

Statutory Public Meeting

Zoning By-law Amendment

Industrial Arts

7441-7455 Victoria Park Avenue and 200-
248 Steelcase Road East

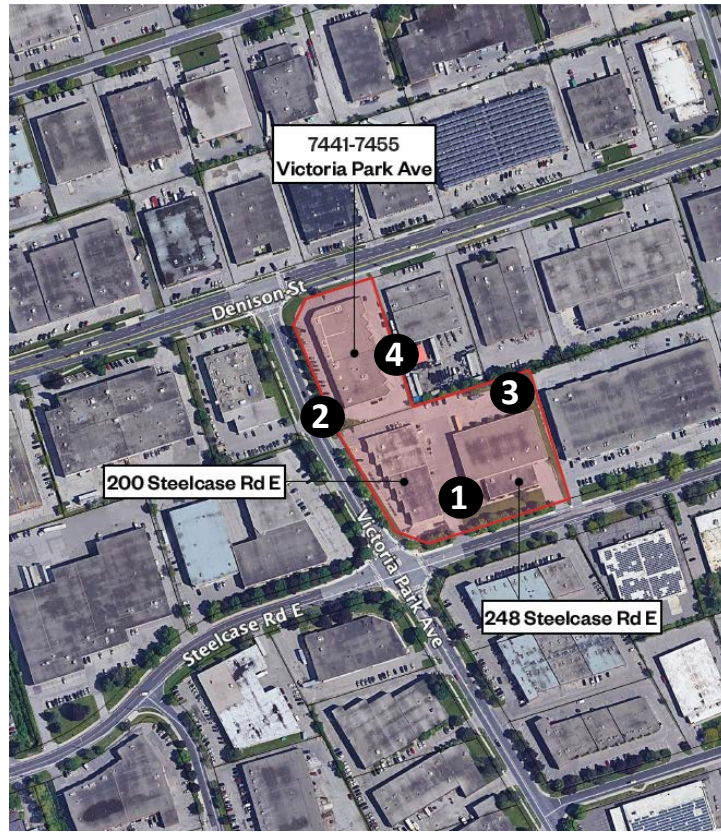
City of Markham

November 5, 2024

gladki planning associates



Site Context



Project Concept

Industrial Arts

Re-interpret the existing industrial context with a wider variety of creative and entrepreneurial tenants

Foster a creative community within existing built form

Stimulate and diversify economic activity

Contribute to the economic, cultural and artistic dynamism of Markham

Breakdown of Uses

Primary Uses

Uses that fulfill the primary intent of designation and zone

Creative Industrial Uses

- Design and onsite manufacturing and/or processing of creative works

Food and Beverage Production

- Coffee roaster
- Brewery
- Bakery
- Wine production

Accessory Uses

Uses directly related to primary uses

- Office
- Retail

Ancillary Uses

Uses that support the primary uses

- Restaurant
- Café
- Canteen

Concept Plan

7441-7455 Victoria Park

Total GFA:	30,895 sf	(2,870 m ²)
Ancillary restaurant:	1,076 sf	(100 m ²)
Accessory retail:	30,895 * (15%) - 1,076 sf = 3,559 sf	(330.5 m ²)
Total ancillary and accessory:	[15% of building total] 4,635 sf	(430.5 m ²)
Industrial:	26,260 sf	(2,439.5 m ²)






200 Steelcase Road E

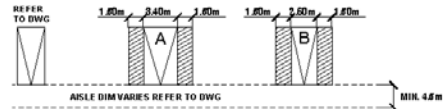
Total GFA:	22,506 sf	(2,091 m ²)
Ancillary restaurant:	1,076 sf	(100 m ²)
Accessory retail:	22,506 * (15%) - 1,076 sf = 2,300 sf	(213.5 m ²)
Total ancillary and accessory:	[15% of building total] 3,376 sf	(313.5 m ²)
Industrial:	19,130 sf	(1,777.5 m ²)

