



Public Meeting

REQUEST FOR THE CITY TO SUPPORT A MINISTERS ZONING ORDER

Langstaff Land Holdings Ltd.

Southwest of Highway 407, north of Holy Cross Cemetery and east of Cedar Avenue (Ward 1)

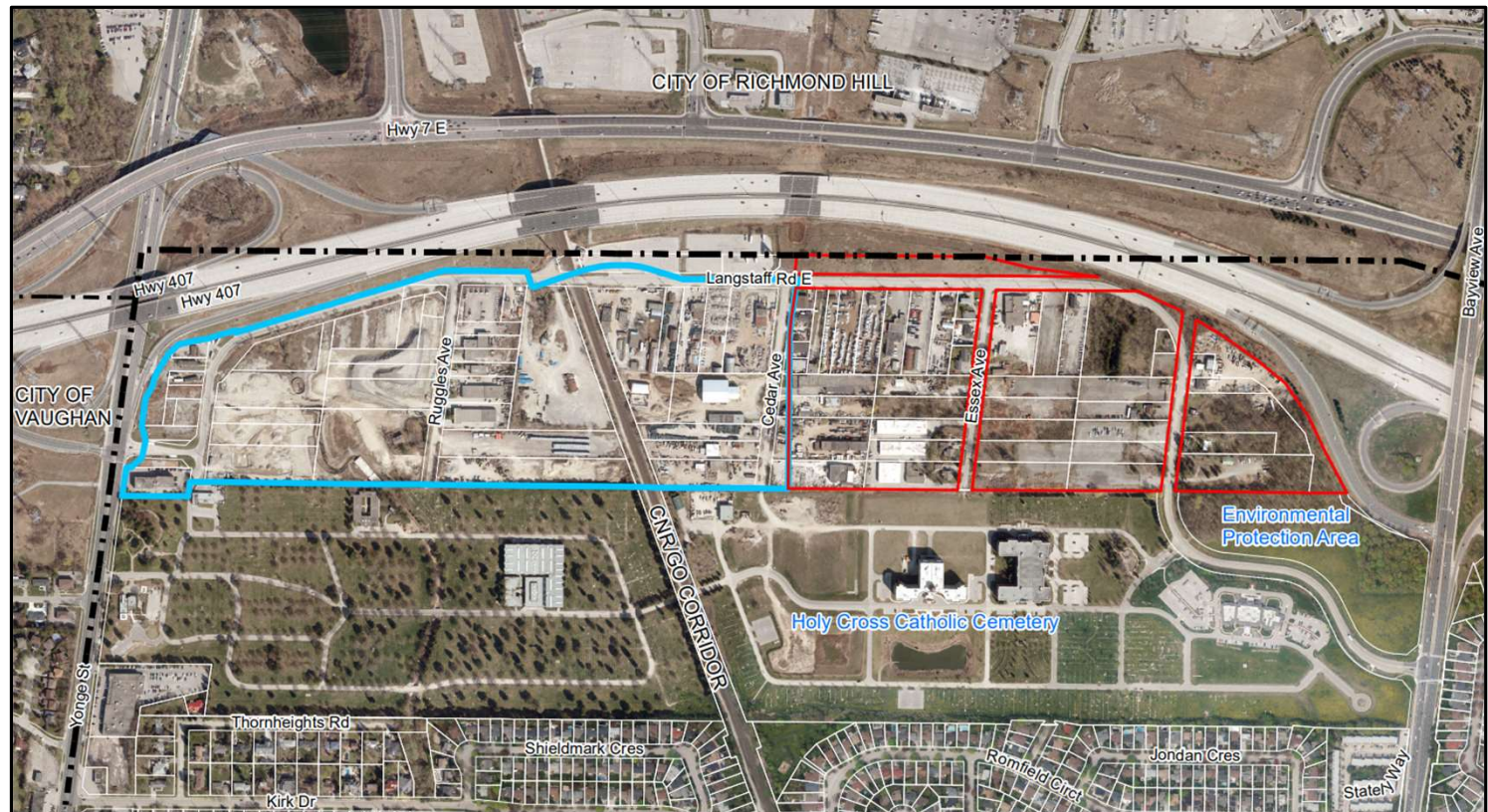
File PLAN 148479

Tuesday June 25, 2024




Area Context

- 21.4 ha (52.9 ac)
- Existing light industrial, outdoor storage, natural heritage, limited residential
- Surrounding Uses Include:
 - North: Highway 407
 - East: Highway 407
 - South: Holy Cross Cemetery
 - West: Commercial/Industrial subject to the Bridge Station TOC MZO (O. Reg. 345/22)



