

DRAFT
WITHOUT PREJUDICE

2300 JOHN STREET
CITY OF MARKHAM
NOVEMBER 19, 2024

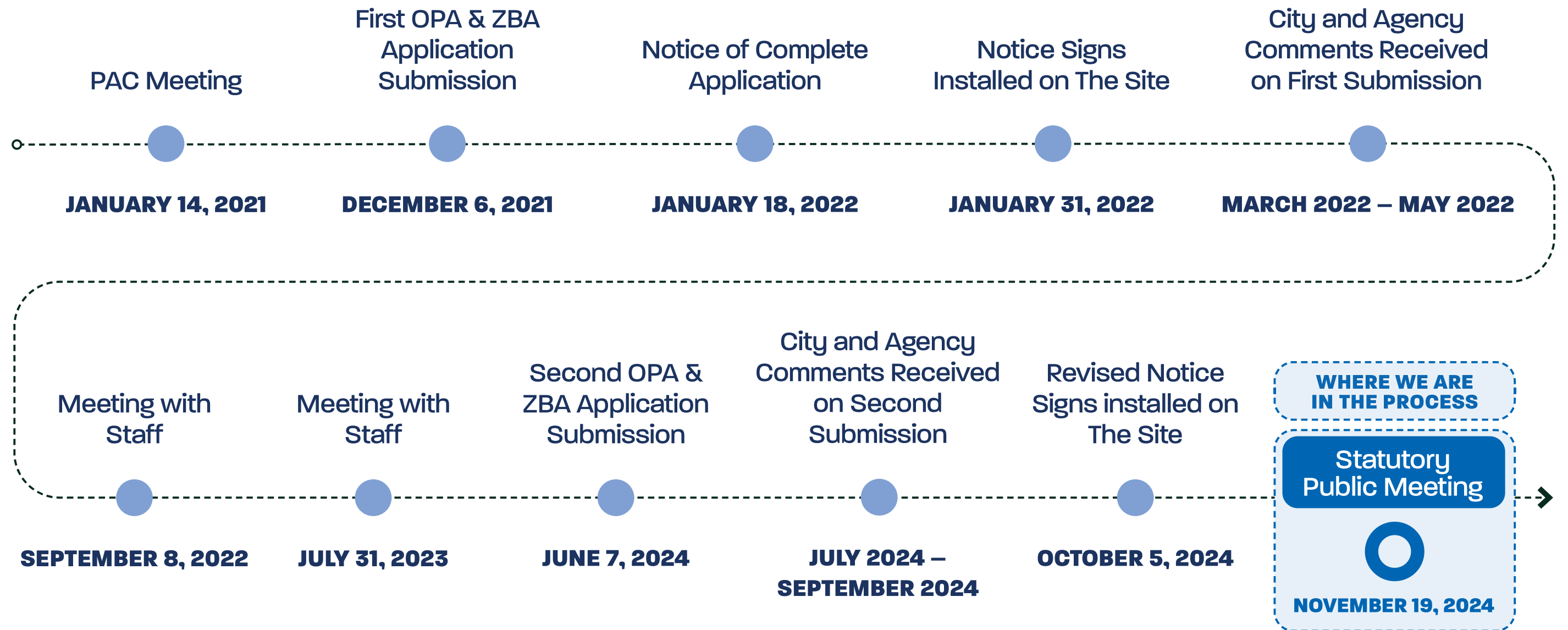
WESTON
CONSULTING 

OFFICIAL PLAN AMENDMENT
& ZONING BY-LAW AMENDMENT

PLAN 21 146653 | PRIMONT HOMES (LESLIE/JOHN) INC.

