



# STATUTORY PUBLIC MEETING

## OFFICIAL PLAN AMENDMENT APPLICATION CF Markville Nominee Inc. (Markville Mall)

5000 Highway 7 East (Ward 3)  
File: PLAN 23 126054

**December 5, 2023**



# Area Context



- 28.2 ha (69.68 ac)
- Markville Mall, car dealership, two restaurants
- **North:** Centennial Community Centre, Centennial GO station, residential
- **East:** Commercial and industrial uses
- **South:** Commercial, residential and Rouge River
- **West:** Low-rise and high-rise residential





# The Proposal

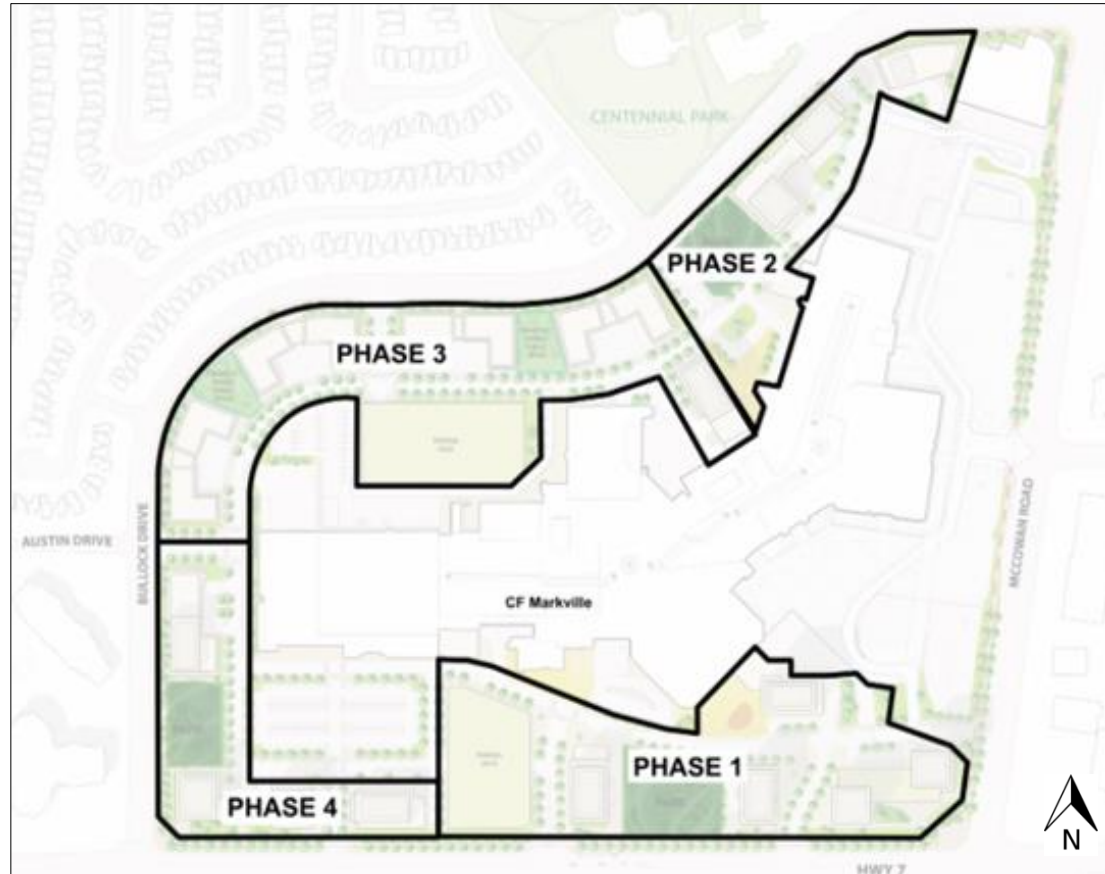


- Residential GFA: 369,000 m<sup>2</sup> (3.9M ft<sup>2</sup>)
- Commercial GFA: 10,100 m<sup>2</sup> (108,715 ft<sup>2</sup>)
- Residential Units: 4,340
- Park Block: 16%
- Existing accesses maintained (one new access along Highway 7)
- Two new above-grade parking structures
- Markville Mall will remain