248 Steelcase Road E

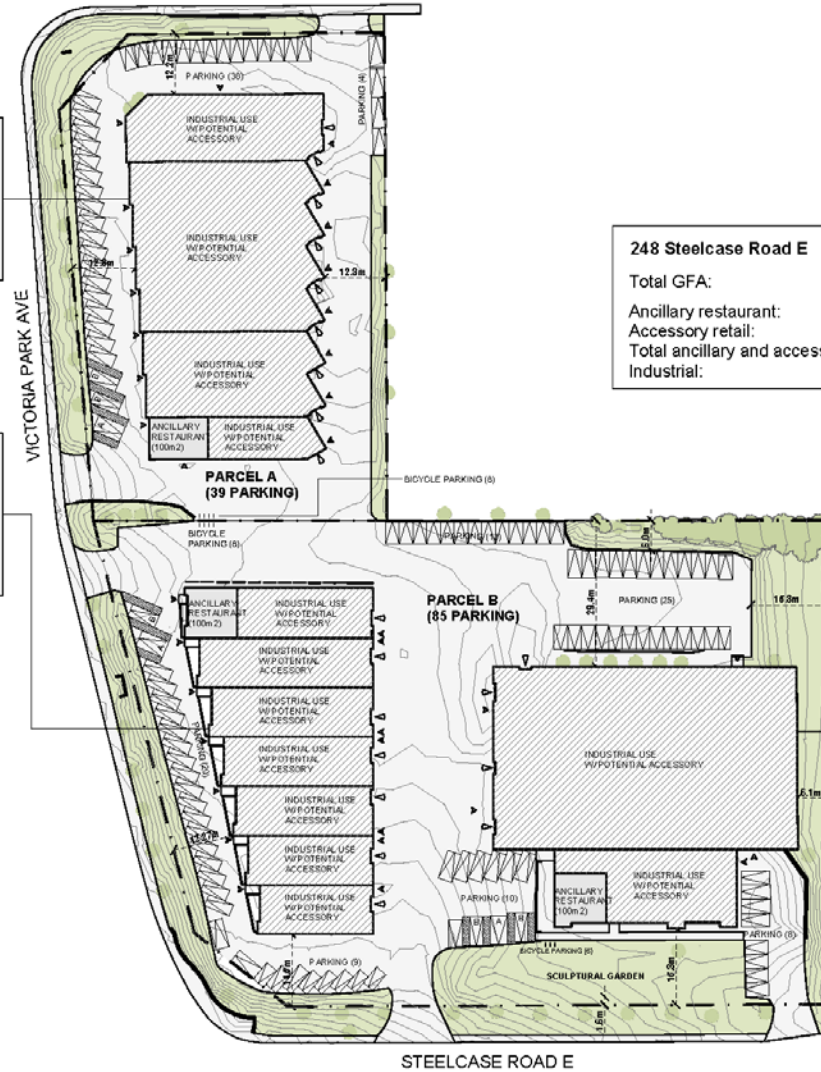
Total GFA:	31,145 sf	(2,894 m ²)
Ancillary restaurant:	1,076 sf	(100 m ²)
Accessory retail:	31,145 * (15%) - 1,076 sf = 3,596 sf	(334 m ²)
Total ancillary and accessory:	[15% of building total] 4,672 sf	(434 m ²)
Industrial:	26,474 sf	(2,460m ²)

PROPOSED CONCEPT PLAN

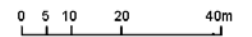
-  INDUSTRIAL USE WITH POTENTIAL ACCESSORY PROGRAM
-  ANCILLARY RESTAURANT
-  SOFTSCAPE (EXISTING)
-  PEDESTRIAN ENTRY
-  VEHICULAR ENTRY



	PARKING	STANDARD	TYPE A	TYPE B	BICYCLE PARKING
TOTAL	124	116	3	5	22
PARCEL A	39	36	1	2	8
PARCEL B	85	80	2	3	14



INDUSTRIAL ARTS gh3* 24_1009 Revision



Summary of Amendments

- To add “**creative industrial uses**” and “**food and beverage production, processing and warehousing**” to permitted uses
- To permit ancillary uses, such as restaurants
- To reflect current conditions and avoid the need for exterior changes, provide minor relief from requirements related to:
 - **Parking stall dimensions**
 - **Electrical vehicle parking spaces**
 - **Bicycle parking space dimensions and locational requirements**
 - **Minimum landscaping strips**
 - **Minimum lot frontage**

Thank you