

DEVELOPMENT SERVICES COMMITTEE MEETING – JULY 16, 2024

**APPLICATION to AMEND the
TOWN of MARKHAM ZONING BY-LAWS 304-87 and 177-96
&
CITY OF MARKHAM COMPREHENSIVE ZONING BY-LAW
2024-19**

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

**CITY FILE: PLAN 24 163734
AGENDA ITEMS: 6.2 & 9.3**



Gagnon Walker Domes Ltd.

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SURROUNDING AREA CONTEXT





SUBJECT SITE



Address:

- 7960 Reesor Road

Site Area:

- 3.47 ha (8.57 ac)

Lot Frontage:

- 119.00 m (392 ft) – Donald Cousens Parkway
- 23.50 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



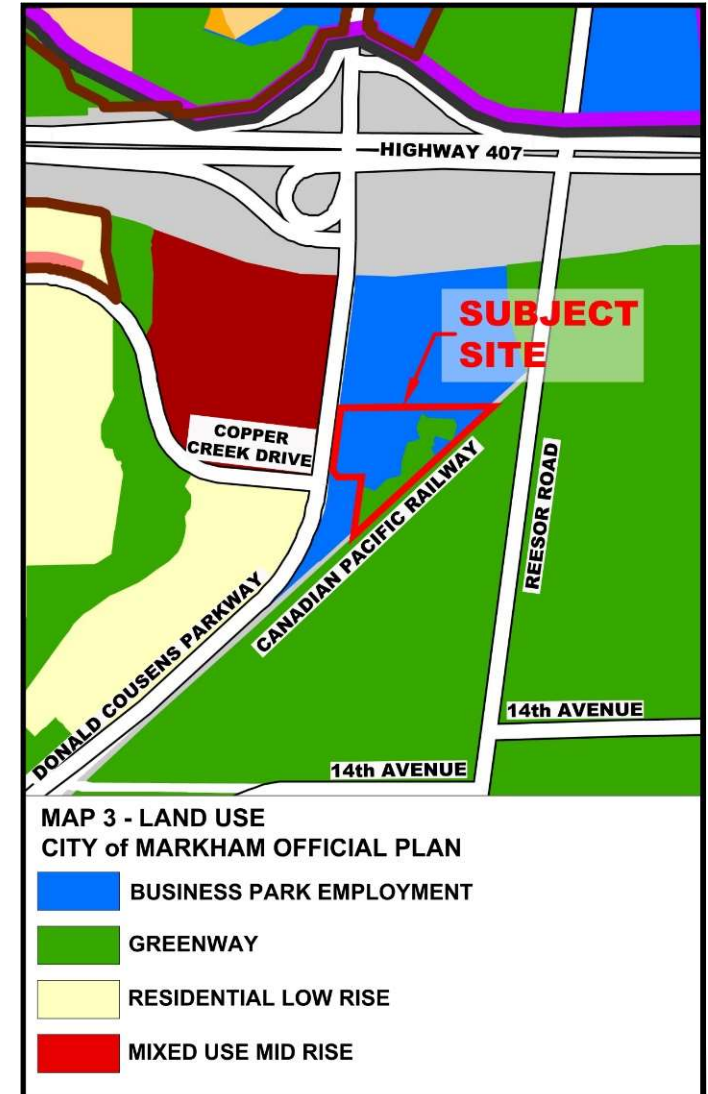
Heritage Dwelling and Addition - North Façade



