

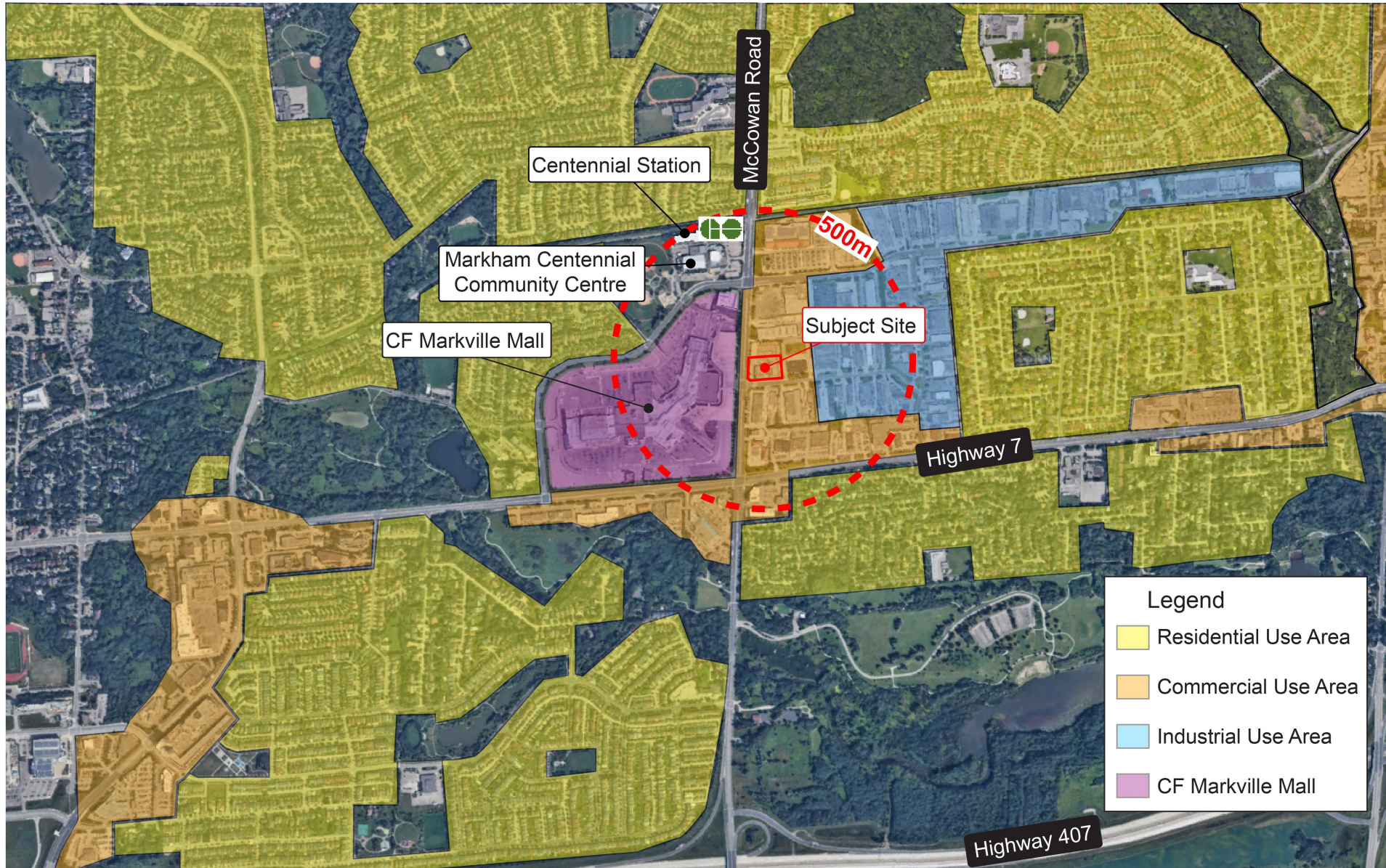


30 Heritage Road, Markham

Minor Zoning By-law Amendment (2024 182359 000 00 PLAN)
Development Services Public Meeting – September 24, 2024



SITE HAS PROMINENT LOCATION IN AN EVOLVING MIXED USE NODE



MANY EXISTING DEALERSHIP USES ALONG MCCOWAN & HIGHWAY 7



OPPORTUNITY TO CONTRIBUTE TO BULLOCK DRIVE EMPLOYMENT AREA



- Existing hub of automotive-related and other businesses and service-type companies
- Low vacancy rate, over 1,600 jobs in this area; convenient to Markham's neighbourhoods
- Markville Secondary Plan Study promotes protection of this important employment area
- Opportunity for employment uses to further intensify, expand, and evolve

