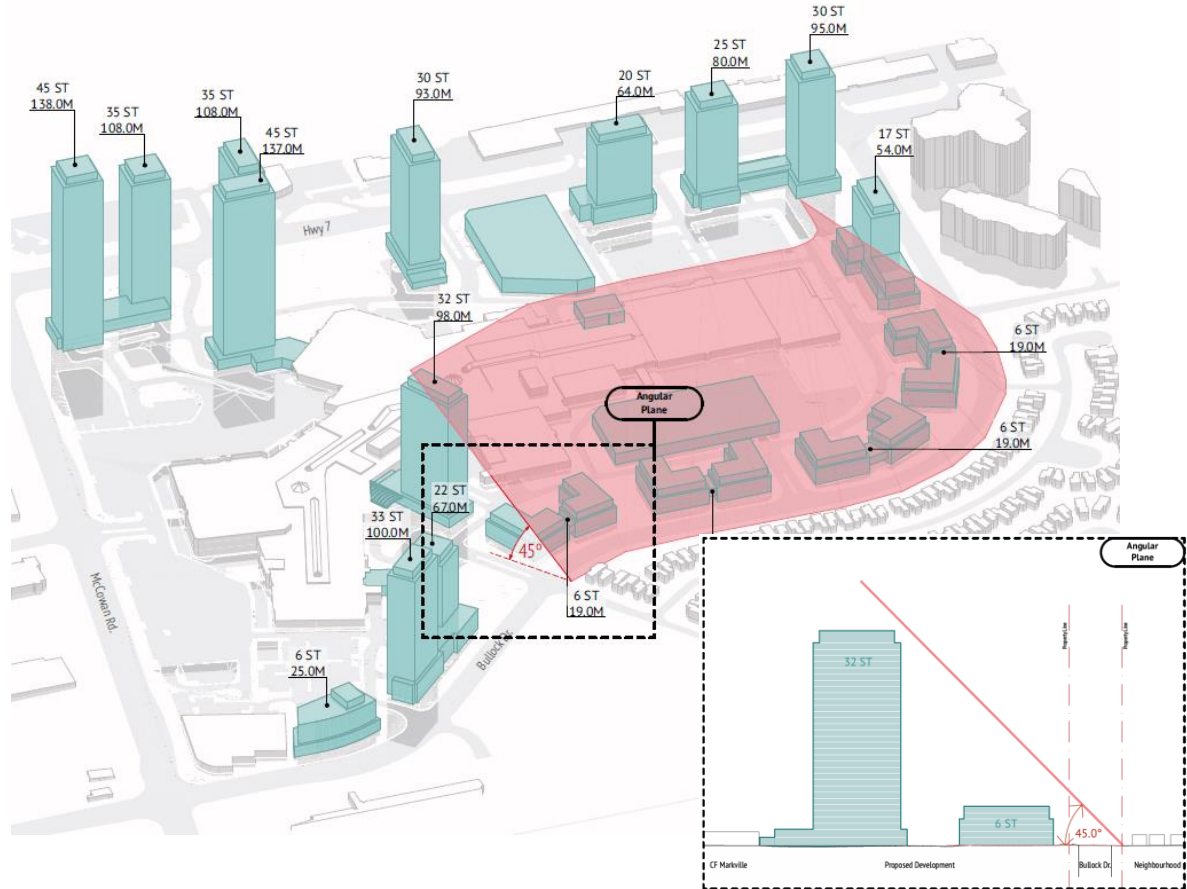
# OPA Application Submission

- Total residents: **8,333 residents**
- Total estimated jobs: **3,699 jobs**
- Total units: **4,340 units**
- Total GFA at full build-out: **381,000 sq m** (4,101,049 sq ft)
- Total new FSI: **3.35**
- Total new FSI (including the in-situ mall): **1.8**



