



STATUTORY PUBLIC MEETING

Official Plan and Zoning By-law Amendment Applications
35-51 Old Kennedy Road (Ward 8)

2163321 Ontario Inc. (Lance Gao)
c/o KLM Planning Partners Inc. (Marshall Smith)

File No: PLAN 23 148834

February 13, 2024



Area Context



- 0.30 ha (0.75 ac)
- Existing gas station, detached dwelling (William Prebble House) and accessory structure

North: Low-rise residential

East: High-rise residential (seniors)

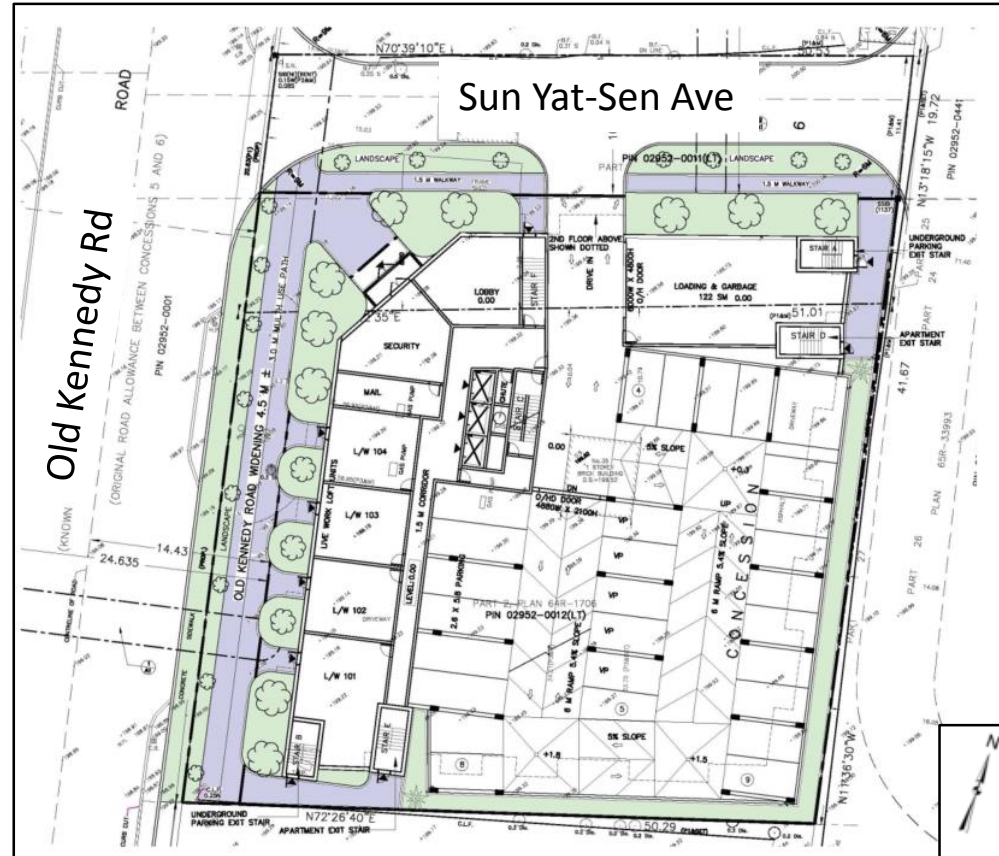
South: Commercial uses

West: Commercial uses (used car dealerships, automotive service shops)





The Proposal



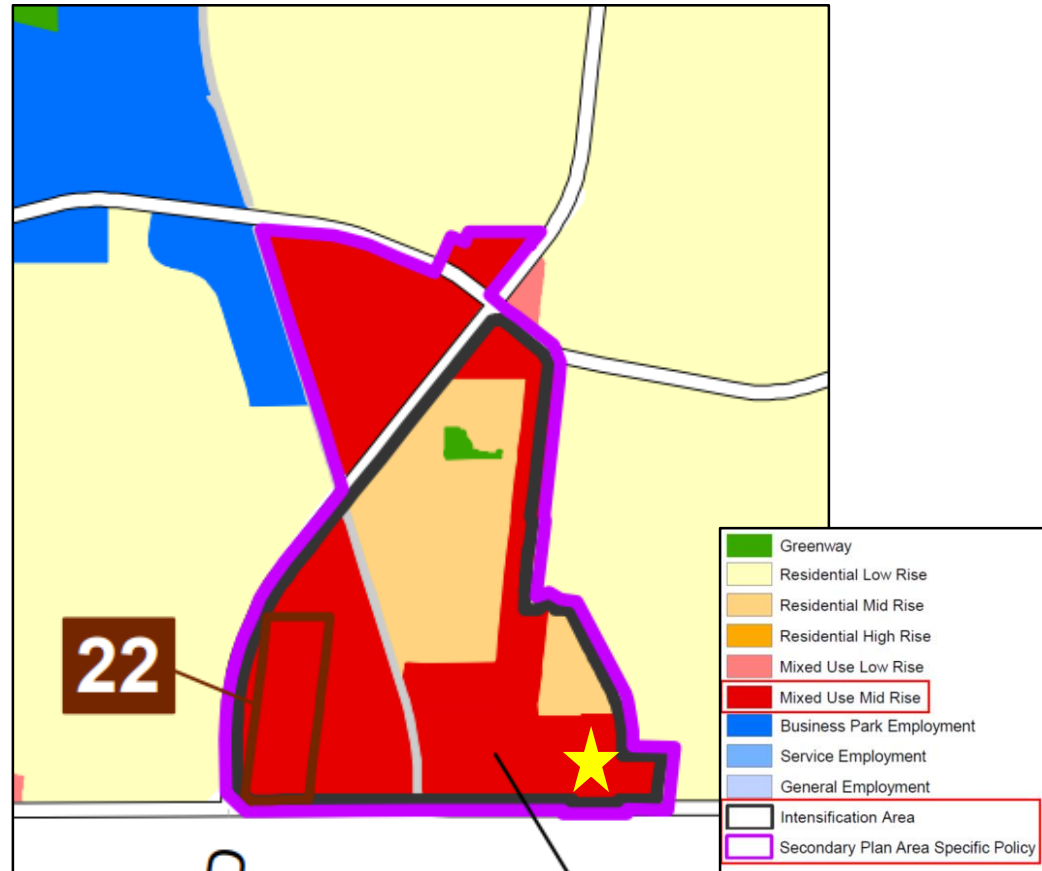
- **30-storey** mixed-use development
- **Residential GFA:** 26,022 m² (280,098 ft²)
- **Commercial GFA:** 305 m² (3,282 ft²)
- **372 units** (4 integrated live-work units)
- **324 parking spaces** (within first floor and five levels of underground parking)
- Vehicular access via Sun Yat-Sen Avenue