 BRIDGE STATION TOC MZO (O.REG 345/22)

 SUBJECT LANDS

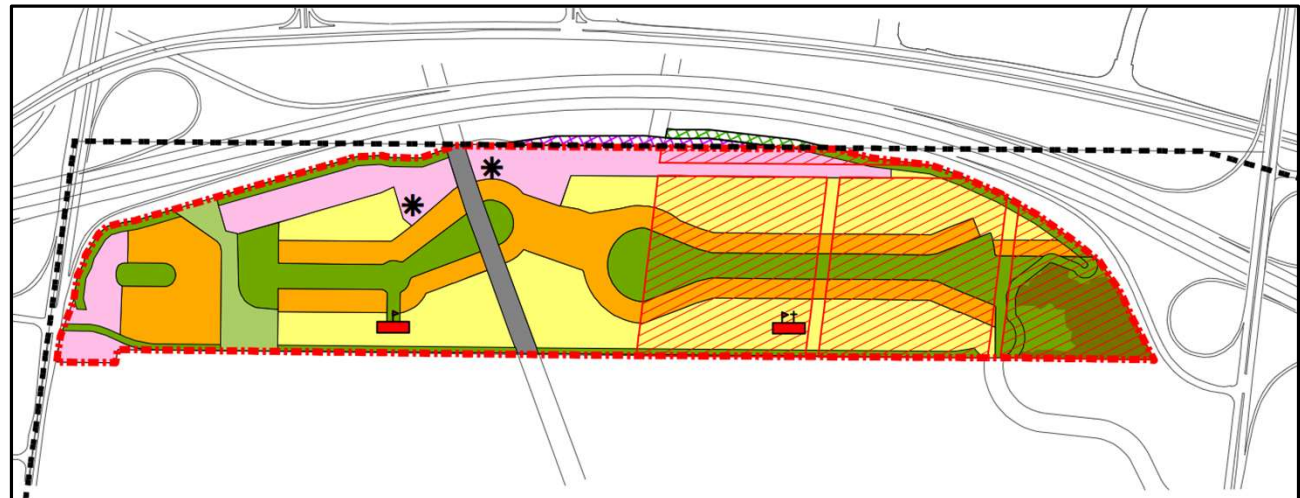


Official Plan Policies

Strategic Plan 2020-2026

Building Markham's Future Together

- 2022 York Region Official Plan: a Regional Centre and Protected Major Transit Station Area
- 2014 Markham Official Plan: states that the 1987 Official Plan and the Langstaff Gateway Secondary shall apply
- Langstaff Gateway Secondary Plan: permits a variety of land use designations primarily focused around a central green spine



LANGSTAFF GATEWAY REGIONAL CENTRE		BOUNDARY OF AREA COVERED BY THIS AMENDMENT		(SEE SECTION 6.4 e)	
RESIDENTIAL	BOUNDARY OF AREA COVERED BY THIS AMENDMENT	ENVIRONMENTAL PROTECTION AREA - WOODLOT (See section 6.7 1b)	TOWN BOUNDARY	ELEMENTARY SCHOOLS (PUBLIC)	ELEMENTARY SCHOOLS (PUBLIC & CATHOLIC)
RESIDENTIAL - MIXED USE		ENVIRONMENTAL PROTECTION AREA - VALLEYLANDS (See section 6.7 2b)			
OFFICE		TRANSPORTATION & UTILITIES			
OFFICE OUTSIDE AREA COVERED BY THIS PLAN					
PARKS & OPEN SPACE					

