

# White Owl Properties Limited (Miller)

405 and 505 Miller Avenue,  
City of Markham

May 14, 2024

# Site and Area Context



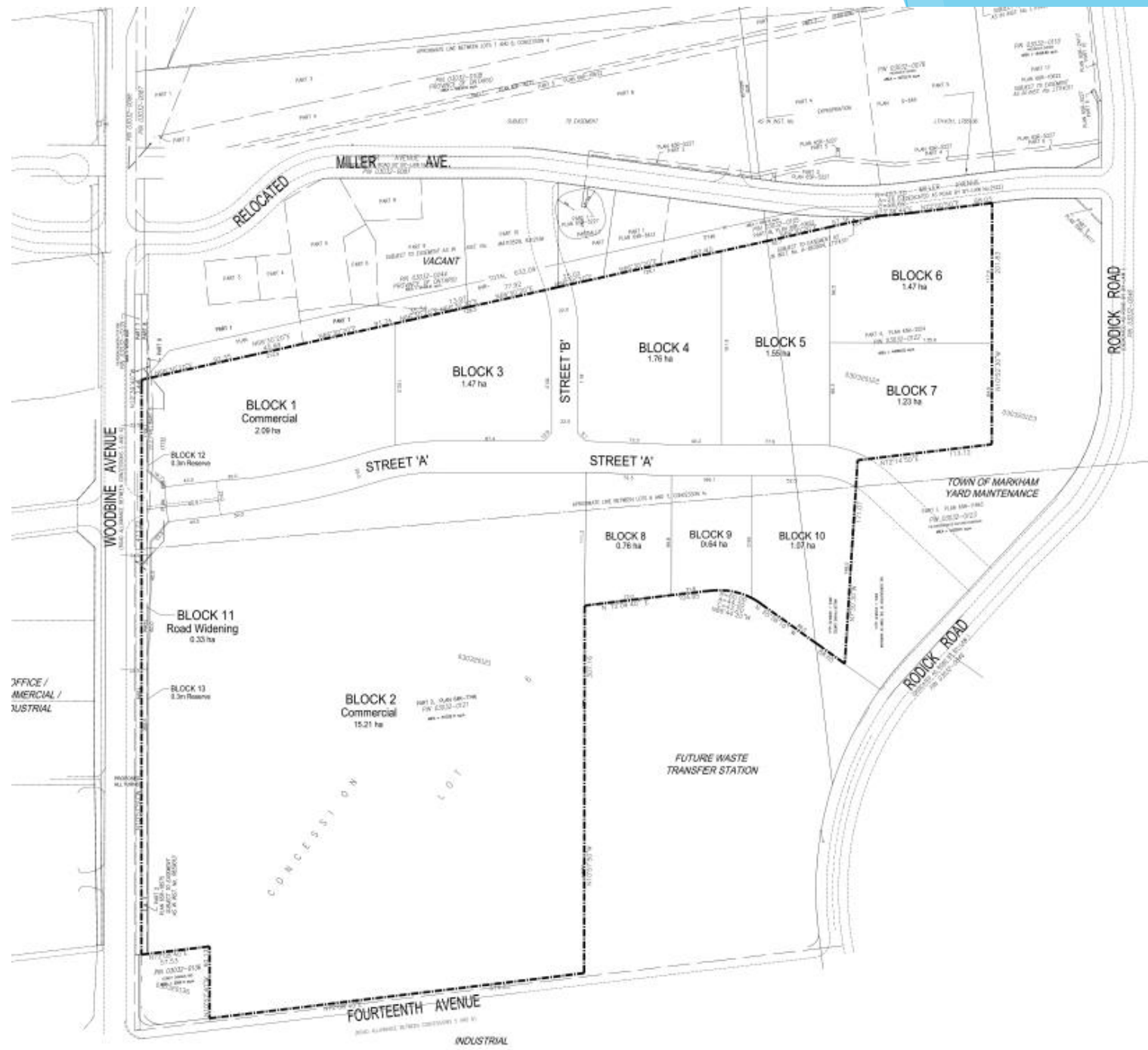
# Proposed Concept Plan

# Industrial Development



Previously  
Approved  
Draft Plan

Subject to  
Redlines



# Application Considerations

- ▶ Previous approvals on site, circa 2005-2007, contemplated large scale big box retail on Block 2, mix of commercial on Block 3;
- ▶ Current proposal/concept includes large scale industrial uses, which can be refined subject to leasing and tenant requirements;
- ▶ Potential for up to 1.5million square feet of industrial/employment space;
- ▶ Site context supports these uses, surrounded by utilities, highway, waste processing and industrial uses;
- ▶ Application is consistent with Markham Official Plan 2014.

# Conclusion

- ▶ The proposal is to add industrial uses to the zoning by-law for Blocks 1 and 2, which currently permit a range of commercial uses, including big-box retail, office;
- ▶ This is consistent with the City new Comprehensive Zoning By-law (CZBL) which would permit industrial uses in both blocks;
- ▶ Proposal is also to amend the current industrial parking rate to match the CZBL (for all blocks);
- ▶ The additional use and parking rates are minor revisions to the Zoning By-law and are both consistent with permissions in the CZBL;
- ▶ **RECOMMEND** that DSC approved the zoning by-law amendment as sent it directly to Council for approval;