# Phased Development



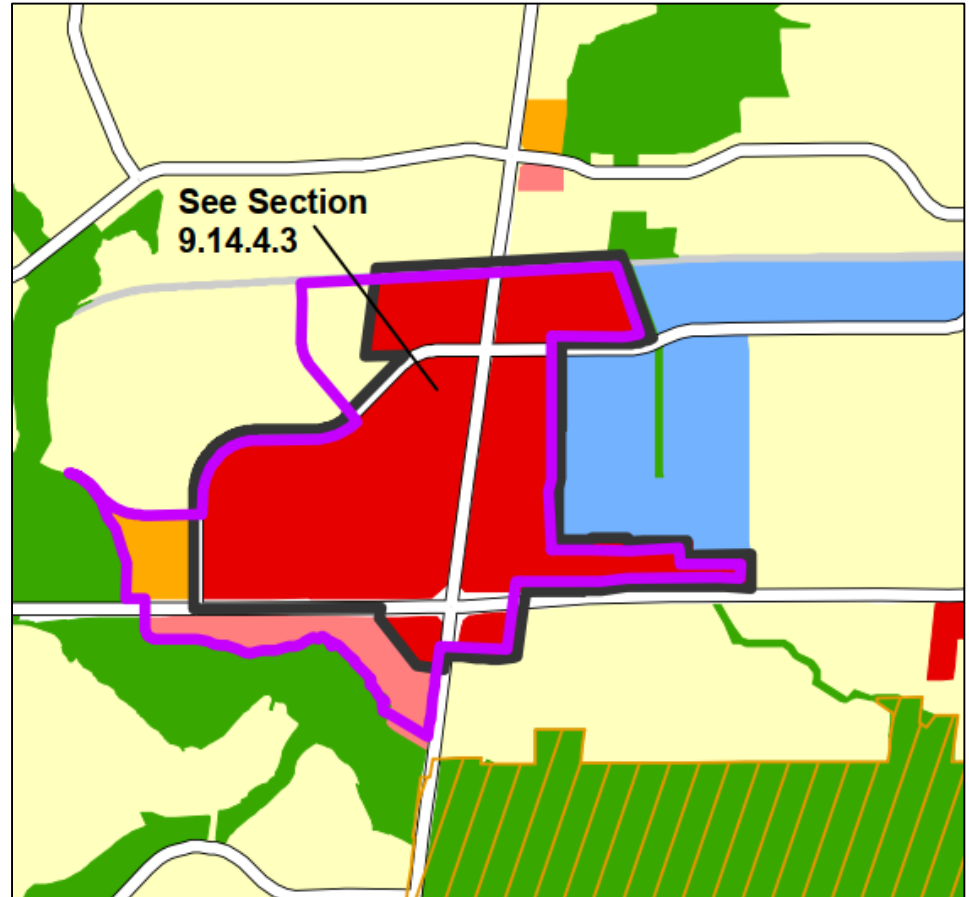
- Overall Density: 1.5 FSI
- Phase 1: 4.4 FSI
- Phase 2: 3 FSI
- Phase 3: 2.2 FSI
- Phase 4: 3 FSI



## Designated “Major Commercial Area” In the in-force 1987 Official Plan

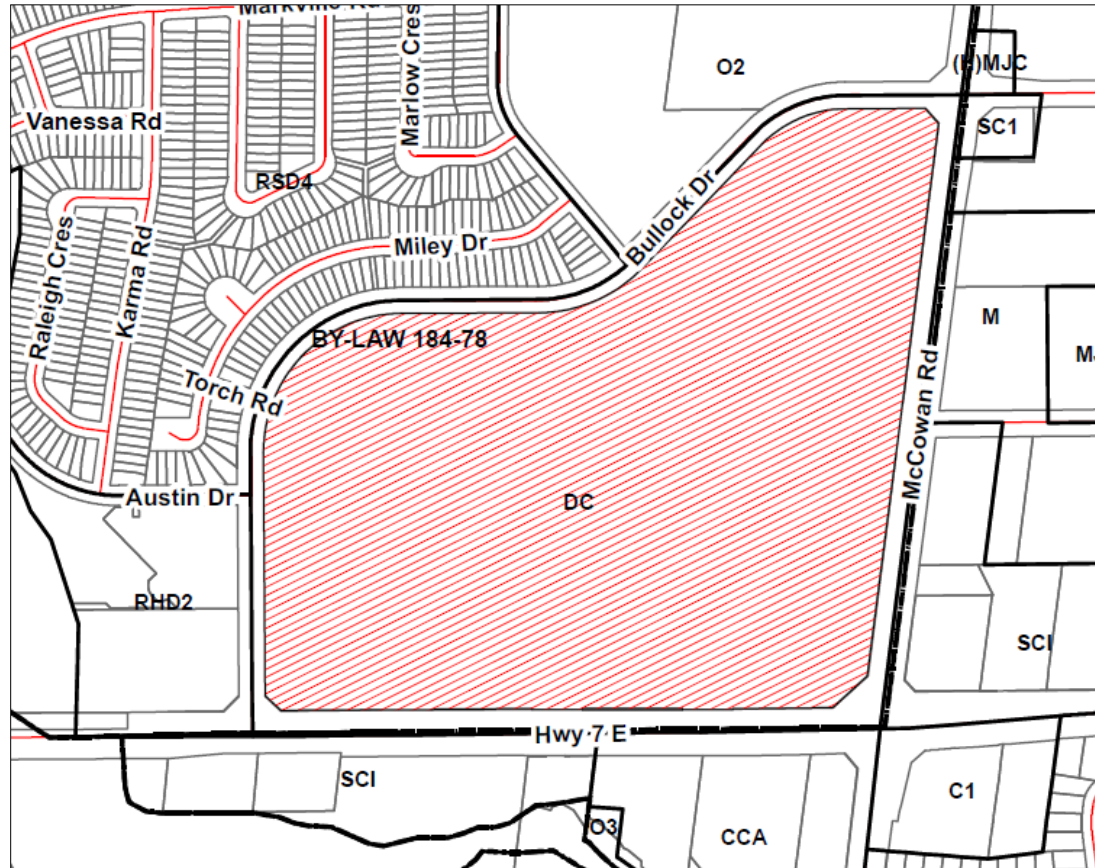
- Mixed-Use Neighbourhood Area portion of Markville Key development area
- Mixed Use Mid Rise in 2014 Official Plan
- 3 to 8 storeys
- 2 FSI

**An Official Plan Amendment is required to permit the Proposal**





# Required Zoning By-law



“District Commercial” (DC) by Zoning By-law 184-78, as amended.

A future Zoning By-law Amendment will be required to facilitate the Proposal



# Outstanding Items and Next Steps



## A. Staff will continue to review the Proposal

- Height, density, built form, and land uses
- Compatibility with existing and planned developments and the emerging Secondary Plan study
- Parks and open space areas
- Traffic impacts, transit, road network, access, parking
- School Boards: confirmation of current and future capacity to accommodate the Proposal
- Community services and facilities evaluation of existing and future availability
- Technical studies review
- Requirements of 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



Thank You