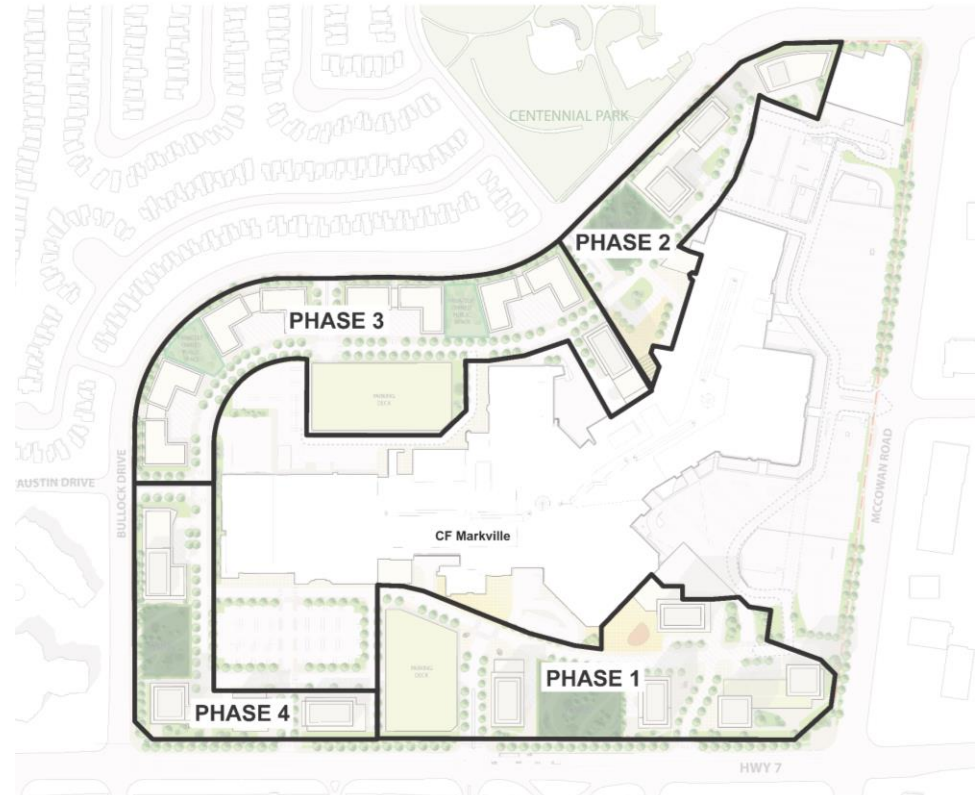
# Redevelopment Vision - Building Heights

- **6-45 storeys**
- The lowest heights are concentrated along Bullock Drive, adjacent to the existing low-rise neighbourhood
- The greatest heights are concentrated at Highway 7 and McCowan Road, adjacent to existing and planned rapid transit



