



Development Services Commission  
**PUBLIC MEETING INFORMATION  
REPORT**

<b>Date:</b>	Tuesday, March 18, 2025		
<b>Application Type:</b>	Zoning By-law Amendment (the "Application")		
<b>Owner:</b>	Ruland Properties Inc. (the "Owner")		
<b>Agent:</b>	The Remington Group		
<b>Proposal:</b>	A three-phased, mixed-use, high-rise development consisting of five towers of varying heights, 2,139 residential units, 2,848 m <sup>2</sup> (30,656 ft <sup>2</sup> ) of retail space, and 7,239 m <sup>2</sup> (77,920 ft <sup>2</sup> ) of indoor and outdoor amenity space (the "Proposed Development")		
<b>Location:</b>	Vacant lands located on the northwest corner of Verdale Crossing and Birchmount Road, in Markham Centre (the "Subject Lands")		
<b>File Number:</b>	PLAN 24 197692	<b>Ward:</b>	3
<b>Prepared By:</b>	Melissa Leung, RPP MCIP, ext. 2392, Senior Planner, Central Planning District		
<b>Reviewed By:</b>	Sabrina Bordone, MCIP, RPP Manager, Central	Stephen Lue, MCIP, RPP Senior Manager, Development	

## PURPOSE

This preliminary information pertains to the Application submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff's opinion or recommendation.

## PROCESS TO DATE

Staff initially received an incomplete Application on December 5, 2024. The Application was deemed complete when the outstanding material was submitted on January 27, 2025. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on April 27, 2025.

## NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee ("DSC")
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment
- Submission of future application(s) for Site Plan Approval and Draft Plan of Condominium.

## BACKGROUND

### Subject Lands and Area Context

The 2.59 ha (6.40 ac) Subject Lands are currently vacant, as shown on Figures 1 to 3. Figure 2 shows the surrounding land uses.

**Table 1 summarizes the Owner's Proposed Development, as shown in Figures 4 and 5**

<b>Table 1: the Proposed Development</b>			
	<b>Building A (Phase 1)</b>	<b>Building B (Phase 2)</b>	<b>Building C (Phase 3)</b>
<b>Building Height (storeys)</b>	<b>Tower A:</b> 28 (podium: 5 to 8)	<b>Towers B1 and B2:</b> 15 and 32 (podium: 6 to 8)	<b>Towers C1 and C2:</b> 41 and 32 (podium: 2 to 8)
<b>Residential Gross Floor Area:</b>	38,014 m <sup>2</sup> (409,179 ft <sup>2</sup> )	53,982 m <sup>2</sup> (581,057 ft <sup>2</sup> )	64,533 m <sup>2</sup> (694,627 ft <sup>2</sup> )
<b>Retail GFA:</b>	2,848 m <sup>2</sup> (30,656 ft <sup>2</sup> )	N/A	N/A
<b>Dwelling Units:</b>	501	739	899
<b>Parking Spaces:</b>	<b>Residential:</b> 420 <b>Visitor and Retail:</b> 20 (2 levels of below-grade parking)	<b>Residential:</b> 598 <b>Visitor:</b> 310 (2 levels of below-grade and 6 levels of above-grade parking)	<b>Residential:</b> 467 (2 levels of below-grade parking)
<b>Amenity Area:</b>	<b>Interior:</b> 1,037 m <sup>2</sup> (11,162 ft <sup>2</sup> ) <b>Exterior:</b> 930 m <sup>2</sup> (10,010ft <sup>2</sup> ) <b>Total:</b> 1,902 m <sup>2</sup> (20,473ft <sup>2</sup> )	<b>Interior:</b> 878 m <sup>2</sup> (9,451ft <sup>2</sup> ) <b>Exterior:</b> 1,713 m <sup>2</sup> (18,439 ft <sup>2</sup> ) <b>Total:</b> 2,591 m <sup>2</sup> (27,889ft <sup>2</sup> )	<b>Interior:</b> 1,907 m <sup>2</sup> (20,527 ft <sup>2</sup> ) <b>Exterior:</b> 774 m <sup>2</sup> (8,331ft <sup>2</sup> ) <b>Total:</b> 2,681 m <sup>2</sup> (28,858ft <sup>2</sup> )
<b>Density</b>	6.14 Floor Space Index ("FSI")		