OFFICIAL PLAN: LAND USE DESIGNATIONS

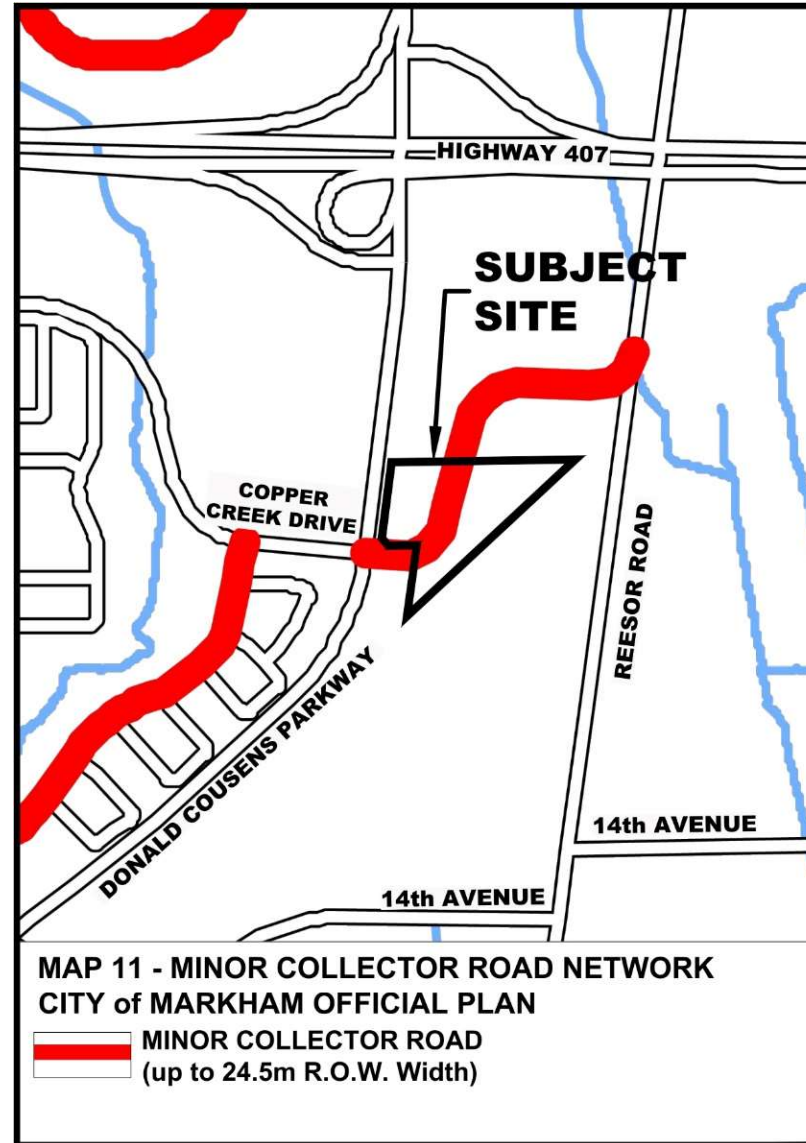
Official Plan Land Use Designations:

- 'Business Park Employment'
 - Permits: Office, Industrial Uses (Manufacturing, Processing, Warehousing), Hotel, Convention Centre/Banquet Hall, Accessory/Ancillary Retail, Service, Restaurant, Recreational Uses.
- 'Greenway'
 - Permits: Natural Heritage Management and Conservation Uses, Countryside Uses, Stormwater Management Facilities, Dwelling Unit.