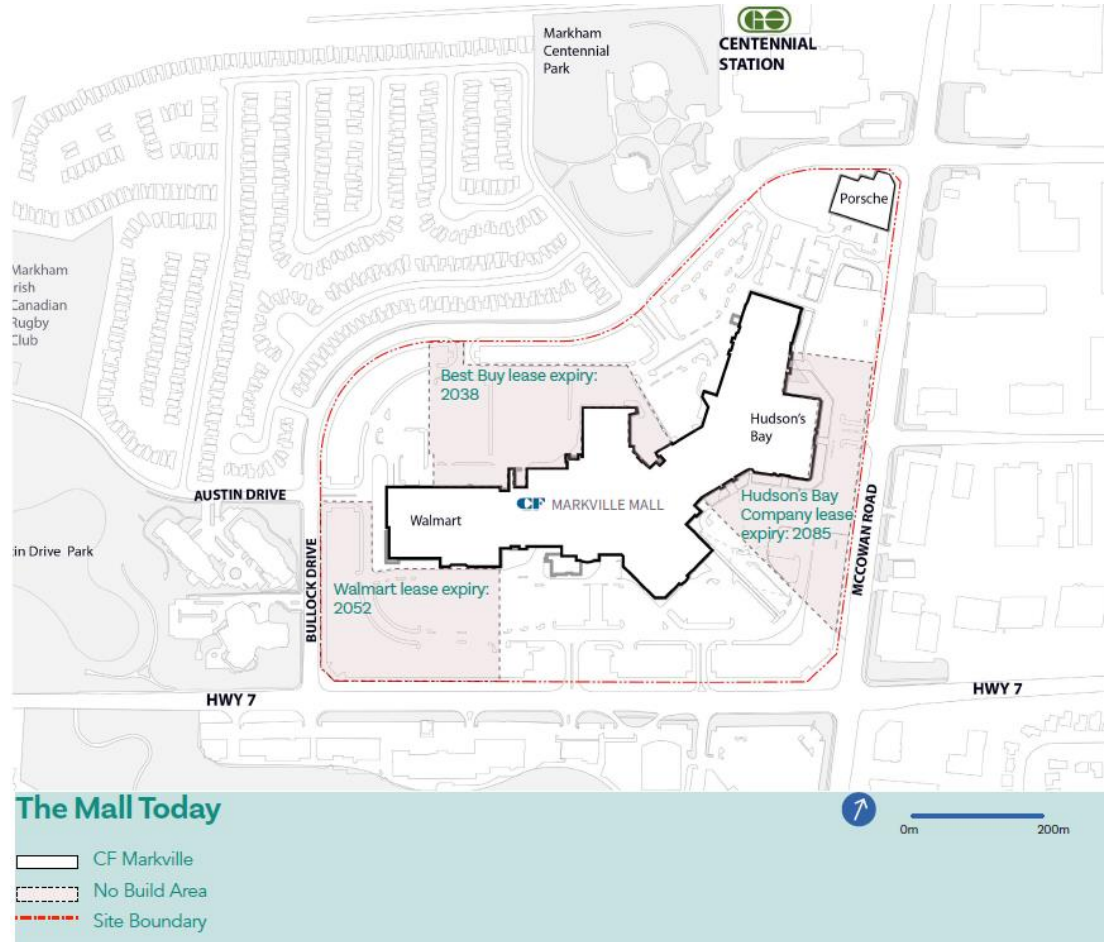
# Phasing Plan

- **Phase 1:**
  - 5 buildings (27-45 storeys), a parking structure and a park
  - 4.4 FSI
  - 1,800 units (3,456 residents)
- **Phase 2:**
  - 2 buildings (6 and 33 storeys) and a park
  - 2.9 FSI
  - 560 units (1,075 residents)
- **Phase 3:**
  - 5 buildings (6-32 storeys) and a parking structure
  - 2.2 FSI
  - 980 units (1,882 residents)
- **Phase 4:**
  - 3 buildings (17-30 storeys) and a park
  - 4.0 FSI
  - 1,000 units (1,920 residents)



# No Build Areas

- Development on the lands is constrained by “no-build areas” related to existing leases with various mall tenants
- The redevelopment vision, location, and timing of each development phase respects these no-build areas while allowing for phased development to occur



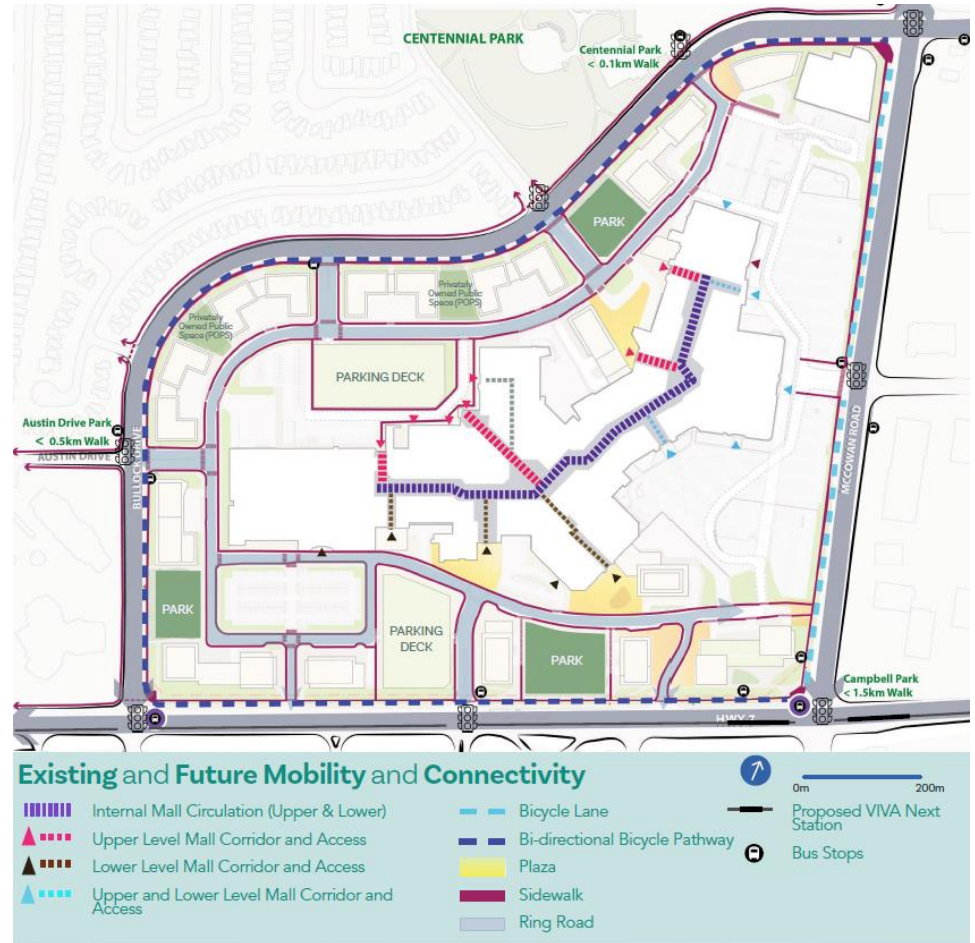
# Preliminary Parks and Landscaping

- Includes 3 park blocks, 2 privately owned public open spaces, and landscaping throughout the site, totalling 16% Open Space on the site
- Further details to be provided as part of future development applications



