

# STATUTORY PUBLIC MEETING – MAY 14, 2024

**APPLICATION to AMEND the  
TOWN of MARKHAM ZONING BY-LAW 304-87 and 177-96**

**GRIT DEVELOPMENTS/ 1000503212 Ontario Inc.  
7960 REESOR ROAD, CITY of MARKHAM**

**CITY FILE: PLAN 24 163734  
COUNCIL ITEM: 4.3**

**Gagnon Walker Domes Ltd.**

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# SURROUNDING AREA CONTEXT





# EXISTING TRANSIT SERVICE





# SUBJECT SITE



## Address:

- 7960 Reesor Road

## Site Area:

- 3.47 ha (8.57 ac)

## Lot Frontage:

- 119.37 m (392 ft) – Donald Cousens Parkway
- 23.55 m (77 ft) – Sevendale Drive

## Existing Use:

- Vacant, single-detached heritage building (“Silver Springs Farmhouse”)

## Access:

- Sevendale Drive

## Landscape Areas:

- Perimeter Vegetation
- Treed Areas
- Manicured Lawns



# “SILVER SPRINGS FARMHOUSE” HERITAGE DWELLING



Heritage Dwelling and Addition - South Facade



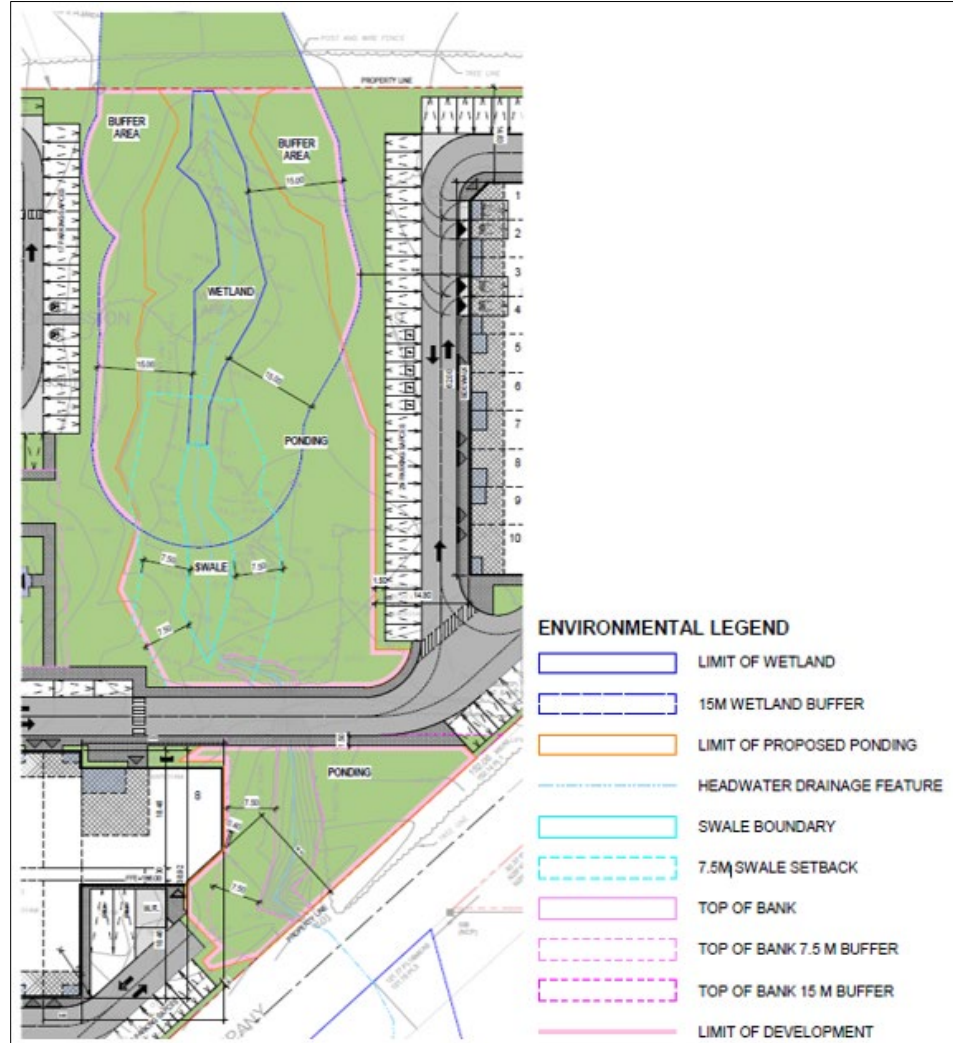
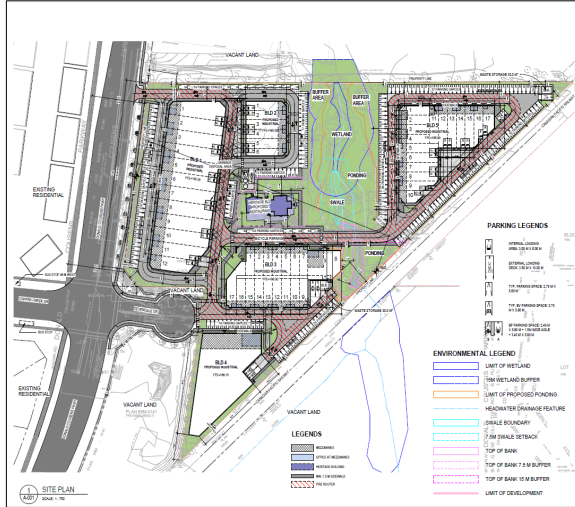
Heritage Dwelling and Addition - South and East Facades