***The Proposed Development conforms to Markham Centre Secondary Plan ("OPA 21"), as amended by the 2006 Downtown Markham Precinct Plan (the "2006 Precinct Plan") and the emerging Markham Centre Secondary Plan Update ("MCSP Update")***

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 Official Plan, as amended by the Markham Centre Secondary Plan ("OPA 21"), shall apply to the Subject Lands. Section 3.3.2 of OPA 21 further states that modifications and changes relative to the Precinct Plans may be reflected in development approvals without formal amendments to the Precinct Plans or to the Secondary Plan.

<b>Table 2: Official Plan Information</b>		
	<b>OPA 21</b>	<b>Draft MCSP Update (July 3, 2024)</b>
Current Designation:	Community Amenity Area – General	Mixed Use High Rise
Permitted uses:	Mix of residential, commercial, employment and community uses	Heights of 25 to 30 storeys 5 to 6 FSI
Proposal:	The Proposed Development conforms to the general intent of OPA 21 and the emerging MCSP Update	

***A Zoning By-law Amendment application is required to permit the Proposed Development***

The Proposed Development is subject to the Markham Centre Zoning By-law 2004-196, as amended, as shown in Figure 3.

<b>Table 3: Zoning By-law Amendment Information</b>	
Current Zone:	“Markham Centre Downtown Three – Hold” (MC-D3 H1) and “Markham Centre Downtown Two – Hold” (MC-D2 H1-H2) (MC-D2 H1-H2 H5)
Permissions:	The MC-D3 Zone permits residential buildings with a maximum height of 15 m and the MC-D2 Zone permits mixed-use residential buildings with a minimum height of 12 m and a maximum height of 31 m.
2024-19 Zone:	N/A
Proposal:	The Owner proposes to amend the Zoning By-law to permit the Proposed Development and to incorporate site-specific development standards including, but not limited to, setbacks and heights.

***Staff identified the following preliminary list of matters that will be assessed through the review of the Application, including other matters and issues, and addressed in a future Recommendation Report to the DSC***

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
  - i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging MCSP Update.
  
- b) Community Benefits Charges (“CBC”) By-law**
  - i) The Application will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.

**c) Parkland Dedication and Other Financial Contributions**

- i) The Application will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.

**d) Affordable Housing**

- i) The Application will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.
- ii) Incorporating appropriate affordable housing, purpose built rental, secondary suites, seniors housing, and family friendly units.

**e) Allocation and Servicing**

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Application is approved. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

**f) Review of the Proposed Development will include, but not limited to, the following:**

- i) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis, wind analysis, and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for the retail and residential uses.
- v) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

**g) Sustainable Development**

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

**h) External Agency Review**

i) The Application must be reviewed by York Region and the Toronto and Region Conservation Authority (TRCA), and any applicable requirements must be incorporated into the Proposed Development.

**i) Required Future Applications**

i) The Owner must submit applications for Site Plan and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the standard condominium tenure of the building.