# Transportation Network

- Primary circulation through the site via a “Ring Road” which has multiple connections to the existing roads surrounding the site.
- One potential new connection to Highway 7 in Phase 4
- Proposed sidewalks on each side of the roads
- Cycle lanes and bus stops provided on Bullock Drive, Highway 7 and McCowan Road
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- Proposed VIVA Next station at Highway 7 and McCowan Road













**ANY QUESTIONS?**

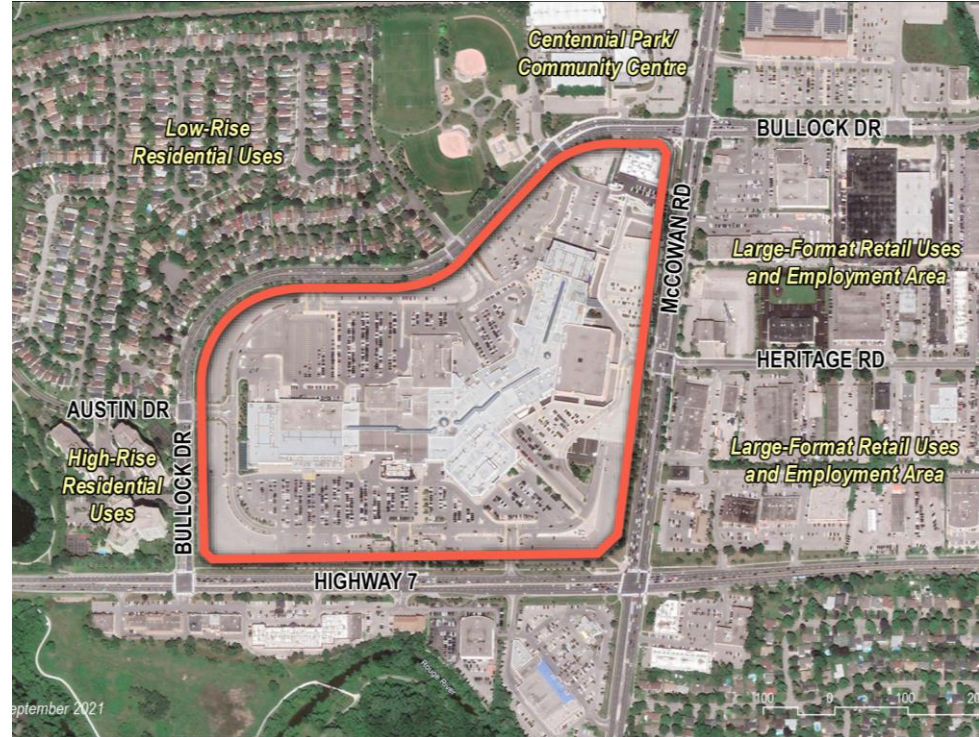
# List of Submitted Studies

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- Planning Opinion Report
- Draft OPA
- Community Services and Facilities Study
- Legal and Topographical Surveys
- Comprehensive Block Plan
- Conceptual Site Plan
- Conceptual Elevations
- Floor Plans
- Shadow Impact Study
- Angular Plane Study
- 3D Model
- Phasing Plan
- Development Yields/Site Statistics
- Circulation Access Plan
- Retail and Service Needs Study
- Preliminary Landscape Plan
- Urban Design Brief
- 3D Colour Renderings
- Functional Servicing Report
- Servicing and Grading Plans
- Stormwater Management Report
- Transportation Considerations Report