Heritage Dwelling and Addition - North Façade

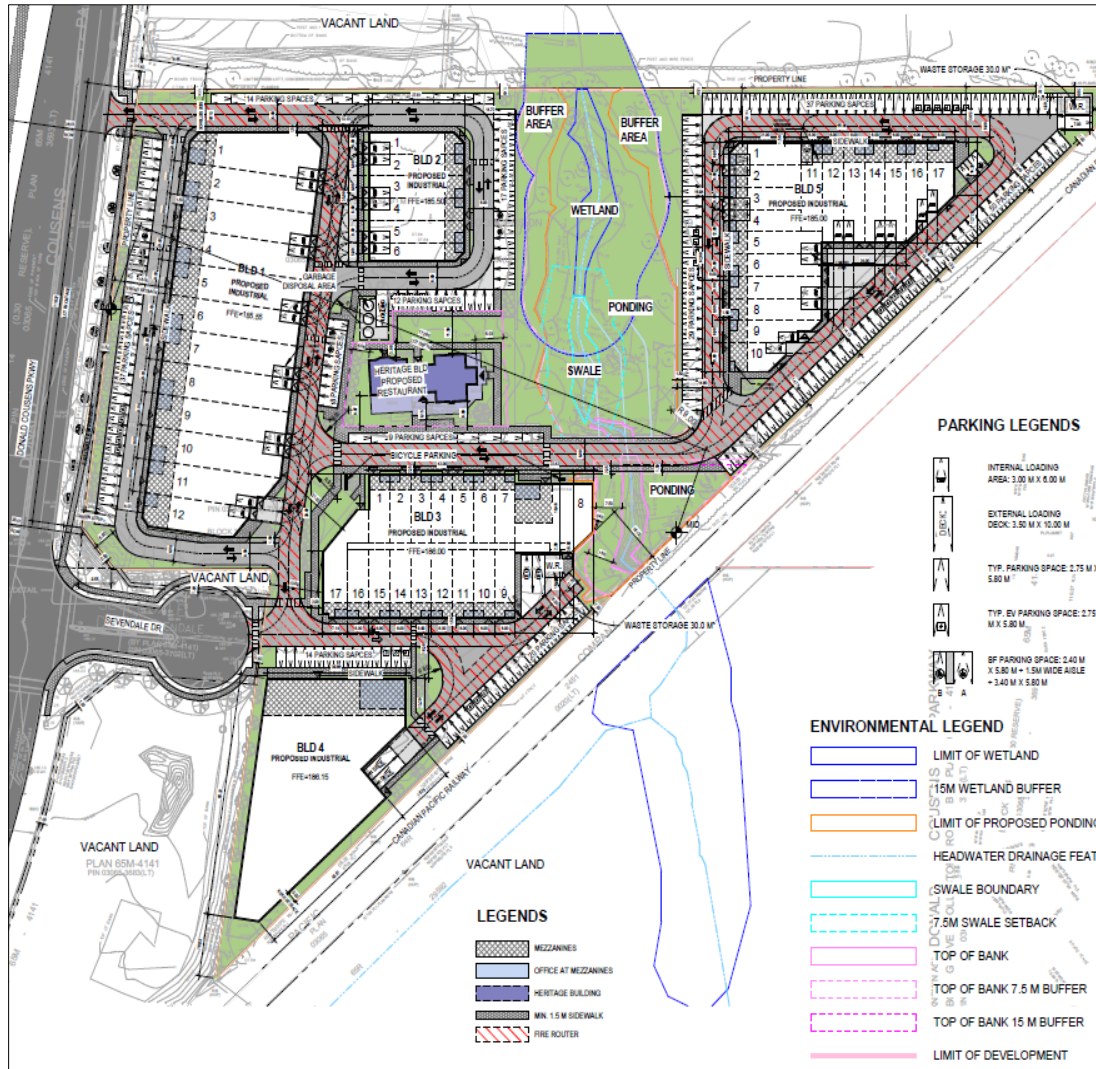


# NATURAL HERITAGE FEATURES





# PROPOSED DEVELOPMENT



## Buildings:

- One (1) Retrofit Heritage Building (Restaurant)
- Four (4) New Multi-Unit Industrial Buildings
- One (1) New Single-Unit Industrial Building

## Total Gross Floor Area:

- 14,180.53 m<sup>2</sup> (152,642.98 ft<sup>2</sup>):
  - Restaurant GFA – 678.53 m<sup>2</sup> (7,304 ft<sup>2</sup>)
  - Industrial GFA – 13,502.00 m<sup>2</sup> (145,339 ft<sup>2</sup>)

## Maximum Building Height:

- 11.00 m (36.09 ft)

## Minimum Yard Setbacks:

- Front Yard (DCP) – 16.3 m
- North Interior Side Yard – 11.38 m
- South Interior Side Yard – 3.0 m
- Rear Yard (Rail Line) – 3.0 m

## Vehicular Access:

- One (1) Full Moves at Sevendale Drive
- One (1) RI-RO at Donald Cousens Parkway

## Parking & Loading:

- 247 Parking Spaces
- 6 Exterior Loading Spaces (3.5m X 10m)
- 31 Drive-In Loading Docks

## Natural Heritage Block:

- 0.46 ha (1.14 ac) Re-naturalized Wetland and Drainage Feature Area (Including Buffer)