SITE CONDITIONS PRESENT OPPORTUNITIES FOR IMPROVEMENTS



DEALERSHIP BRINGS DESIRED INTENSIFICATION & FORM OF DEVELOPMENT



Site Area: 7,018 m²

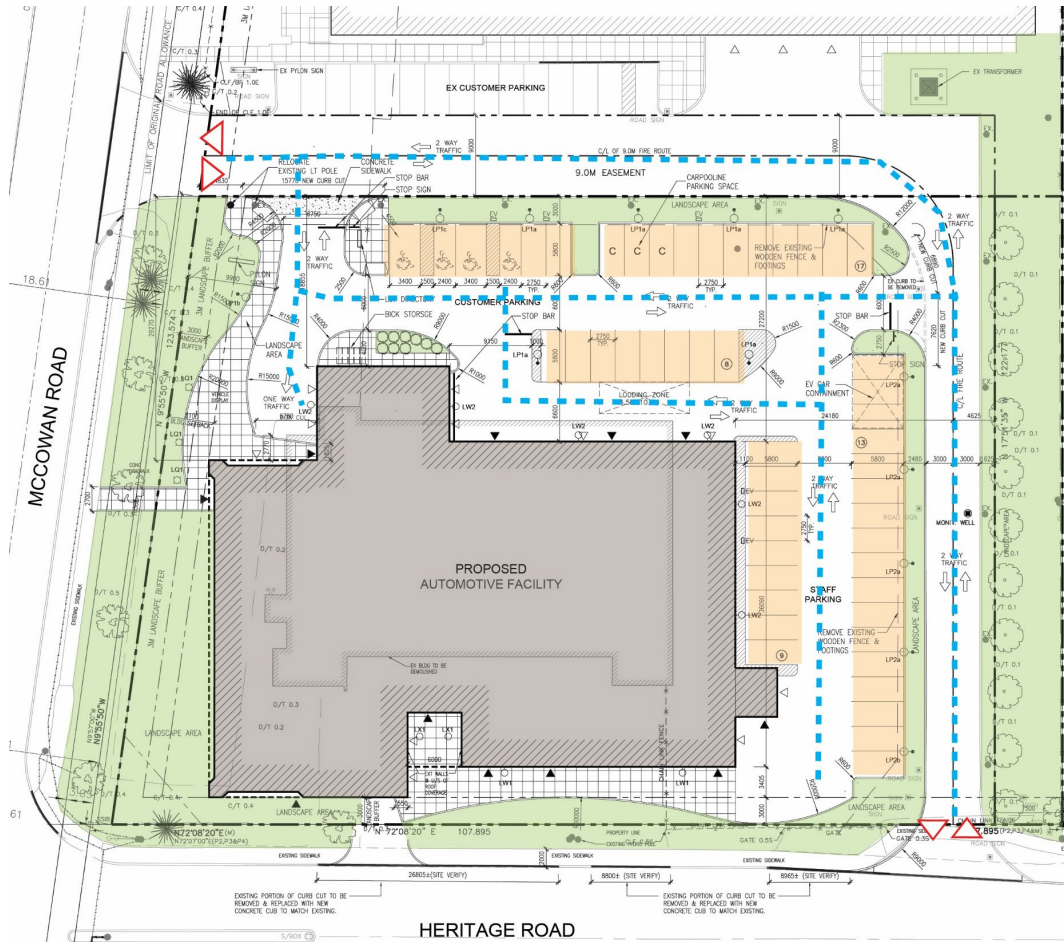
GFA: 7,208 m²

Height: 3 Storeys
(11 m)

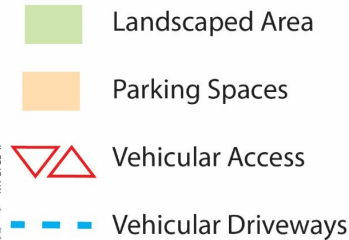
Parking: 154 spaces
(107 interior
47 exterior)

Jobs: Over 50 jobs

WELL DESIGNED SITE LAYOUT AND STRONG URBAN DESIGN



1. Urban built form pulled closer to street, modest parking at rear
2. Landscaping enhances pedestrian environment and screens parking
3. Vehicular access points consolidated and appropriately located
4. Majority of parking is within underground and roof top of building



HIGH QUALITY URBAN BUILT FORM, ARTICULATION & FAÇADE TREATMENT

Glazing & landscaping
activate streetscape



High quality and
durable materials



Aligns with OP, creates
urban condition



IMPLEMENTATION AND CONCLUSIONS

- **Contributes to the revitalization of a corner site along two important streets, creating significant high-quality employment opportunities in existing employment area**
- **Proposed minor ZBA implements dynamic design, to deliver a contemporary built form, supported by submitted technical studies**
- **Collectively, the requested amendments are required, to better align with the OP, and to implement the contemporary dealership model**