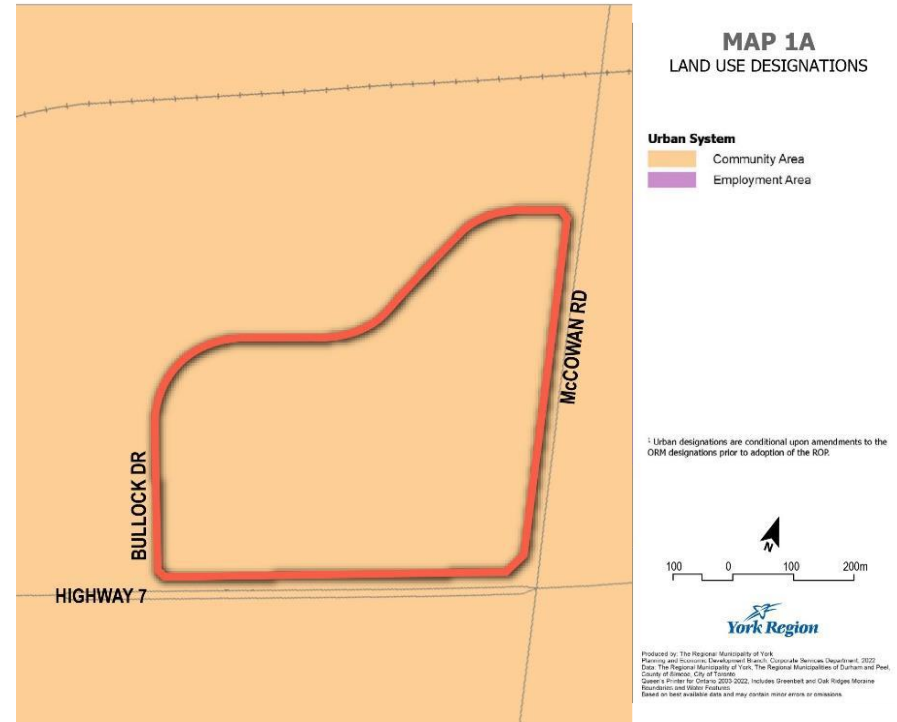
# Site Context

- **North** – Markham Centennial Park, Centennial GO Station, a language school, low rise residential uses
- **East** – Commercial and industrial uses
- **South** – Commercial uses, Rouge River, Campbell Park, low rise residential uses
- **West** – Low rise residential uses, high rise residential uses, Austin Drive Park, Markham Irish Canadian Rugby Club



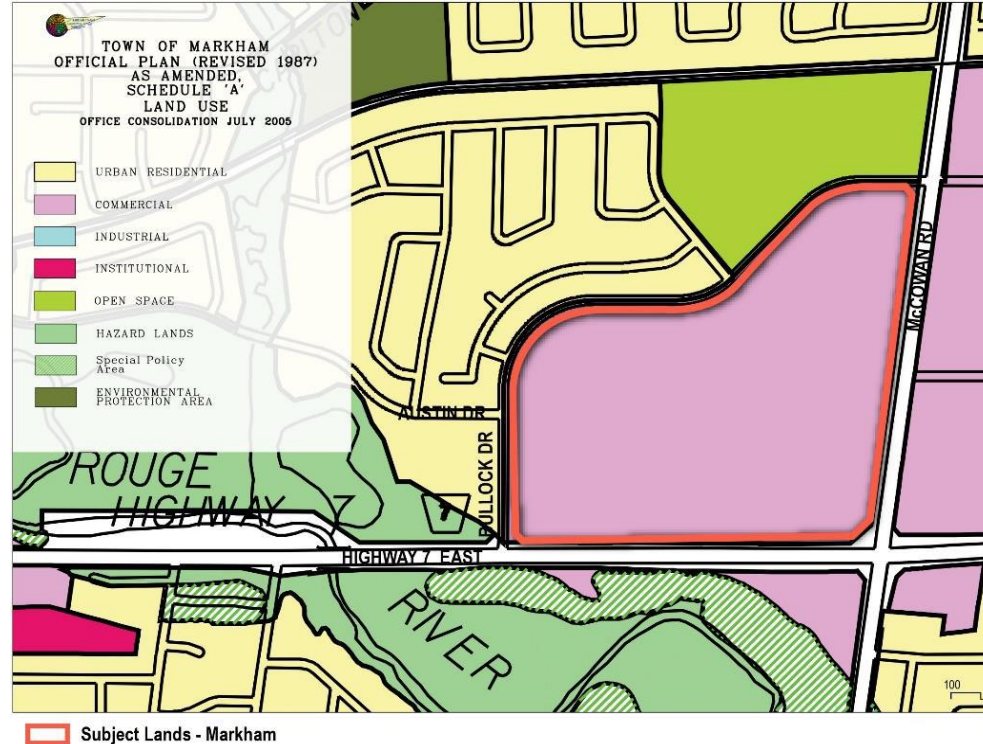
# York Region Official Plan (2022)

- Designated Community Area and Urban Area
- Located along a Regional Corridor (Highway 7) and within an MTSA
- McCowan BRT Station MTSA has a minimum overall density of 200 people and jobs per hectare, proposed development achieves an overall density of 427 people and jobs per hectare
- Highway 7 is a Regional Rapid Transit Corridor with planned right-of-way of up to 45m