**Accompanying Figures:**

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Axonometric View

# Figure 1

## Location Map

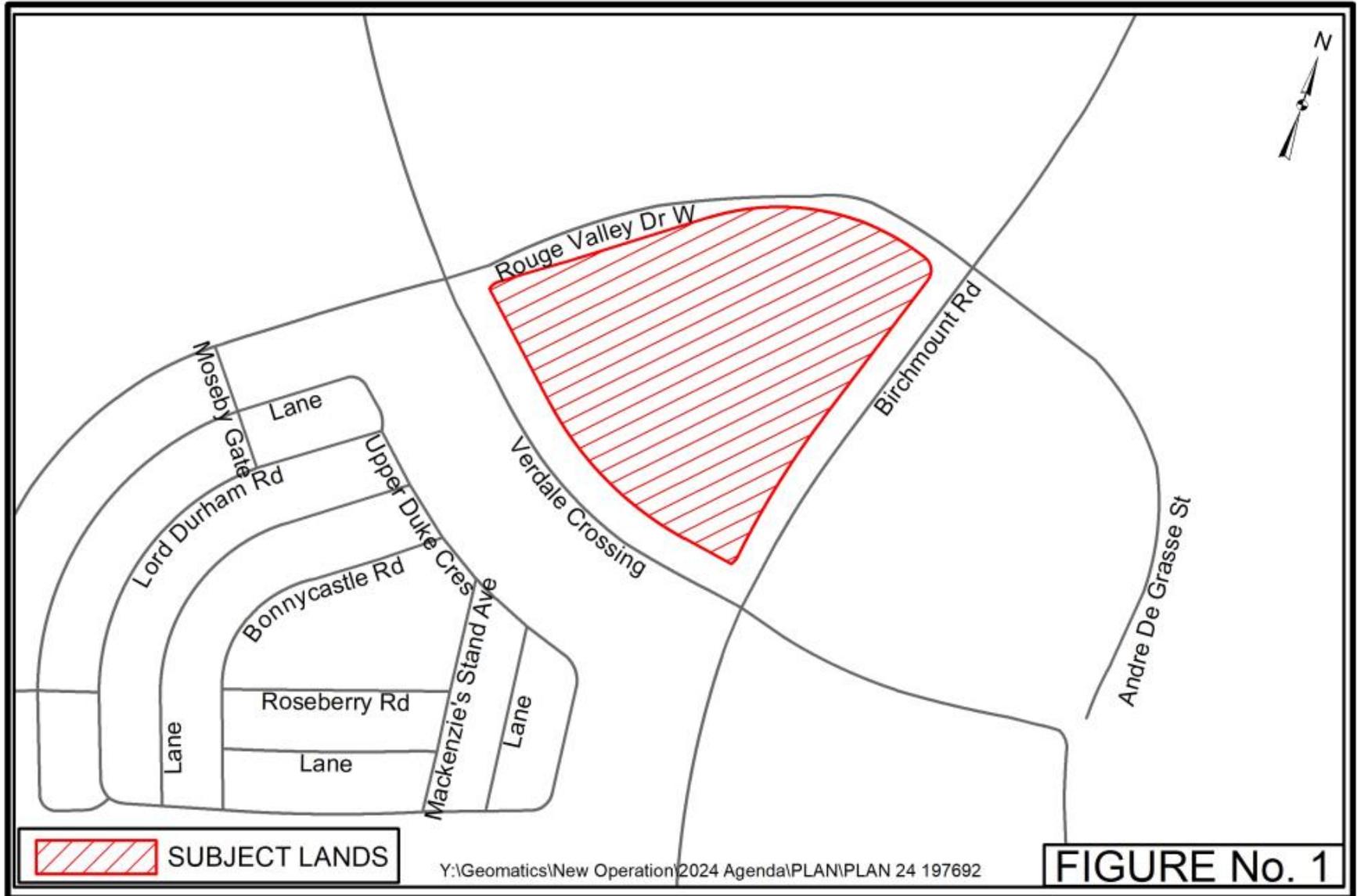


FIGURE No. 1

# Figure 2

## Aerial Photo



**Figure 3**

**Area Context and Zoning**

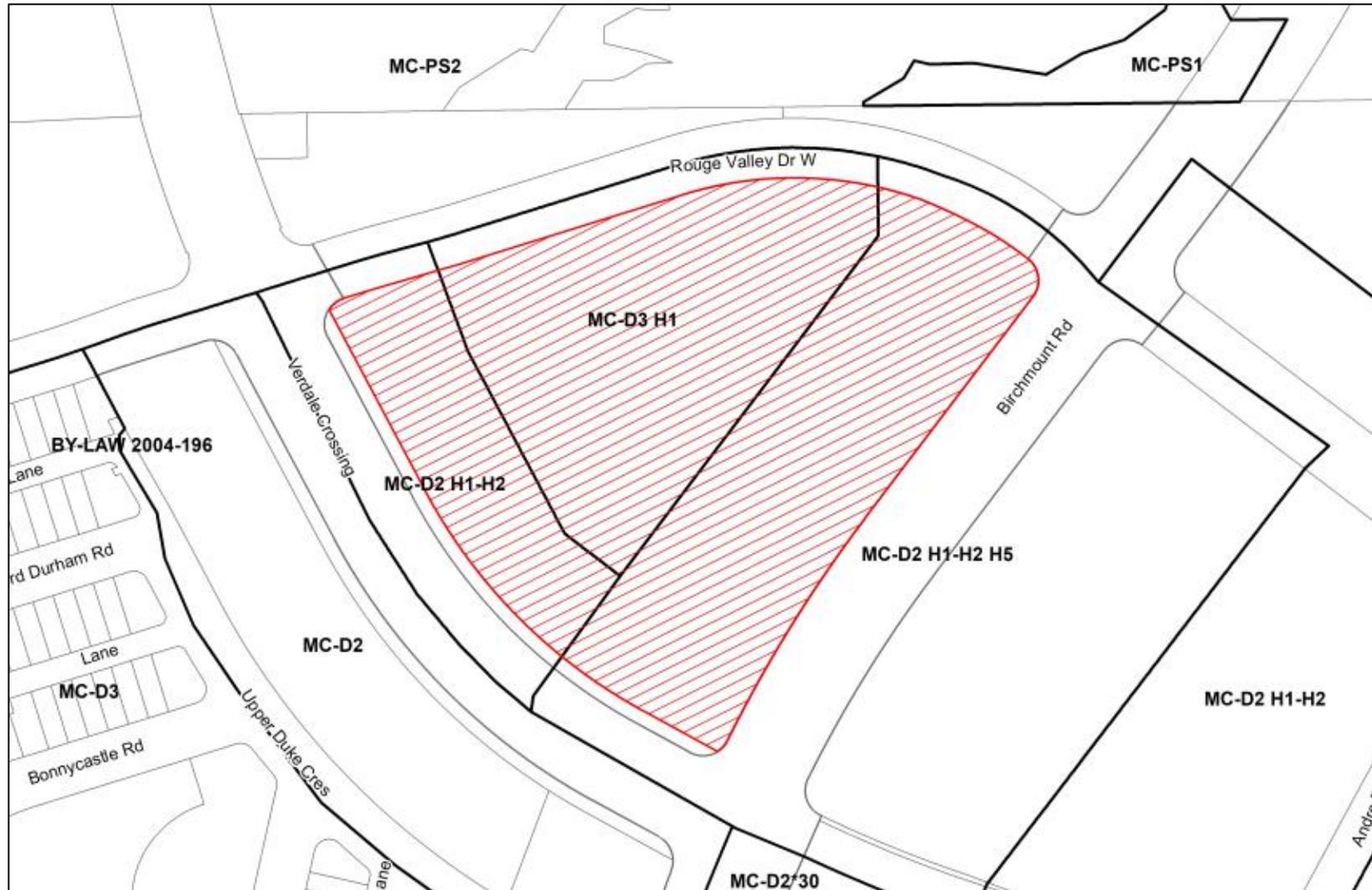