Langstaff Gateway Secondary Plan: Schedule 'AA' – Detailed Land Use Plan

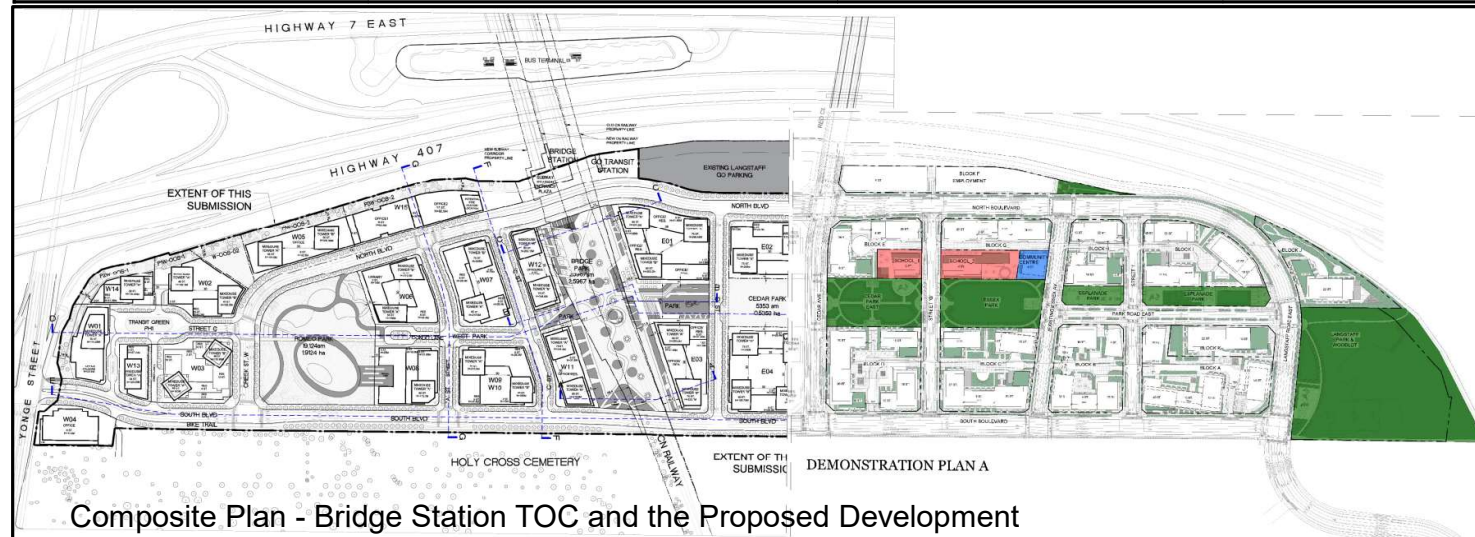




The Request

- Request for the City to support a Ministers Zoning Order (MZO)
- The MZO would permit/prohibit the use of land and regulate the location, height, size and spacing of buildings and structures, etc.
- If approved, these permissions would supersede those which conflict in the Langstaff Gateway Secondary Plan and the existing Zoning By-law

	Langstaff Secondary Plan (E of Cedar Avenue)	Request (MZO)	Difference
Population	10,064 (2.13 PPU)	19,773 (2.13 PPU)	+9,709
Units	4,725	9,283	+4,558
Residential GFA	363,825 m ²	714,814 m ²	+350,989 m ²
Non-Residential GFA	49,500	50,492	+992
Parkland	5.2 ha	5.31 ha	+0.11 ha
Height (storeys)	3 to 50	8 to 58	+8





MZO Framework

Minister would consider requests that meet at least one of the following:

- a) delivers a provincial priority supported by Minister
- b) Support given by a single-tier or lower-tier municipality

Submission to the Minister includes the following:

- a description of public consultation and engagement with Indigenous communities
- Municipally-supported zoning order request (evidence of municipal support and land ownership and requestor information)
- rationale for the request instead of following the municipal planning processes
- anticipated timing for project completion
- information related to how and when servicing (water/wastewater) will be addressed

Approval or Refusal authority rests with the Minister of Municipal Affairs and Housing.

The City can provide or withhold written endorsement for such requests to the Minister at its discretion.