# City of Markham Official Plan (1987)

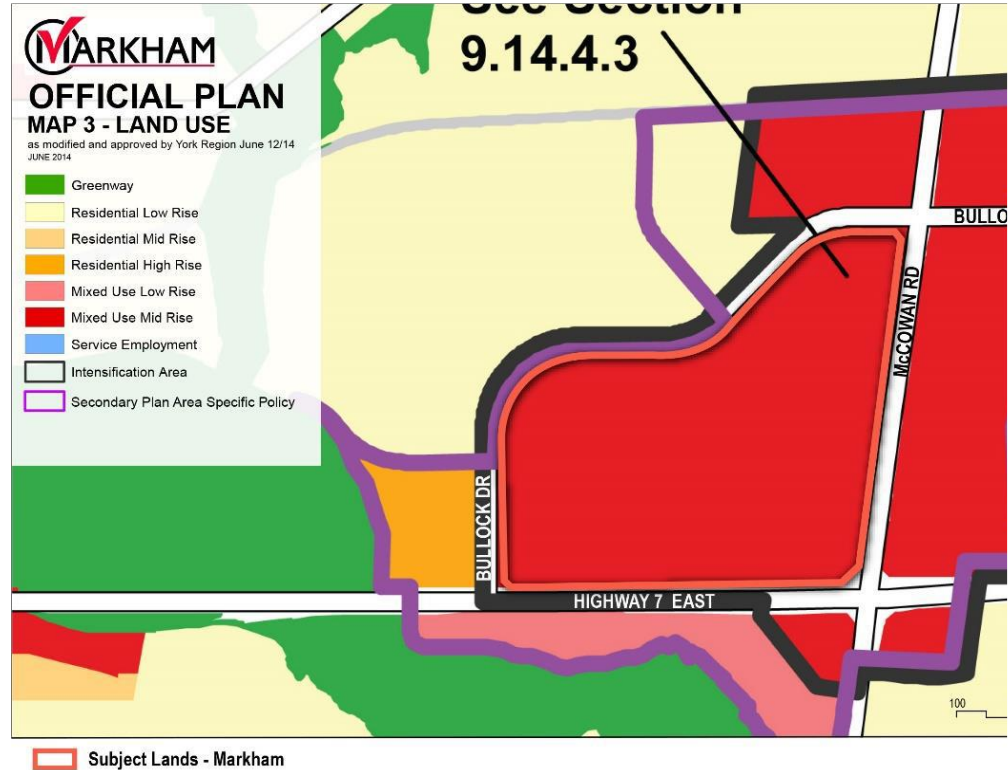
- The Subject Lands are designated **Commercial** and are further designated **Major Commercial Area**
- Until an updated Secondary Plan is approved, the 1987 Markham OP will continue to apply to the Markville Centre Key Development Area lands
- **Medium and high-density housing, office and retail are permitted as of right**
- Proposed development conforms to the policies of the 1987 Markham OP





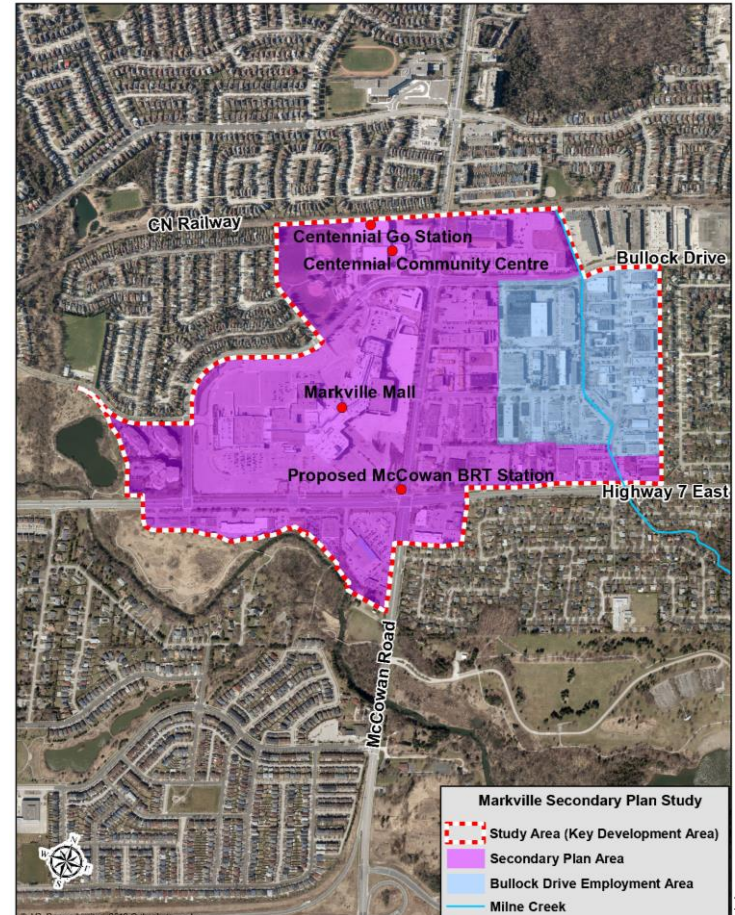
# City of Markham Official Plan (2014)