OFFICIAL PLAN: MAP 11 – COLLECTOR ROAD NETWORK



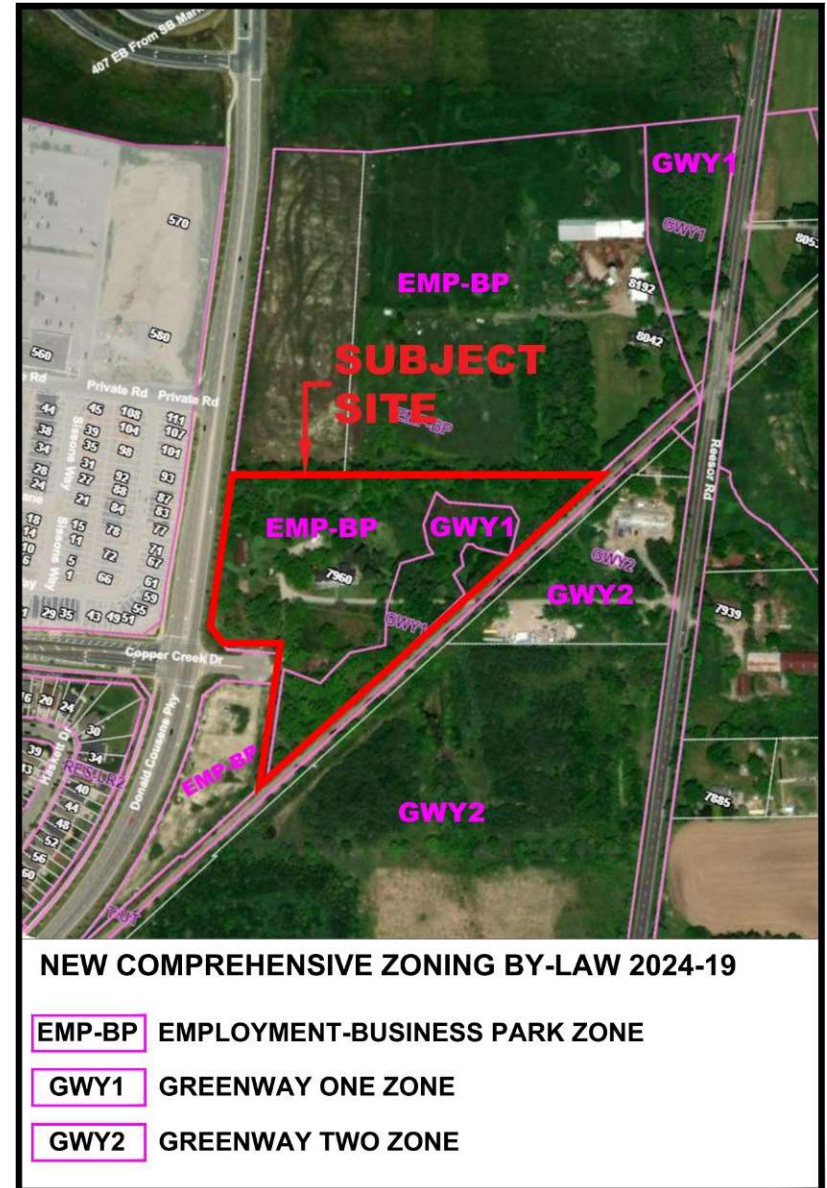


NEW COMPREHENSIVE ZONING BY-LAW

City Council Approved Comprehensive Zoning By-law
2024-19 on January 31, 2024. (Under OLT Appeal)

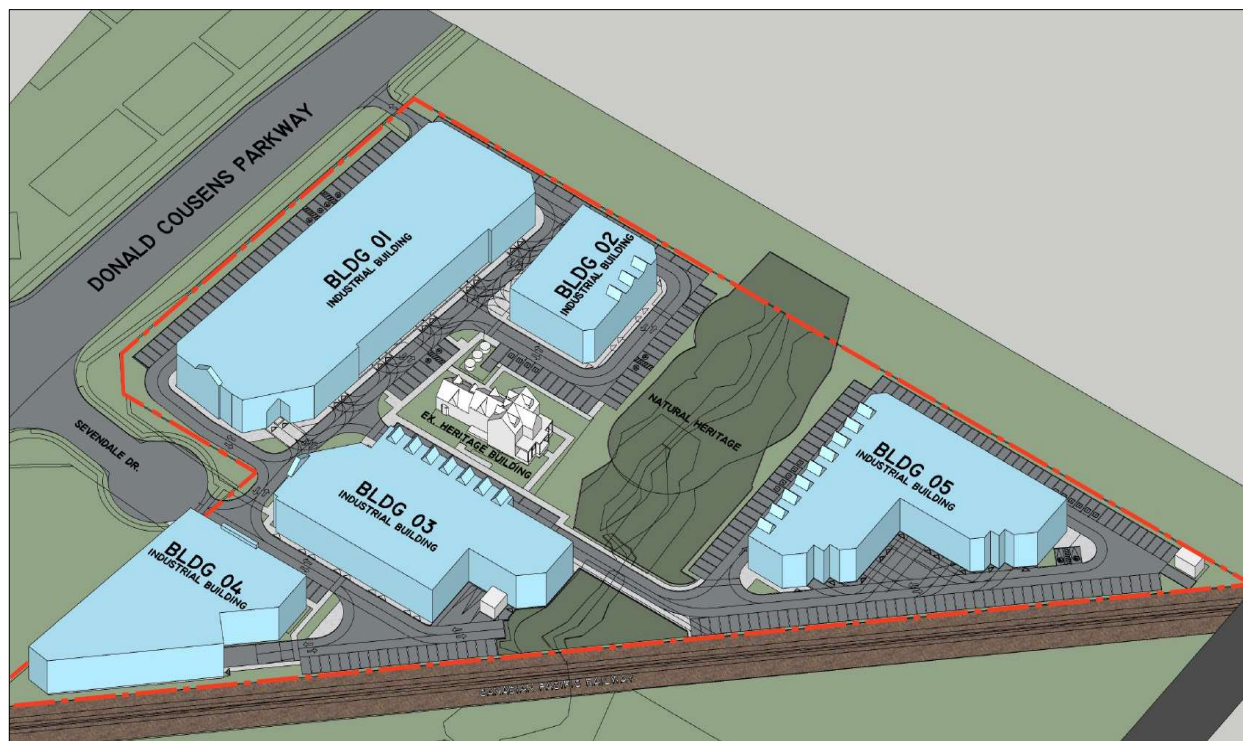
Zoning:

- 'Employment - Business Park' Zone
 - Permits: Office, Industrial Uses, Hotel, Convention Centre, Accessory/Ancillary Retail, Service, Restaurant, Recreational Uses.
- 'Greenway One' Zone
 - Permits:
 - Conservation Uses;





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 m² (152,642.98 ft²):
 - Restaurant GFA – 678.53 m² (7,304 ft²)
 - Industrial GFA – 13,502.00 m² (145,339 ft²)

Vehicular Access:

- Private Road Connection to North
- One (1) Full Moves at Sevendale Drive
- One (1) RI-RO at Donald Cousens Parkway

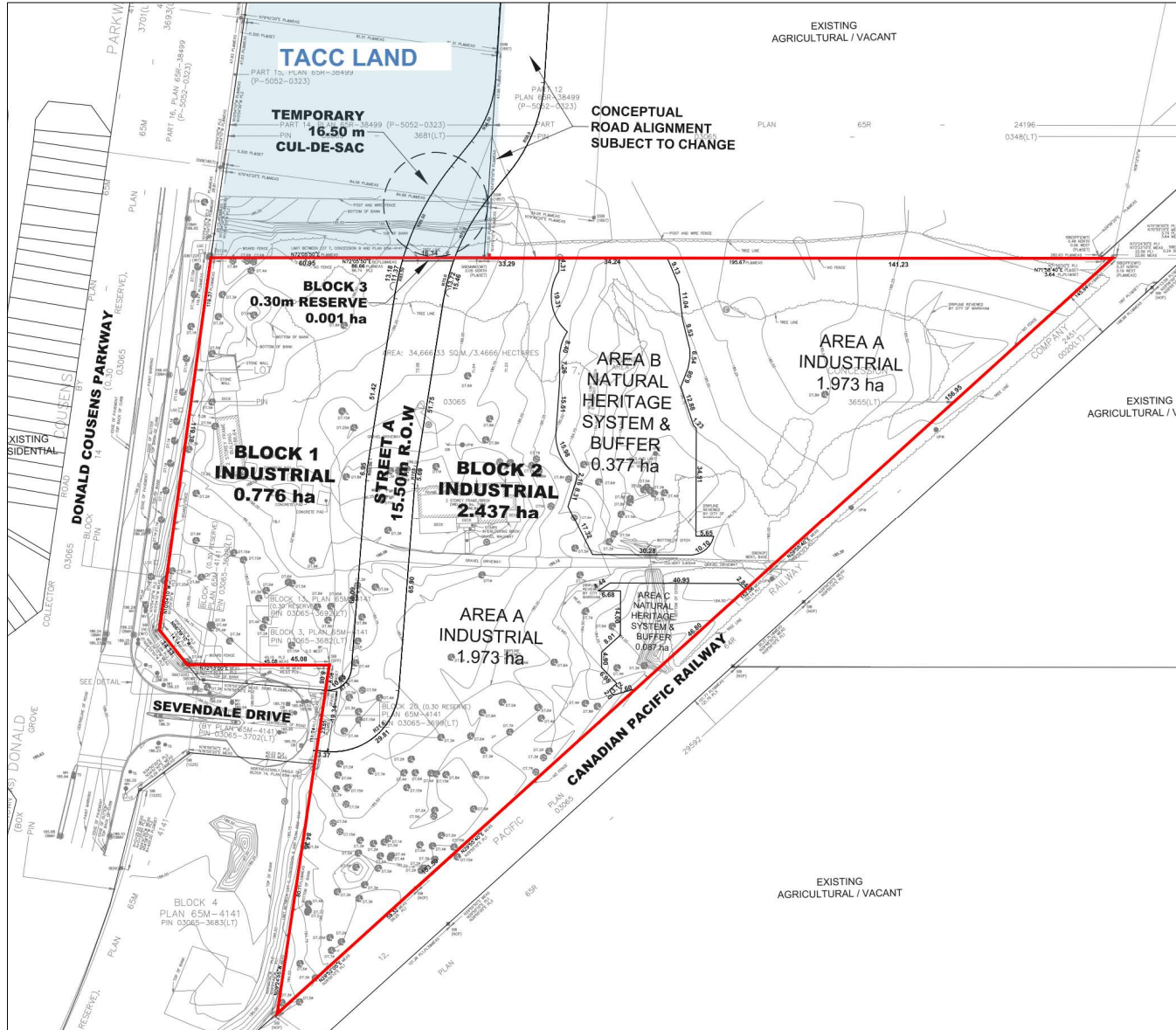
Natural Heritage Block:

- 0.46 ha (1.1.4 ac)
 - Re-naturalized Wetland and Drainage Feature Area (Including Buffer)

- **Industrial Proposal Conforms to City of Markham Official Plan:**
 - Heritage and Cultural Heritage Conservation Policies;
 - Block Planning/Road Network Policies;
 - ‘Business Park Employment’ and ‘Greenway’ Designations;
- **Industrial Proposal Conforms to General Intent of City of Markham CZBL 2024-19:**
 - ‘Employment – Business Park’ and ‘Greenway One’ Zones.



CONCEPTUAL 15.5m ROAD EXTENSION





THANK YOU