



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

Arbutus Real Estate Ltd. (Andrea Carson Barker) c/o Gladki Planning Associates Inc. (Andrew Davidge)

7441 to 7455 Victoria Park Avenue and 200 to 248 Steelcase Road East (Ward 8)

File PLAN 24 187368

November 5, 2024



Subject Lands:

- 1.91 ha (4.71 ac)
- Currently occupied by three buildings used for a mix of industrial uses and warehousing

Surrounding Context:

- General employment uses in the form of industrial buildings



 Subject Lands





The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

Gross Floor Area: 7,855 m² (84,550 ft²)

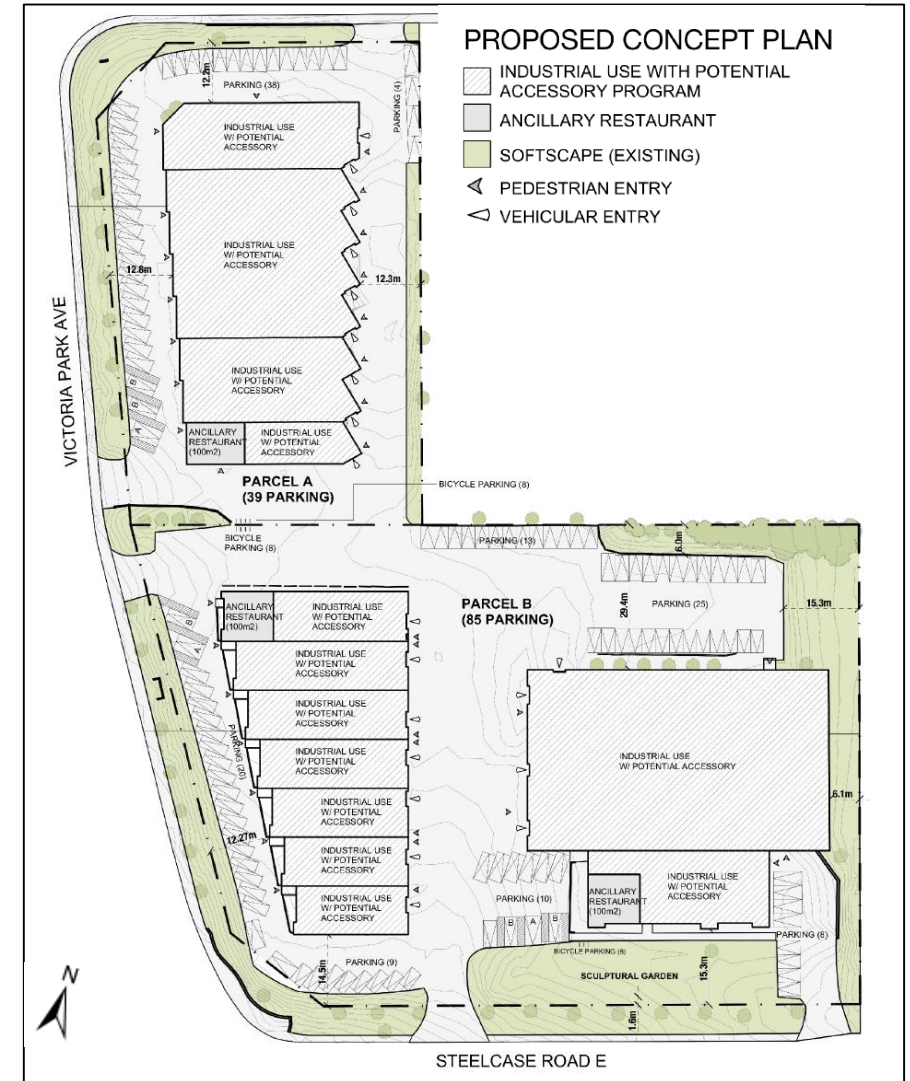
- Creative industrial uses, and food and beverage production, processing and warehousing uses: 6,677 m² (71,870 ft²)
- Accessory office and retail use: 878 m² (9,451 ft²)
- Ancillary restaurant use: 300 m² (3,229 ft²)

Vehicular Parking: 124 spaces (116 existing and 8 new)

Bicycle Parking: 22 spaces (new)

Loading: 20 (existing)

Vehicular Accesses: 5 (Victoria Park, Steelcase, Denison)





2014 OP Designation: "General Employment"

The Proposed Development meets the intent of the 2014 OP.



-  Subject Lands
-  General Employment
-  Service Employment



Required Zoning Amendment

Strategic Plan 2020-2026

Building Markham's Future Together

2024-19: "General Employment (EMP-GE)"

The Owner submitted an amendment to permit the following:

- Creative industrial uses
- Food and beverage production, processing and warehousing
- Restaurant
- Incorporate site-specific development standards (minimum lot frontage, landscape, and parking)





1. Staff will continue to review the Proposal

- Review the submitted Planning Justification Report and draft ZBLA submitted by the Owner to examine the appropriateness of the mix of uses and evaluate the compatibility with existing and planned development within the surrounding area
- Review the technical studies submitted in support of the Proposal, which includes but is not limited to, Functional Servicing Report, Stormwater Management Brief, and Transportation Impact Study

2. Committee may approve the ZBLA

- The application be approved, and that the draft ZBLA be finalized and brought to a future Council meeting for enactment without further notice, **OR**
- Staff to prepare a Recommendation Report for a future DSC

3. Applicant will provide a detailed presentation on the Proposal



Thank you!