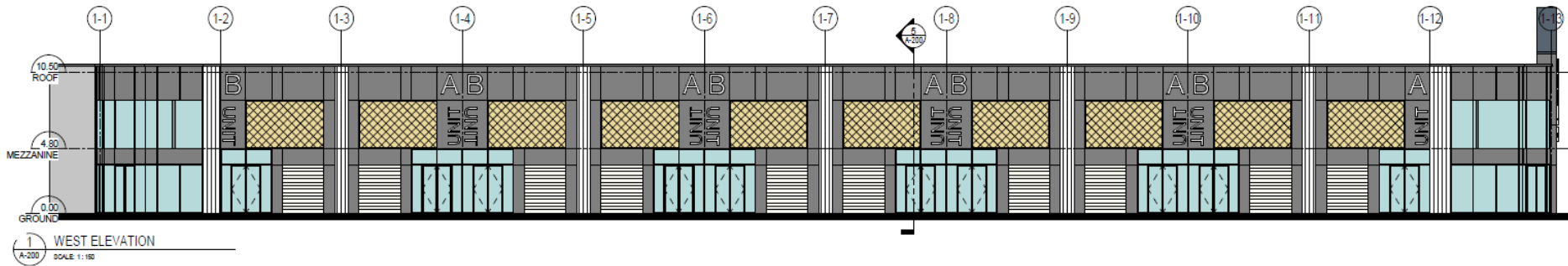
# PROPOSED DEVELOPMENT



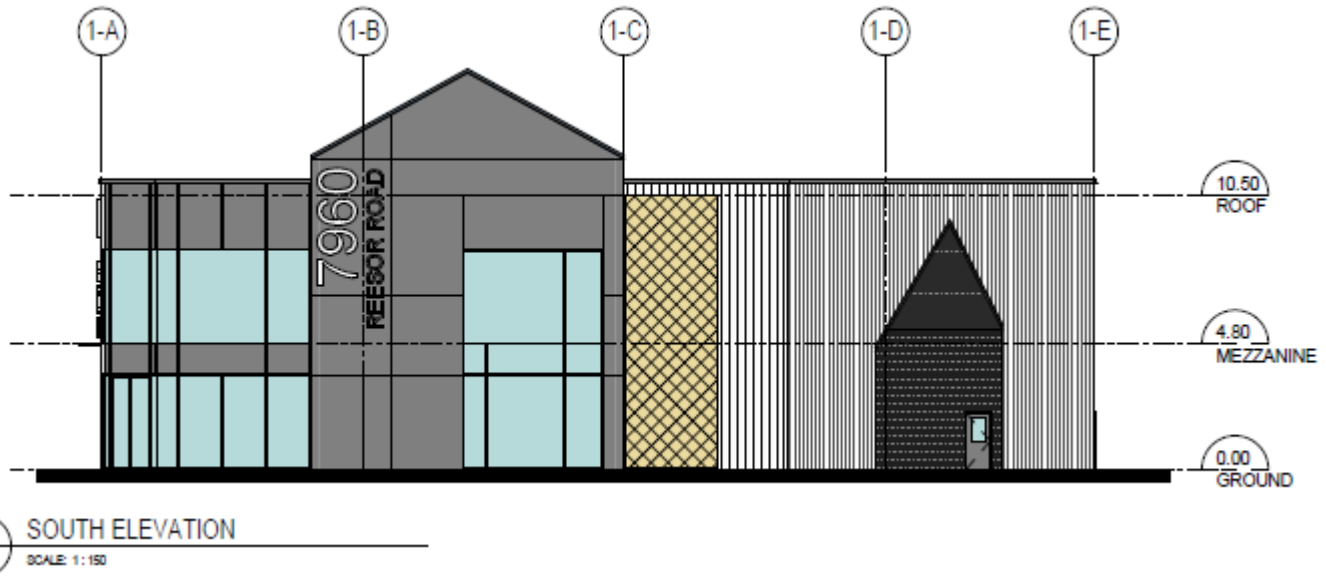




