



# Statutory Public Meeting

ZONING BY-LAW AMENDMENT

4201 Highway 7 Inc. (Rouge View LP, c/o Nord Hub Canada Inc. –  
Metropole Developments Inc.) c/o Bousfields Inc.

4201 and 4217 Highway 7 in Markham Centre (Ward 3)

File PLAN 24 185627

**March 18, 2025**



- 3.31 ha (8.19 ac) overall
  - Only northern 0.89 ha (2.20 ac) portion to be developed
- Existing detached dwellings

**North:** existing residential (townhouses)

**East:** existing commercial plaza

**South:** Valley Lands

**West:** detached dwelling, vacant lands, and daycare



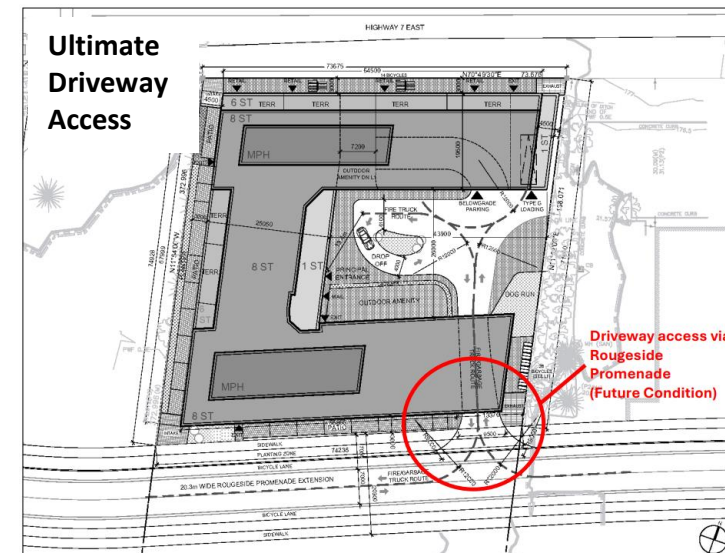
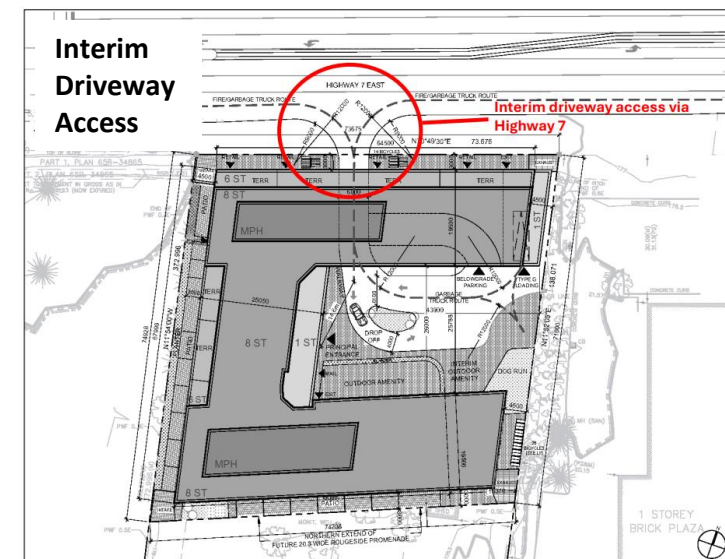
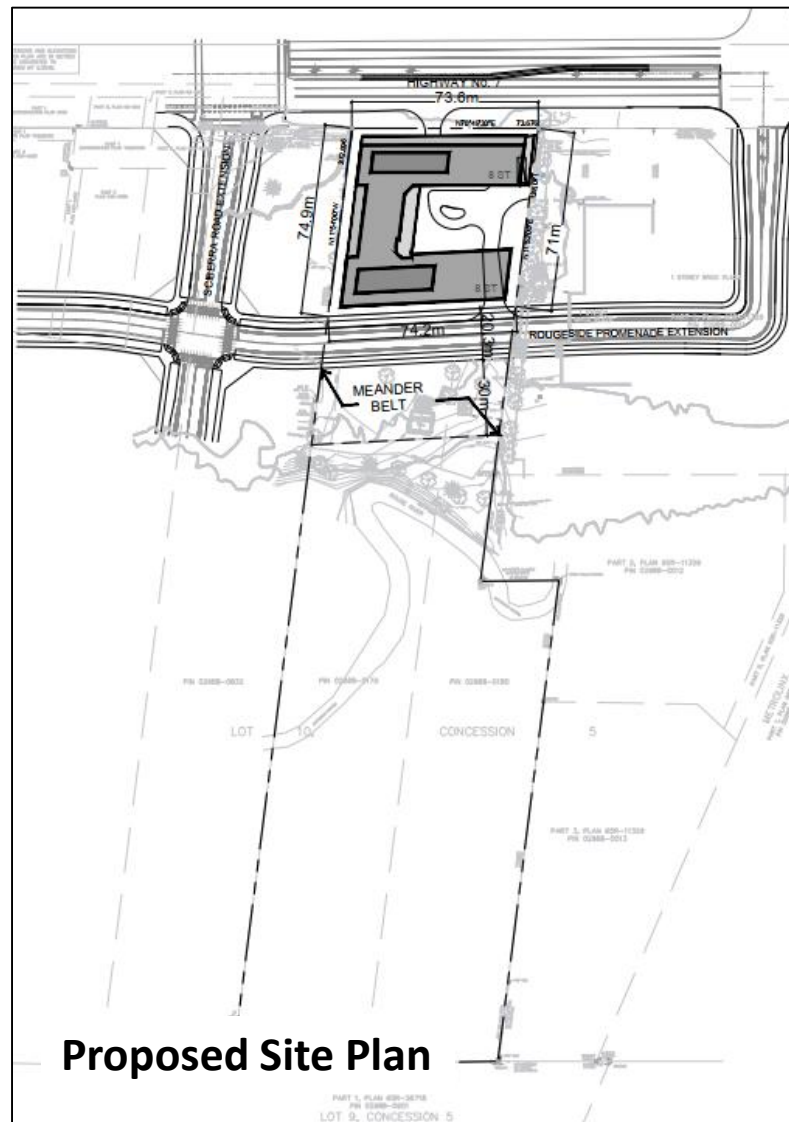