- Not in force and effect for the Subject Lands, but demonstrates City's current vision for Markville
- Subject Lands are located along Regional Rapid Transit Corridor (Highway 7) and a Regional Transit Priority Corridor (McCowan Road)
- Located within the **Markville Key Development Area**
- The Subject Lands are designated **Mixed Use Mid Rise**



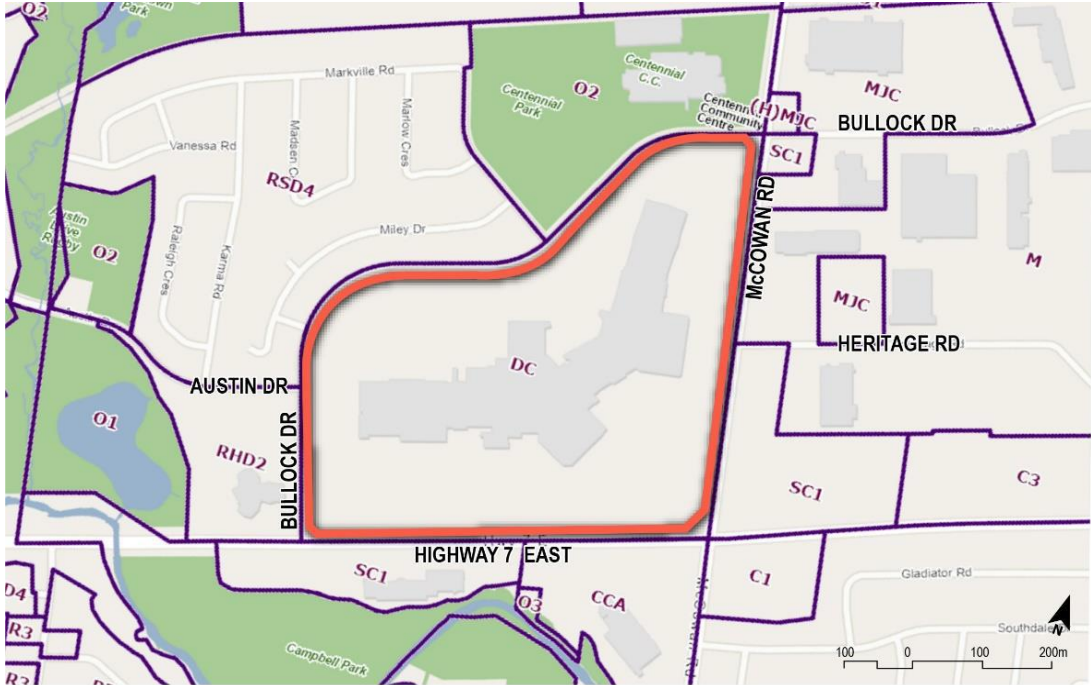
# Markville Secondary Plan Study

- CF Markville Mall is the largest single land holding within the Markville Secondary Plan Study Area (32% of the secondary plan area)
- OPA application submitted to assist the City in planning for the Secondary Plan Area
- Currently within Phase 3: Vision & Guiding Principles, Draft Development Concept, & Interim Report
- Expected completion of Secondary Plan Study: **Q3-Q4 2024**



# City of Markham Zoning By-law

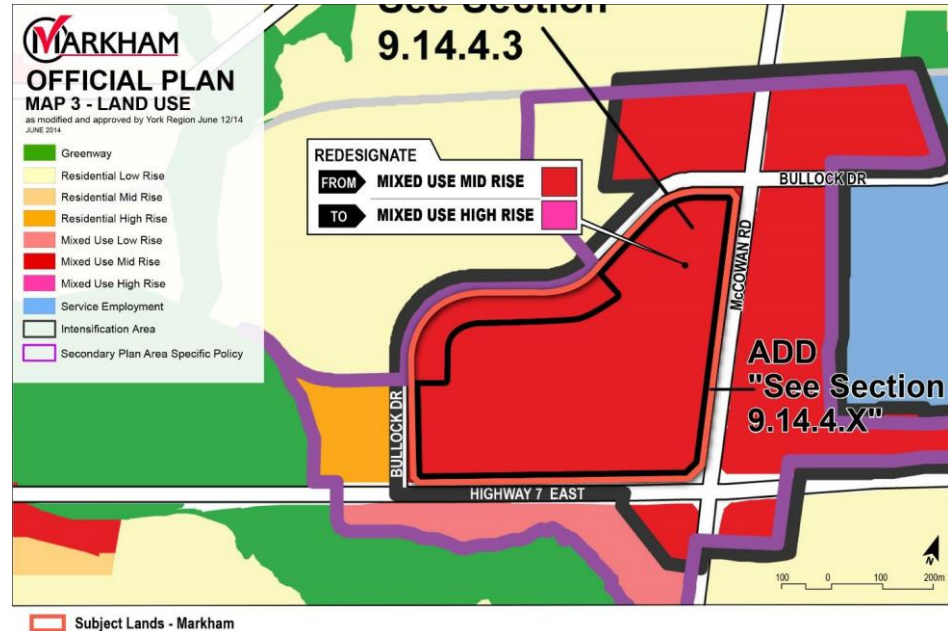
- The Subject Lands are zoned **District Commercial (DC)** under City of Markham Zoning Bylaw 184-78
- Future Zoning By-law Amendment applications will be submitted for each development phase at a later date