STATUTORY PUBLIC MEETING

WHY WE ARE HERE



SUBJECT SITE



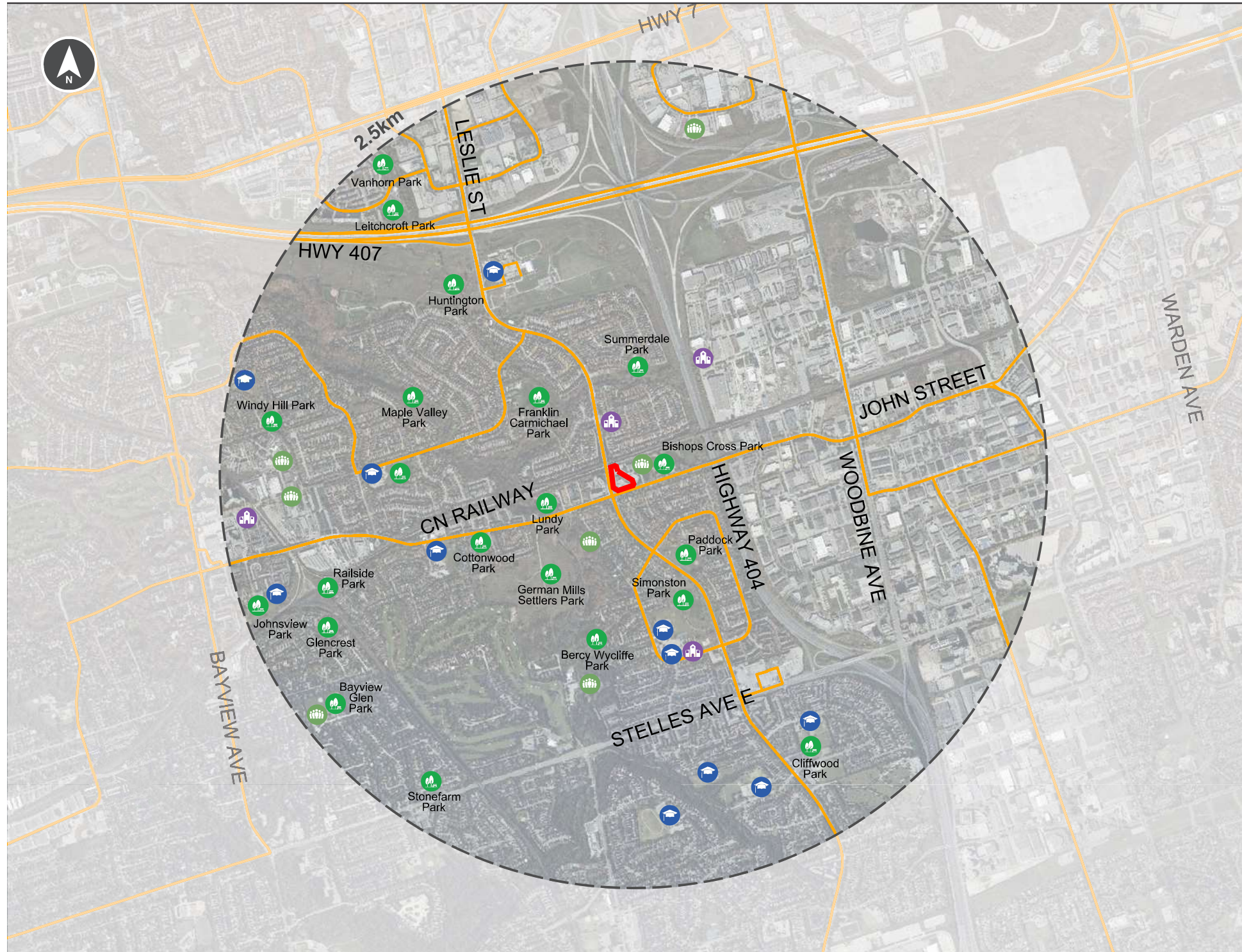
LEGEND

— The Site

- ➔ **Location:** Northeast corner of John Street and Leslie Street
- ➔ **Size:** 1.14 hectares (2.8 acres)
- ➔ **Frontage:** 102 metres on John Street and 126 metres on Leslie Street
- ➔ **Current Use:** One storey commercial plaza with surface parking

