



STATUTORY PUBLIC MEETING

**Applications for Official Plan and Zoning By-law Amendment to
a nine-storey apartment building at 4121 Highway 7 E (Ward 3)**

**2690622 Ontario Inc. (Kingdom Development Inc.)
c/o Macaulay Shiomi Howson Ltd. (Nick Pileggi)**

File No: PLAN 23 129656

February 13, 2024



Area Context

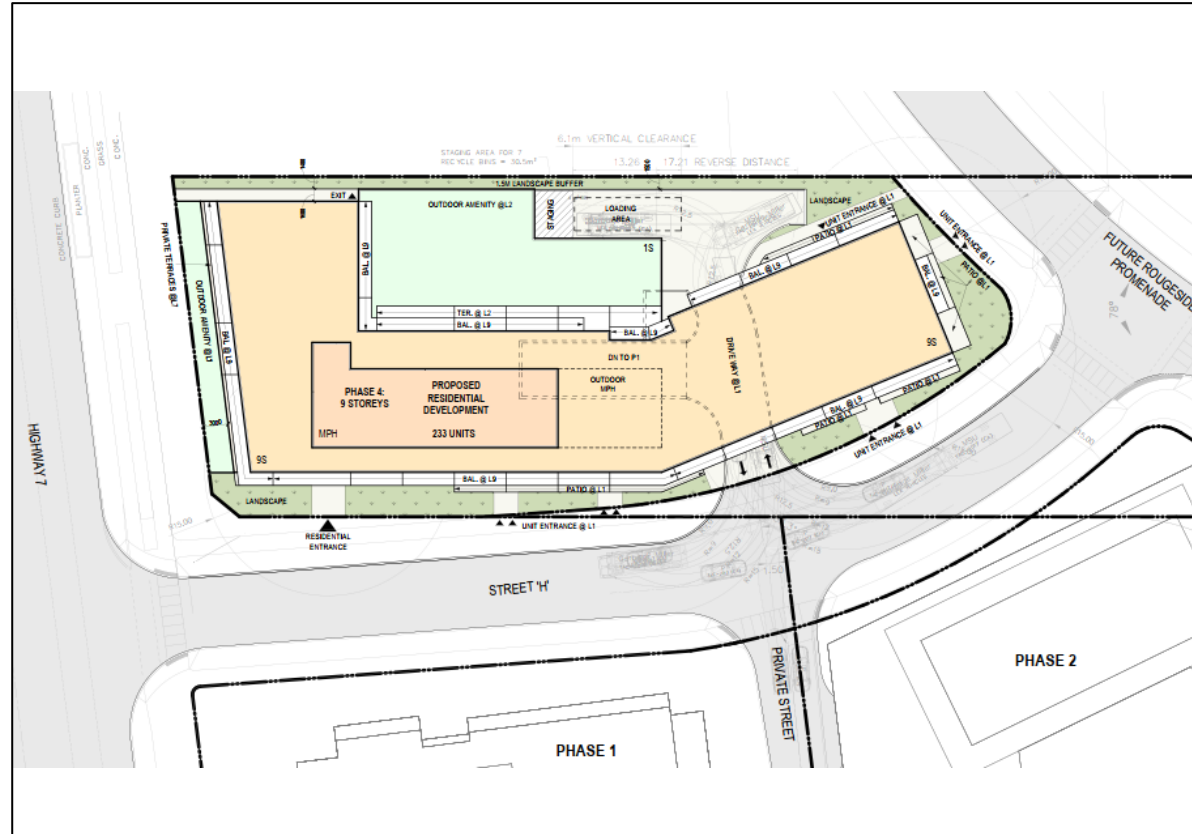
- 1.52 ha (3.76 ac)
 - Only northern 0.52 ha (1.82 ac) to be developed
- Existing temporary sales centre (under construction)
- **North:** Residential and Commercial
- **East:** Vacant, Residential, and Montessori School
- **South:** Valley Lands
- **West:** Commercial and proposed mixed-use high-rise development





The Proposal

- **Nine-storey apartment building**
- **233 units**
 - Five integrated two-storey townhouses
- **263 parking spaces**
 - At-grade and 3 underground levels





Emerging Markham Centre Secondary Plan (“MCSP”)

Mixed Use Mid Rise, which is intended for:

- Mixed use, mid-rise development
- Max. 3 FSI
- Max. 6-8 storeys

Until Council adopts the new MCSP, OPA 21 will remain in effect





Required Official Plan Amendment ("OPA")

Designated:

- Community Amenity Area – General

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





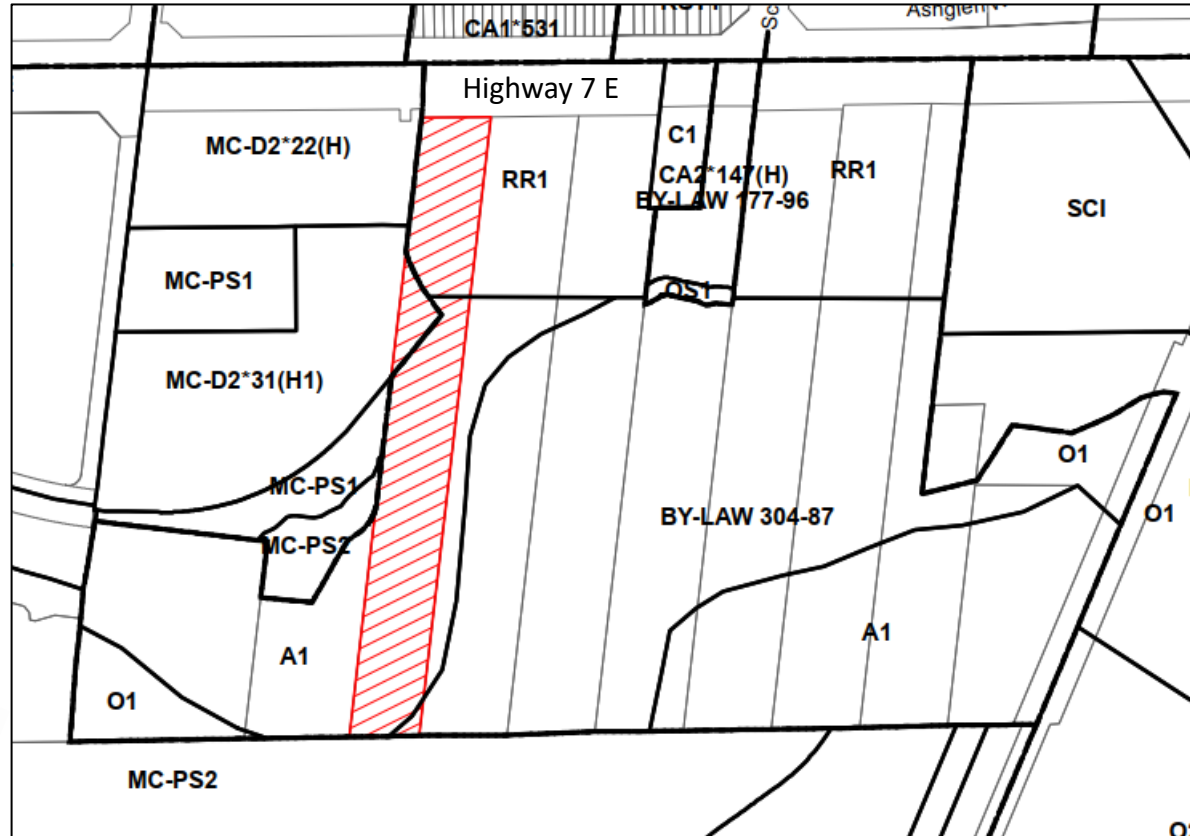
Required Zoning By-law Amendment ("ZBA")

Zoned:

- RR1 – use restricted to single detached dwelling

The Owner submitted a ZBA to permit:

- An apartment building
- Setbacks
- Height
- Parking rate
- Maximum number of units





Next Steps

Staff will continue to review the Proposal

- In the existing policy framework and the emerging MCSP update study
- Review the technical studies submitted in support of the Proposal
- Having regard for density and building heights, surrounding land uses, sun and shadow analysis, wind analysis, parking, and municipal servicing
- Traffic impacts, road network, access, parking and transportation demand management (York Region approval)

Committee may refer the OPA and ZBA applications back to Staff

Applicant will provide a detailed presentation on the Proposal



4121 Highway 7 E



Thank You