# BUILDING ELEVATIONS



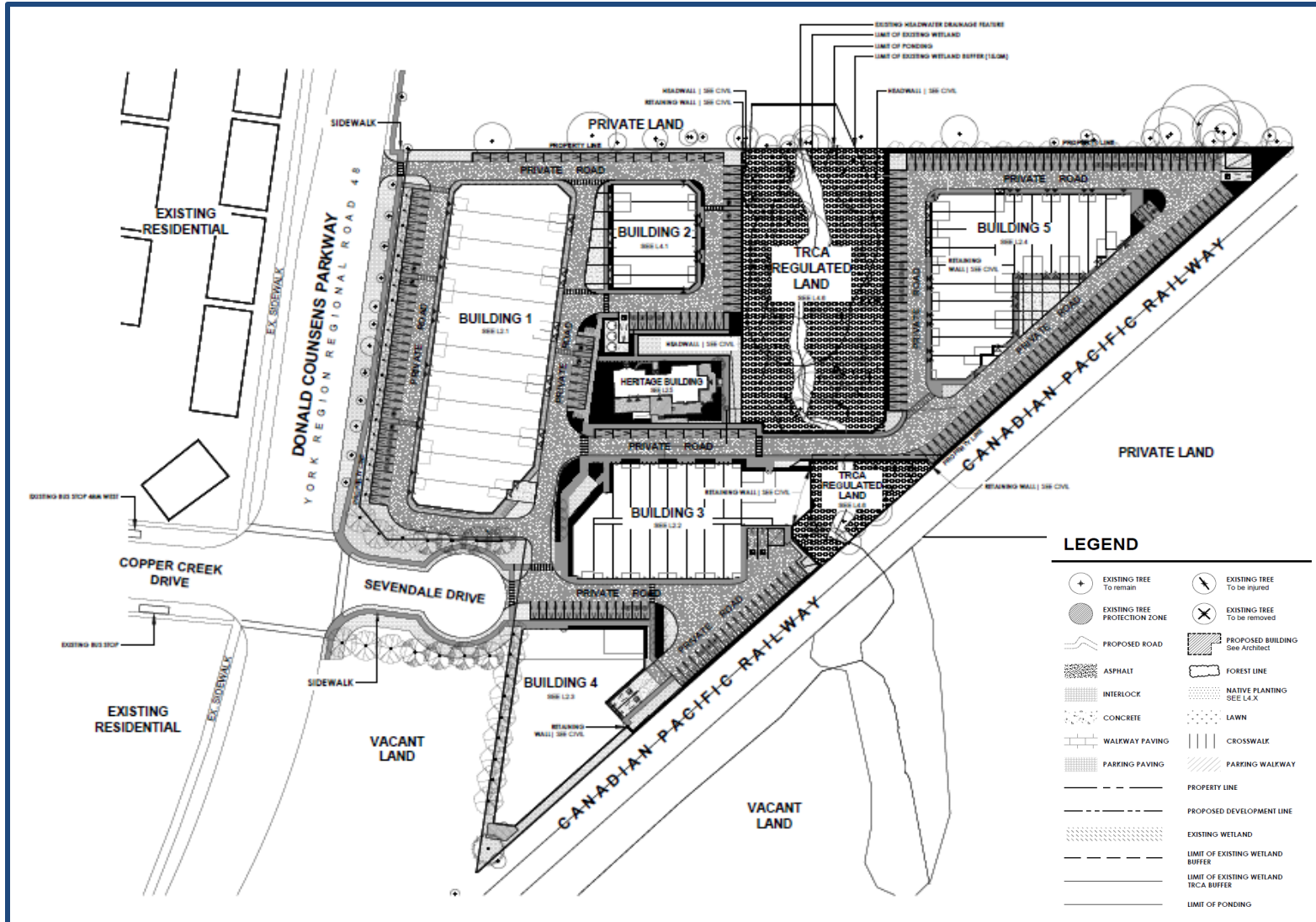
Building 1 West Elevation Facing Donald Cousens Parkway