Aerial photo of The Site - Prepared by Weston Consulting

NEIGHBOURHOOD CONTEXT



LEGEND

— The Site

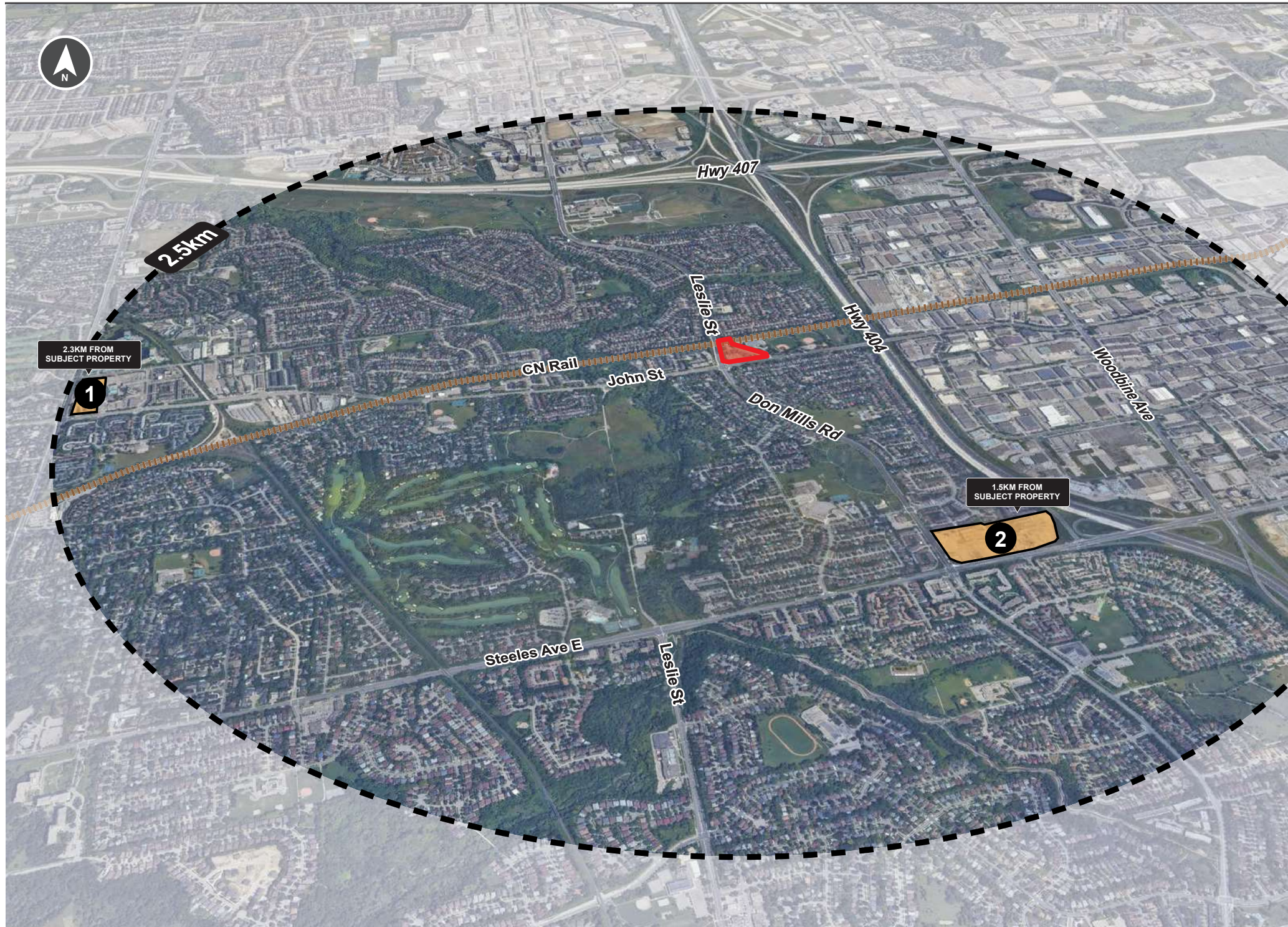
Community Amenities

- Parks and Open Spaces
- Places of Worship
- Community Facilities
- Schools
- YRT Bus Routes

- Located near community amenities including parks, schools and retail
- Located along three YRT Bus Routes
- Grade of the site is lower than the grade along Leslie Street

Surrounding Context Map - Prepared by Weston Consulting

NEARBY DEVELOPMENT APPLICATION



LEGEND

- The Site
- CN Rail

Nearby Development Applicati

- 1 300 John Street (~2.3km from Site)



↑ Rendering - Provided by Graziani + Corazza Architects

- 2 2900 Steeles Ave E (~1.5 km from Site)



↑ Rendering - Provided by Arcadis

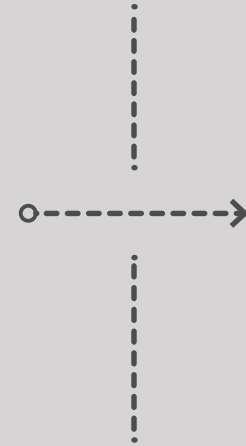
Neighbourhood Context Map - Prepared by Weston Consulting

CITY STAFF COMMENTS

MEETING WITH STAFF SEPTEMBER 8, 2022

WHAT WE HEARD

- + Provide ground floor commercial uses
- + Provide ground floor height of more than 4.5 metres
- + Comments regarding number of site accesses proposed and access easement