1. Staff will continue to review the Request regarding the following matters:
 - the zoning order framework established by MMAH
 - appropriateness of the proposed height, density, built form, massing, and mix of land uses
 - compatibility with existing and planned development within the surrounding area
 - sun shadow analysis and the impacts to the immediate surrounding areas
 - traffic impact, road network, vehicular access, transportation demand management, pedestrian and active transportation connections, pedestrian safety
 - adequate supply of parking spaces for commercial and residential uses
 - sufficient community services and facilities
 - the appropriate amount of parkland dedication and/or cash-in-lieu of parkland
 - affordable housing provisions
 - requirements by external agencies

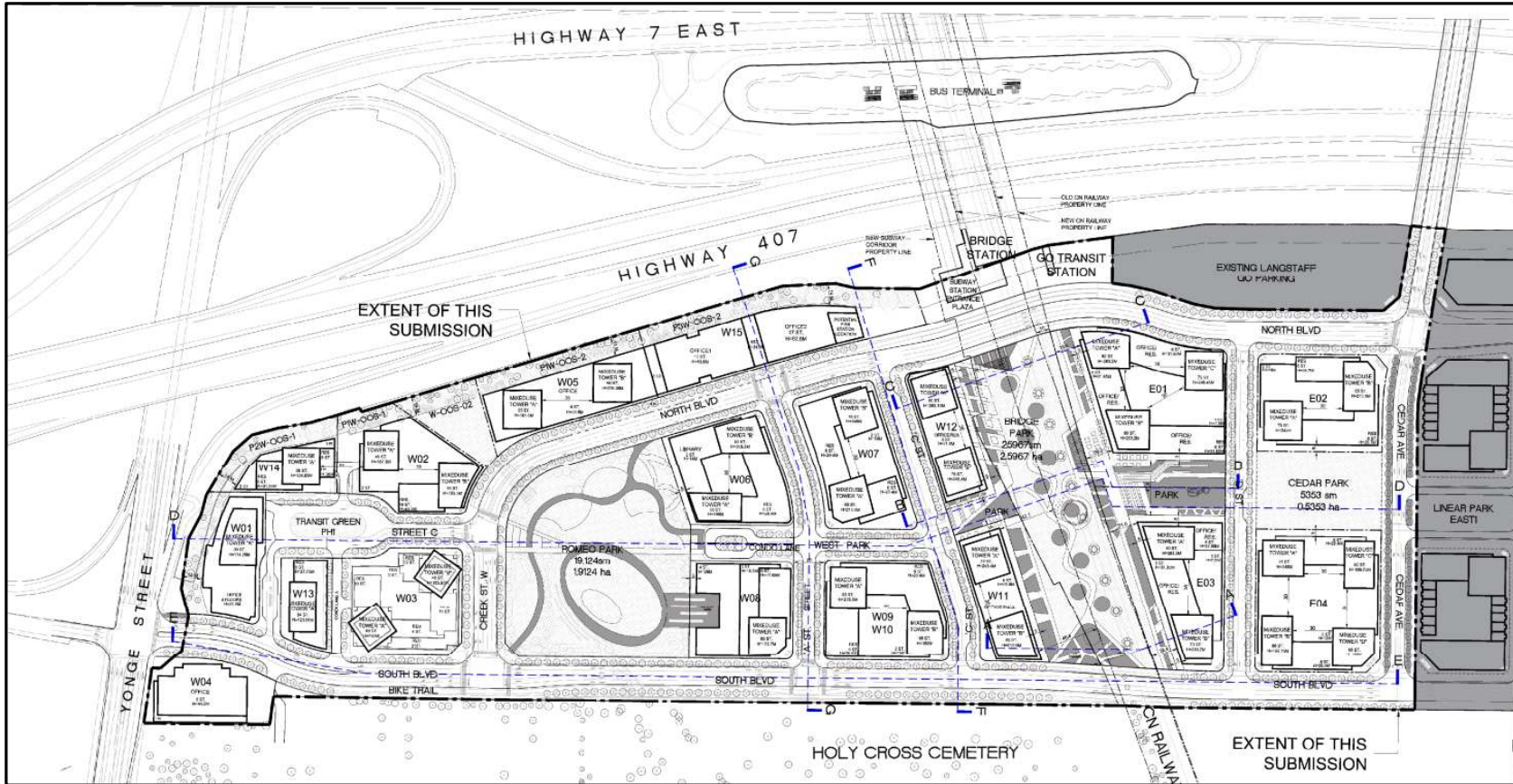
2. Committee may refer the Application back to Staff for a final report