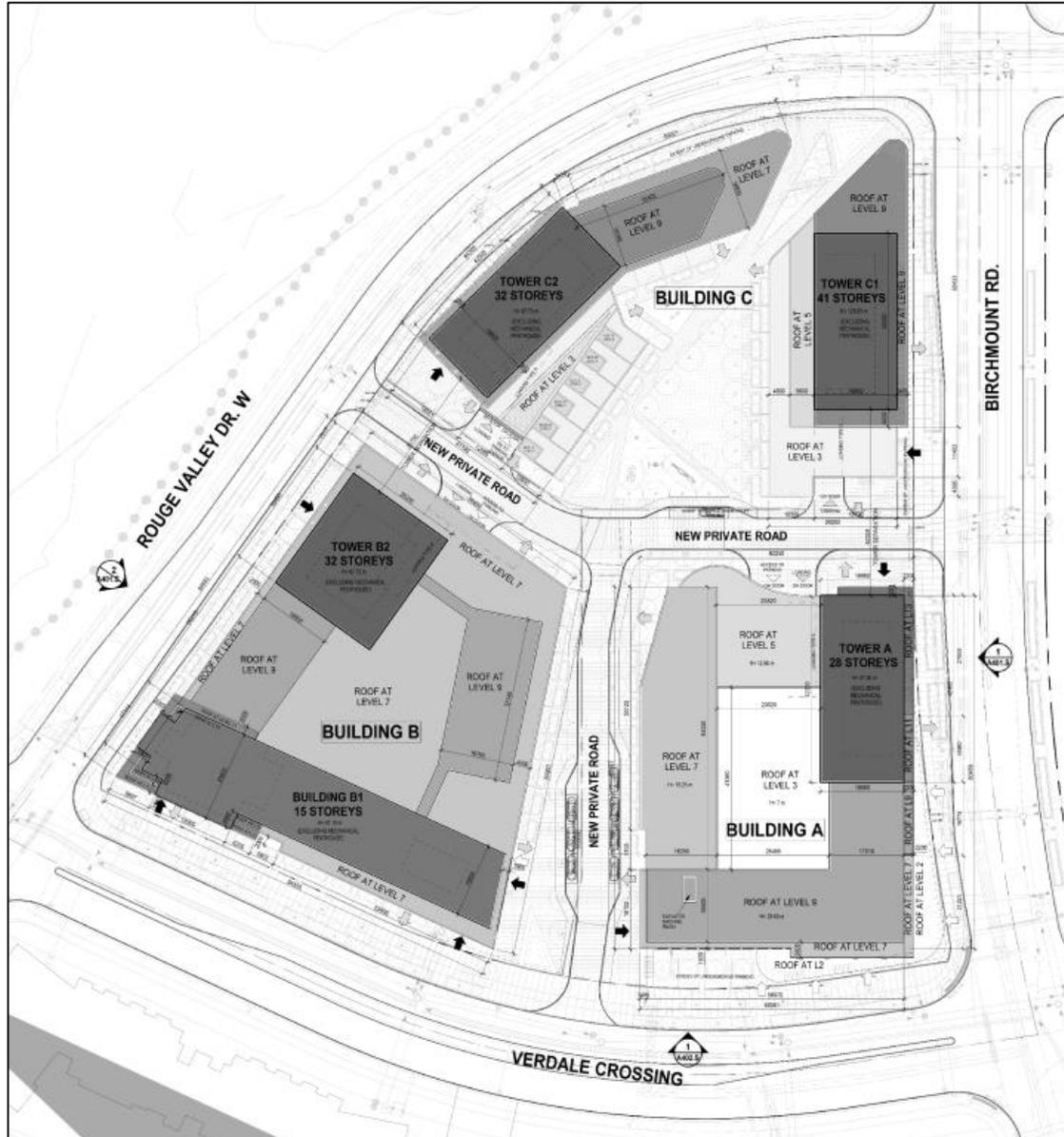


Figure 4

# Conceptual Site Plan



**Figure 5**

**Conceptual Axonometric View**