Building 1 South Elevation Facing Sevendale Drive

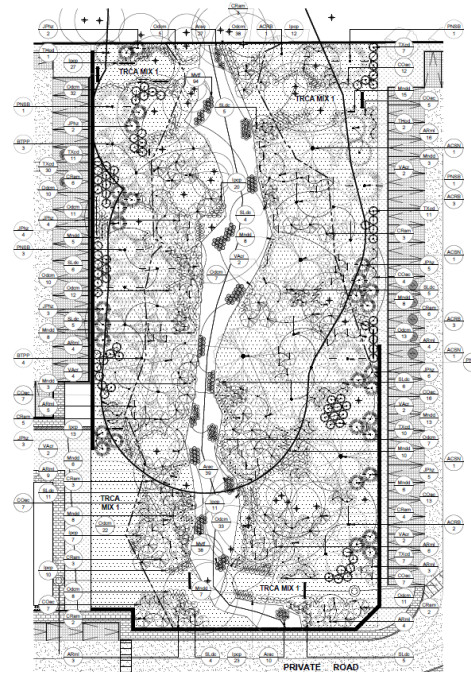


# LANDSCAPE CONCEPT





# LANDSCAPE PLANS



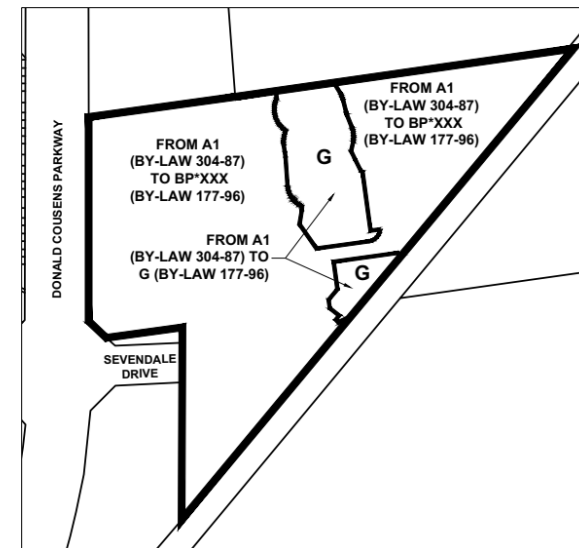
## LEGEND

	EXISTING TREE To remain		EXISTING TREE To be injured
	EXISTING TREE PROTECTION ZONE		EXISTING TREE To be removed
	PROPOSED ROAD		PROPOSED BUILDING See Architect
	ASPHALT		FOREST LINE
	INTERLOCK		NATIVE PLANTING SEE L4.X
	CONCRETE		LAWN
	WALKWAY PAVING		CROSSWALK
	PARKING PAVING		PARKING WALKWAY
	PROPERTY LINE		EXISTING WETLAND
	PROPOSED DEVELOPMENT LINE		LIMIT OF EXISTING WETLAND BUFFER
			LIMIT OF EXISTING WETLAND TRCA BUFFER
			LIMIT OF PONDING



# ZONING BY-LAW AMENDMENT BY-LAW 177-96

Standard	Business Park (BP) Zone	Proposed Business Park (BP) – Special XXX Zone
Min. Lot Frontage	60.0 m	60.0 m
Min. Lot Area	0.8 ha	0.4 ha
<b>Setbacks</b>		
Min. Front Yard	n/a	3.0 m
Max. Front Yard	n/a	19.0 m
Min. Rear Yard	3.0 m	3.0 m
Min. Exterior Side Yard	3.0 m	3.0 m
Min. Interior Side Yard	3.0 m	3.0 m
<b>Height</b>		
Min. Height	6.0 m	6.0 m within 12.0 m of a street
Max. Height	46.0 m	46.0 m
Max. Depth of Parking Area in Front or Exterior Side Yard	12.0 m	n/a
<b>Landscape Strip (Min.)</b>		
Adjacent to the Front Lot Line	6.0 m	3.0 m
Adjacent to Any Other Lot Line	3.0 m	1.0 m
Max. Floor Space Index (FSI)	1.75	n/a