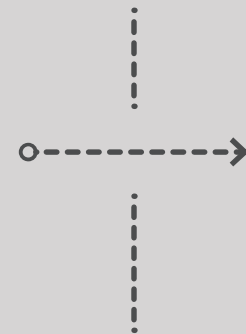
WHAT WE DID

- + Provided 527 m² of ground floor commercial space
- + Provided a ground floor height exceeding 4.5 metres
- + Relocated access to be entirely on the site eliminating need for access easement
- + Provided 3,493 m² of amenity space, including 468 m² of indoor amenity and 3,025 m² of outdoor amenity
- + Reduced maximum height of buildings
- + Reduced overall FSI from 4.42 to 3.89

MEETING WITH STAFF JULY 31, 2023

WHAT WE HEARD

- + Comments regarding built form (height and density)
- + Provide amenity space



REVISED PROPOSED DEVELOPMENT



LEGEND

PROPERTY LINE	PROPOSED CONIFEROUS TREES	PROPOSED CONCRETE PAVING
PHASING LINE	PROPOSED MULTI-STEM SHRUBS	PROPOSED BIKE PARKING
EXISTING TREE TO REMAIN; REFER TO ARBORIST REPORT BY CANOPY CONSULTING DATED AUGUST 28TH 2023	PROPOSED PLANTING	PROPOSED BENCHES
PROPOSED DECIDUOUS TREES	PROPOSED UNIT PAVING	PROPOSED GATHERING TABLES

KEYS

AMENITY AREA (TO FUTURE DETAIL)	EXISTING SIDEWALK
RETAIL PLAZA	EXISTING MUP (TO BE COORDINATED WITH FINAL CITY AS BUILT PLANS)
BIKE PARKING (3 RINGS = 6 SPACES)	LOBBY ENTRANCES
EXISTING FENCE TO REMAIN	EXISTING BUS STOP

➔ **Total GFA – 44,386 m²**

- Residential: 43,859 m²
- Retail: 527 m²

➔ **Heights –**

- Building A: 24 storeys
- Building B: 12 Storeys
- Building C: 9 storeys
- Building D: 10 Storeys