|                                |                     |             |                          |
|--------------------------------|---------------------|-------------|--------------------------|
| <b>Subject Lands - Markham</b> |                     |             |                          |
| <b>DC</b>                      | District Commercial | <b>C1</b>   | Commercial               |
| <b>(H)MJC</b>                  | Commercial          | <b>CCA</b>  | Commercial Corridor Area |
| <b>SC1</b>                     | Special Commercial  | <b>O1</b>   | Open Space               |
| <b>M</b>                       | Industrial          | <b>MJC</b>  | Major Commercial         |
|                                |                     | <b>RSD4</b> | Residential              |
|                                |                     | <b>RHD2</b> | Residential              |
|                                |                     | <b>O2</b>   | Institutional            |

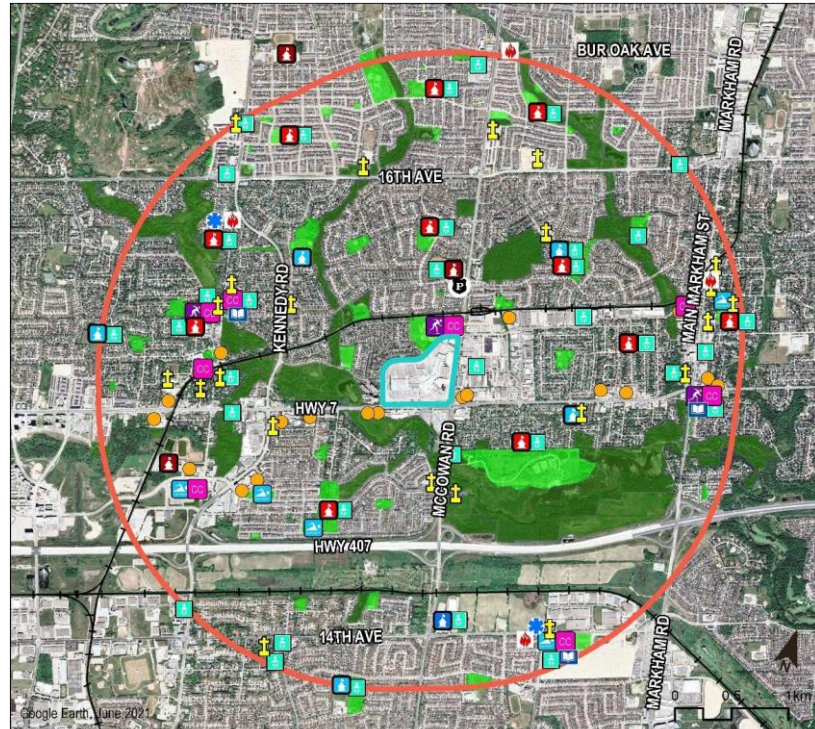
# Official Plan Amendment

- Proposed development conforms with in force policy context (1987 Markham OP)
- The OPA simply brings the 2014 Markham OP into force on the Subject Lands in advance of the approval of the Markville Secondary Plan
- OPA redesignates lands from Mixed Use Mid Rise to Mixed Use High Rise, with site-specific height and density permissions for each phase to provide clarity on the redevelopment vision in the 2014 Markham OP



# Existing Community Facilities

- Existing community facilities within the surrounding area
- Further discussions required with the School Boards throughout the development approvals process



|                    |                         |                             |                    |
|--------------------|-------------------------|-----------------------------|--------------------|
| Subject Lands      | <b>Public Schools</b>   | Child Care Centre           | Library            |
| Study Area         | Elementary School       | Community Centre            | Fire Station       |
| Park               | Secondary School        | Swimming Pool / Splash Pad  | Paramedic Services |
| Natural Area / SWM | <b>Catholic Schools</b> | Arena                       | Police Station     |
|                    | Elementary School       | Human Services Organization |                    |
|                    | Secondary School        |                             |                    |