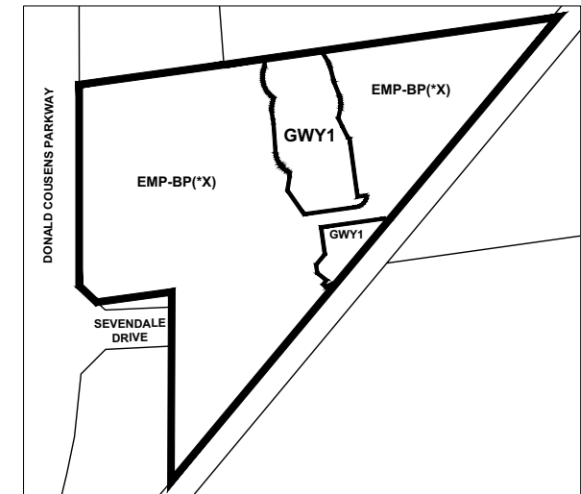
# ZONING BY-LAW AMENDMENT BY-LAW 177-96

Permitted Uses - Business Park (BP) Zone By-law 177-96	Permitted Uses - Proposed Business Park (BP) – Special XXX Zone
Banquet Halls (3)	Removal of Special Use Provision 3
Business Office	
	Cannabis Establishment
Commercial Parking Lot or Garage	
	Craft Brewery
Financial Institution (1)	
	Fitness Centre, Commercial
Hotel	
Industrial Use (2) (4)	Modification to Special Use Provision 2
	Massage Establishment
Medical Offices	
Personal Service Shop (1) (4)	
Restaurant (1)	Modification to Special Use Provision 1
Retail Store (1) (4)	Modification to Special Use Provision 1
	Service and Repair Establishment
Trade and Convention Centre	
	Veterinary Clinics



# ZONING BY-LAW AMENDMENT BY-LAW 2024-19

Standard	Employment – Business Park (EMP-BP) Zone	Proposed Employment Business Park (EMP-BP) – Special XXX Zone
Min. Lot Frontage	60.0 m	60.0 m
Min. Lot Area	0.4 ha	0.4 ha
<b>Setbacks</b>		
Min. Front Yard	3.0 m	3.0 m
Max. Front Yard	19.0 m	19.0 m
Min. Rear Yard	3.0 m	3.0 m
Min. Exterior Side Yard	3.0 m	3.0 m
Min. Interior Side Yard	3.0 m	3.0 m
<b>Height</b>		
Min. Height	6.0 m within 12.0 m of a street	6.0 m
Max. Height	46.0 m	46.0 m
<b>Landscape Strip (Min.)</b>		
Adjacent to the Front Lot Line	3.0 m	3.0 m
Adjacent to Any Other Lot Line	3.0 m	1.0 m





# ZONING BY-LAW AMENDMENT BY-LAW 2024-19

Permitted Uses - Employment – Business Park (EMP-BP) Zone	Proposed Employment Business Park (EMP-BP) – Special XXX Zone
	Banquet Hall (Carry-Over from BP Zone)
Business Office	
Cannabis Establishment	
Commercial Parking Lot or Garage	
Craft Brewery (2) (3)	Removal of Special Use Provision 2
Financial Institution (2) (3) (7)	
Fitness Centre, Recreational (2) (3)	
Hotel	
Industrial Use (1) (4)	Modification to Special Use Provision 1
Massage Establishment (2) (3)	
Personal Service Establishment (2) (3)	Modification to Special Use Provision 2
Restaurant (2) (3) (7)	Modification to Special Use Provision 2
Retail Store (1) (2) (3) (6) (7)	Modification to Special Use Provisions 1,2
Service and Repair Establishment (1) (2) (3)	Modification to Special Use Provisions 1,2
Trade and Convention Centre	
Veterinary Clinic	



# SUBMISSION MATERIALS

1. Boundary and Topographic Plan of Survey
2. Draft Zoning By-law Amendment (By-laws 177-96 and 304-87)
3. Draft Zoning By-law Amendment (By-law 2024-19)
4. Architectural Drawing Set
5. Conceptual Landscape Plans
6. Functional Servicing and Stormwater Management Report
7. Transportation Study
8. Arborist Report/Tree Preservation Plan
9. Environmental Impact Study (with Natural Heritage Constraints Map)
10. Cultural Heritage Impact Memorandum
11. Draft Heritage R-Plan
12. Phase One and Phase Two Environmental Site Assessments
13. Geotechnical Investigation
13. Hydrogeological Investigation





# THANK YOU

*Richard Domes*

Principal Planner, Partner  
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