

404 Major Mac West Developments Limited (Fieldgate) - Tesla Dealership

710 Markland Street,
City of Markham

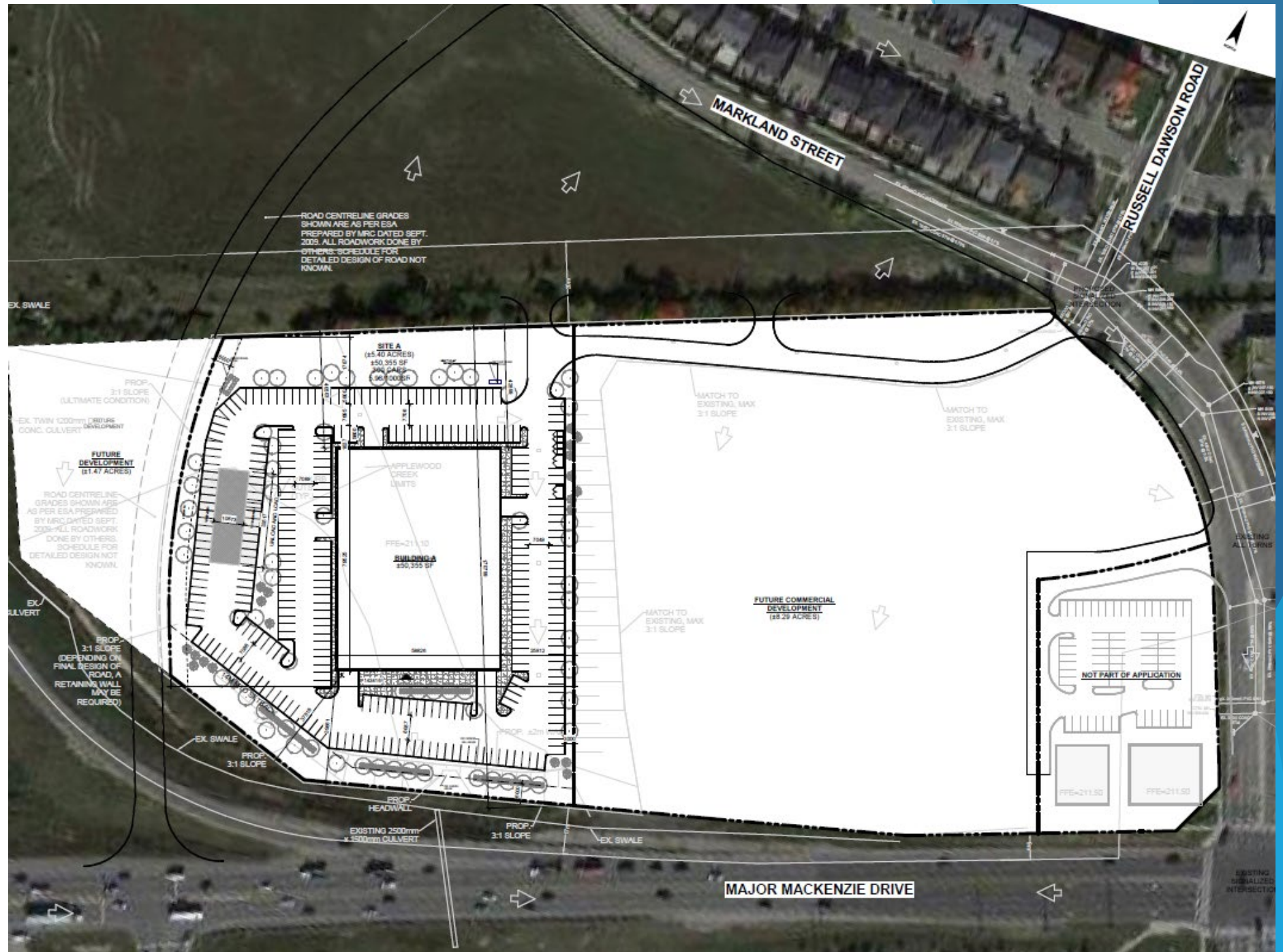
March 26, 2024

Site and Area Context



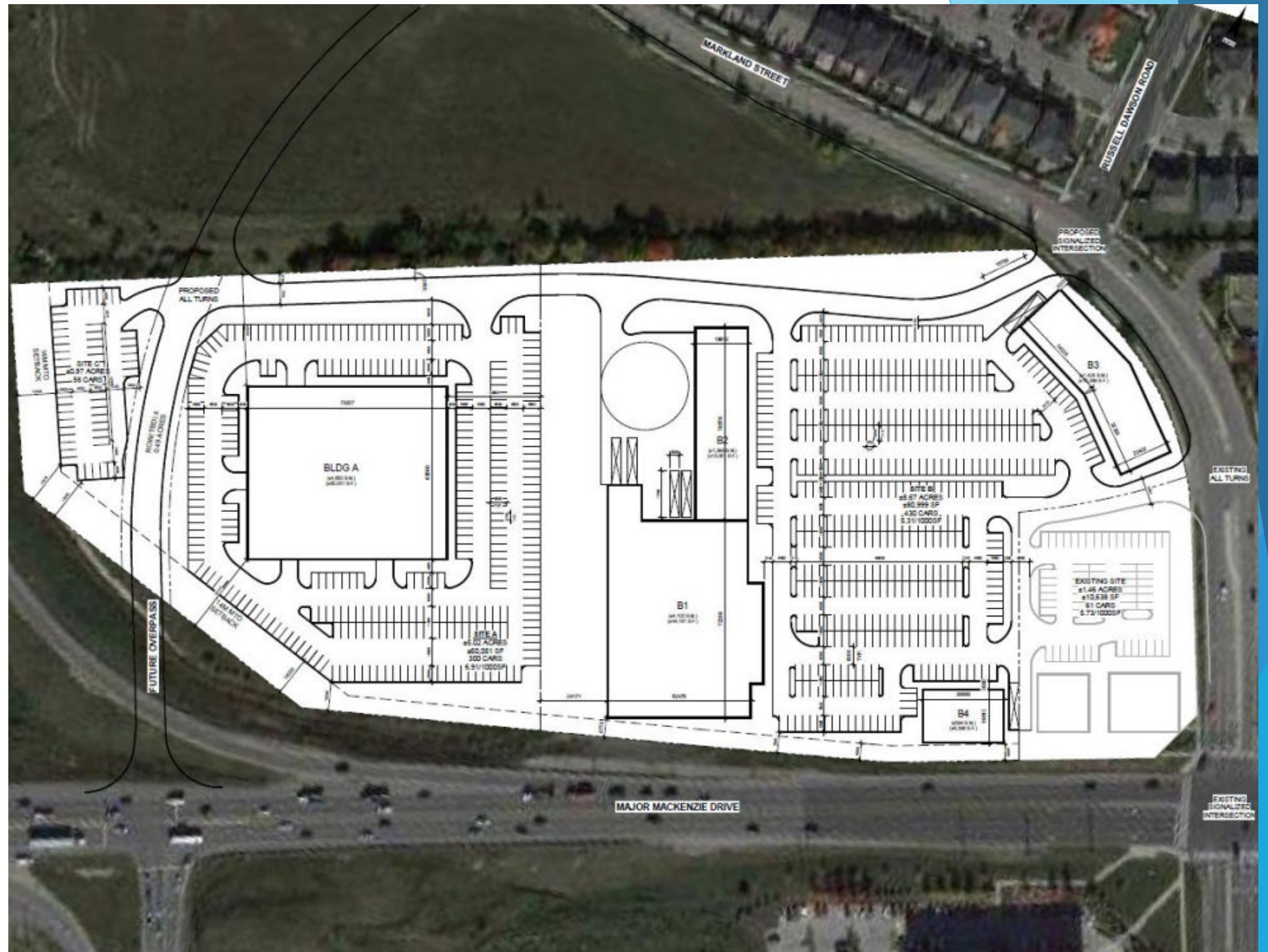
Proposed Concept Plan

Tesla Dealership



Overall Concept Plan

(East Side)



Grading Considerations

- ▶ Significant grade difference on site currently;
- ▶ Up to 6m from southwest to northeast and east;
- ▶ The addition of the future off-ramp from the 404 means that significant grading works will be required on the site;
- ▶ This will have an unavoidable impact on the wooded area on the site;
- ▶ We are working with staff and TRCA on compensation and related matters, as part of the site plan process.

Conclusion

- ▶ These lands are already designated commercial in the Official Plan (note, no Greenlands designation);
- ▶ Application is to permit one additional use (Tesla car dealership and service) on lands already designated for commercial uses;
- ▶ The list of uses already permitted on the site is comprehensive and includes: business offices, commercial fitness centres, financial institutions, gas bar, medical offices, personal service, repair shops, retail stores, commercial schools, supermarkets, theatres;
- ▶ The additional use proposed is a minor addition to the comprehensive list and site related matters can and will be dealt with through site plan application;
- ▶ Open Space zone related to woodlot to be impacted by off-ramp, grading and development and is no longer feasible for the site;
- ▶ RECOMMEND that DSC approve the Staff Recommendation;
- ▶ Site Plan application has been filed and is in process and will deal with remaining matters, including compensation with staff and TRCA.