Required OP Amendment

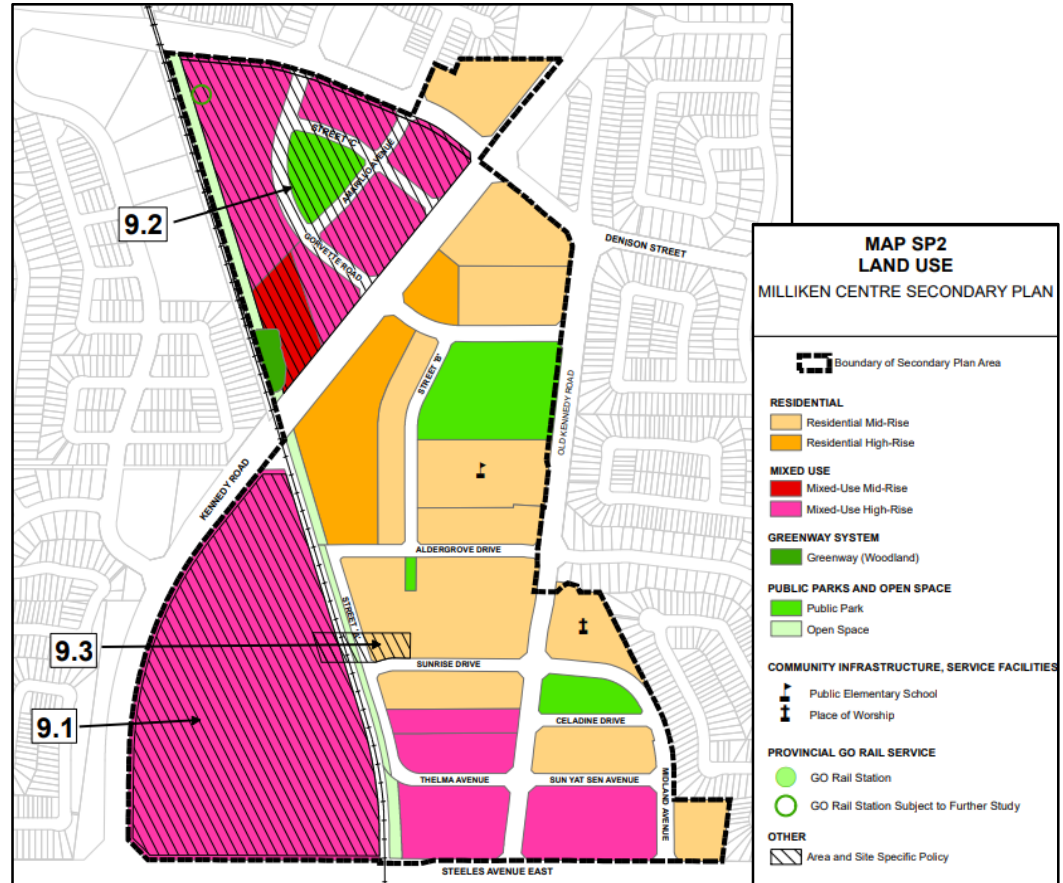
Mixed Use Mid Rise

The Owner submitted an OPA to permit site-specific height and density provisions that reflect the proposal





Draft Milliken Centre Secondary Plan



Draft Milliken Centre Secondary Plan

- Mixed Use High Rise
- 6-25 Storeys
- 5 FSI

Until Council adopts the updated secondary plan, OPA 144 remains in effect



Required Zoning Amendment



CA2*283(H) Zone

The Owner submitted an amendment to permit the following:

- Additional uses
- Height
- Density
- Setbacks
- Parking rate





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 Draft Milliken Centre Secondary Plan
- Traffic impacts, transit, road network, access, and parking
- Proposed extension of Sun Yat-Sen Avenue
- Technical studies submitted in support of the applications
- Requirements of external agencies
- Comments from Heritage Markham

B. Committee may refer the Application back to Staff

C. Applicant will provide a detailed presentation on the Proposal



Thank You