Thank you

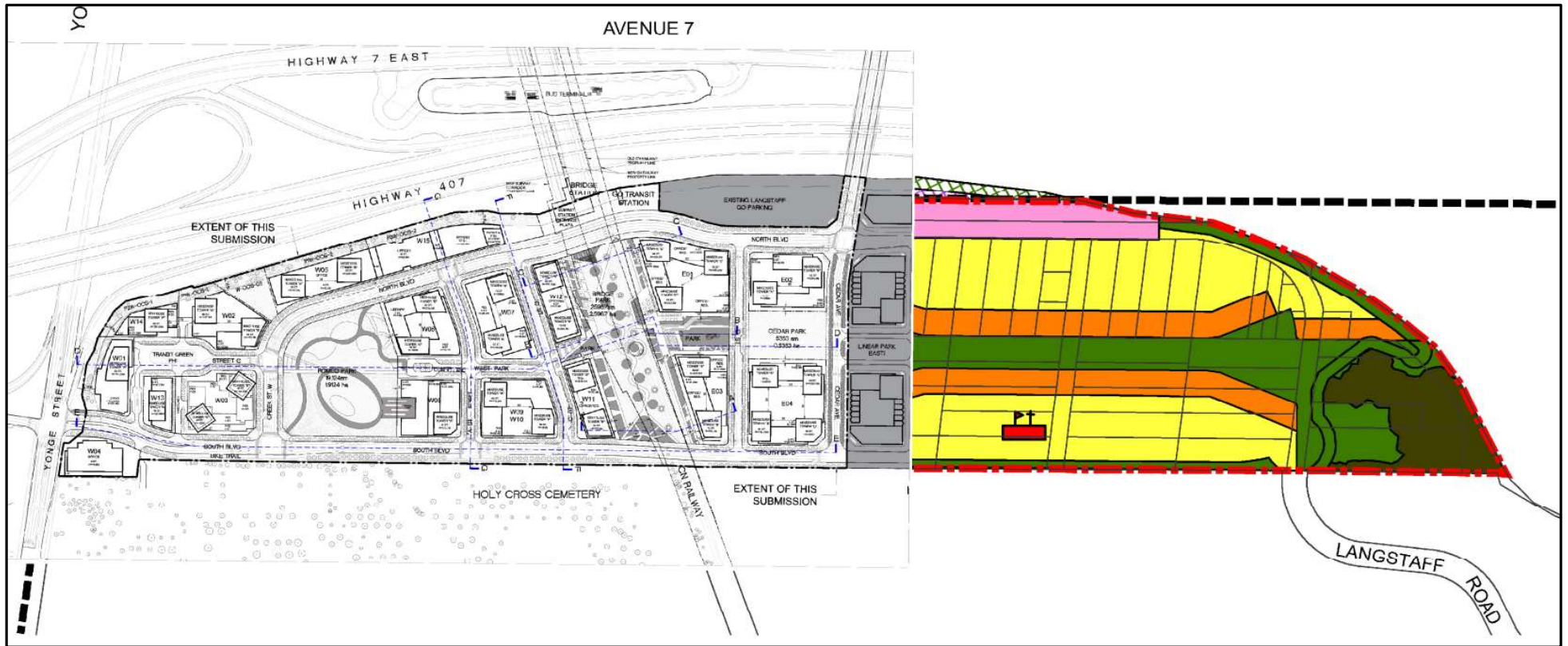


Bridge Station TOC Master Plan





Composite Plan - Bridge Station TOC Master Plan and the Langstaff Gateway Secondary Plan Land Use Schedule





Composite Plan - Bridge Station TOC Master Plan and the Proposed Development