➔ **Units – 723**

➔ **Amenity Space – 3,493 m²**

- Indoor: 468 m²
- Outdoor: 3,025 m²

➔ **Parking – 904 spaces**

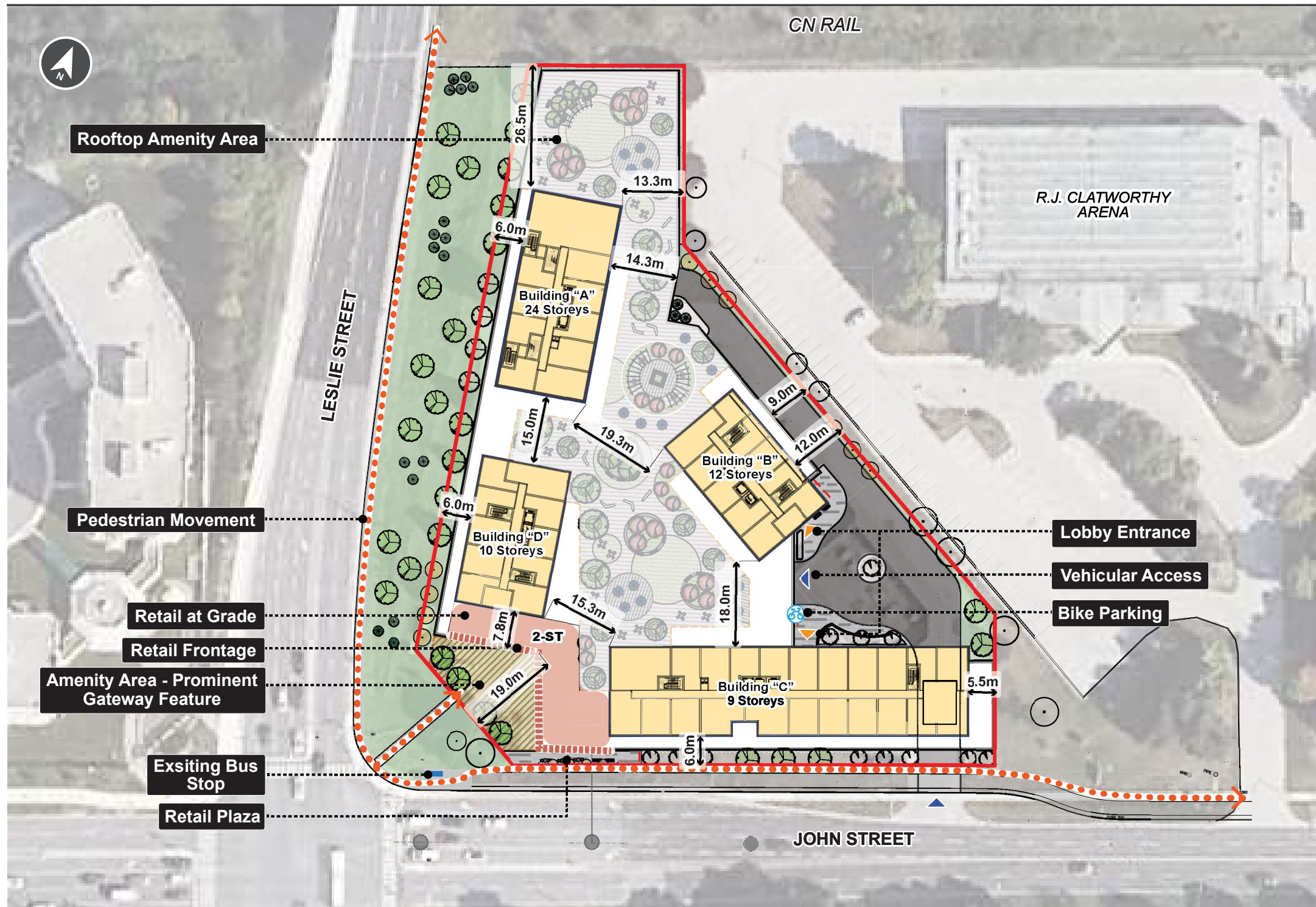
➔ **Bicycle Parking – 236 spaces**

➔ **Total Landscaped Area – 1,060 m²**

➔ **Density – 3.89 FSI**

Site Plan - Prepared by Graziani + Corazza Architects

REVISED DEVELOPMENT STRATEGY: SITE ORGANIZATION



LEGEND

- The Site
- Proposal - Upper Buildings
- At-grade Retail
- At-grade Amenity Area
- ▲ Lobby Entrances
- ▲ Vehicular Access
- Retail Frontage
- Pedestrian Movement
- Ⓚ Bike Parking
- #.#m Setback & Separation Distances

BUILDING MASSING



↑ Streetview looking South - Provided by Graziani + Corazza Architects

Site Organization Plan (Landscape Plan - Prepared by Primont) - Annotated by Weston Consulting

REVISED DEVELOPMENT STRATEGY: BUILT FORM & PUBLIC REALM



LEGEND

- Proposal - Upper Buildings
- Proposal - Base Building
- Vehicular Access from John Street
- At-grade Retail
- Pedestrian Movement along Frontage
- Gateway Feature (Retail Frontage & Amenity Area)

ABOVE GRADE DIAGRAM



Streetview looking North (Massing provided by Graziani + Corazza Architects) - Annotated by Weston Consulting

PURPOSE OF APPLICATIONS

OFFICIAL PLAN AMENDMENT

- ➔ Maintain the existing designation of *Mixed Use Mid Rise*
- ➔ Establish site-specific policies to permit the proposed development
- ➔ Site-specific policies include:
 - Maximum height
 - Maximum density

ZONING BY-LAW AMENDMENT

- ➔ Rezone the site from *Local Community Commercial Zone (LCC)* to *Neighbourhood Commercial (NC2)*
- ➔ Establish site-specific standards to facilitate the standards development
- ➔ Site-specific standards include:
 - Permitted uses
 - Height
 - Lot area
 - Front and rear yard setbacks
 - Landscape areas
 - Lot coverage
 - Non-residential GFA
 - Amenity areas
 - Parking rates
 - Bicycle parking spaces

SUPPORTING DOCUMENTATION

- ➔ Architectural Drawing Package
- ➔ Functional Servicing Report
- ➔ Landscape Plans
- ➔ Wind Study
- ➔ Transportation Impact Study



Streetview looking South - Provided by Graziani + Corazza Architects

NEXT STEPS



Receive comments and feedback provided by City staff, agencies and the public



Review and discuss comments with project team



Implement comments/feedback where feasible



Resubmit application to the City of Markham

THANK YOU!
QUESTIONS?

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