# The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

- 8 storey mixed-use building
- 369 units
- 450 m<sup>2</sup> (4,844 ft<sup>2</sup>) retail
- 340 parking spaces
- 3 FSI
  
- Access to the Proposed Development:
  - From Highway 7 (Interim)
  - From RougeSide Promenade (Ultimate)





## OPA 21:

- “Community Amenity Area – General”

## Emerging MCSP:

- “Mixed Use Mid Rise”
- Max. 8 storeys
- Max. 3 FSI

## Special Policy Area:

- No intensification beyond existing OP land use permissions

Until Council adopts the updated secondary plan, OPA 21 remains in effect.

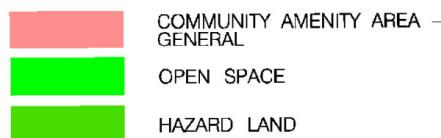
**The Proposed Development conforms to the 1987 OP, OPA 21, and emerging MCSP**



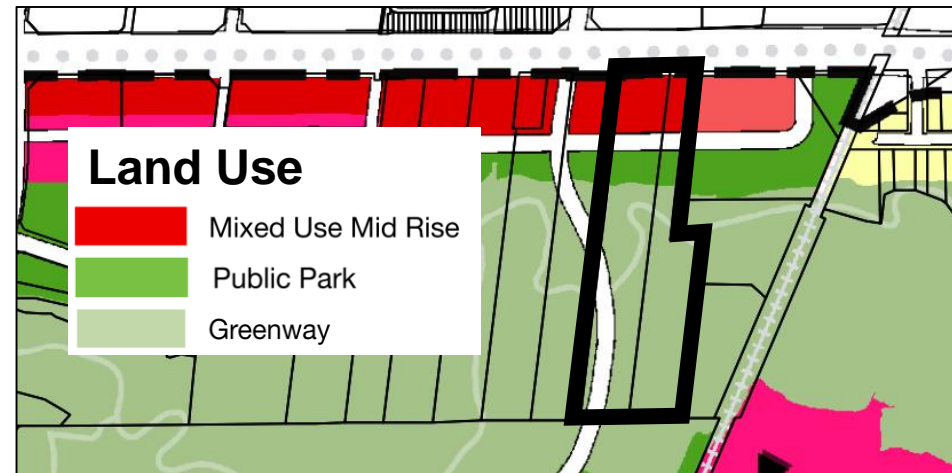
### OPA 21



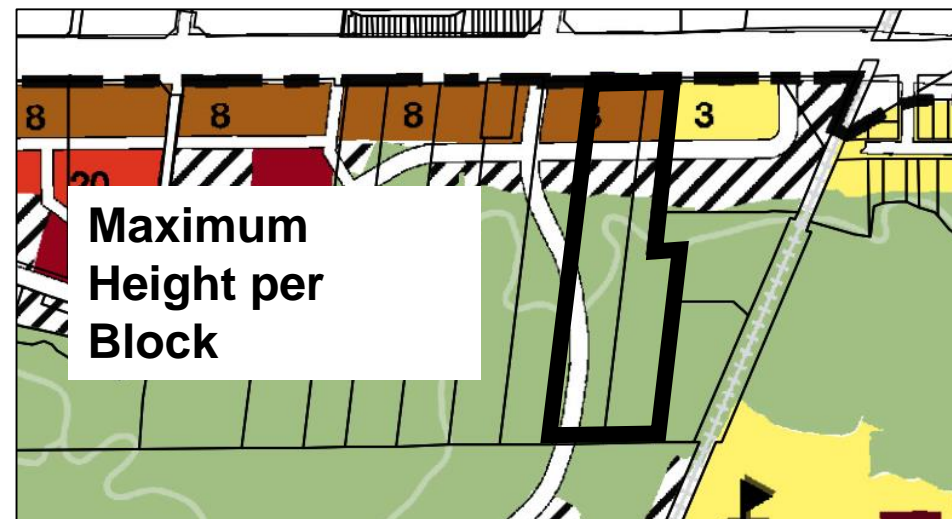
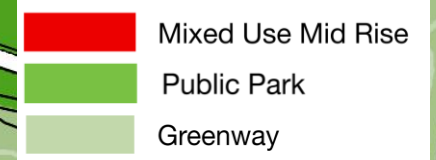
### Land Use



### Emerging MCSP (July 2024 Concept)



### Land Use



### Maximum Height per Block



# Required Zoning Amendment

Strategic Plan 2020-2026

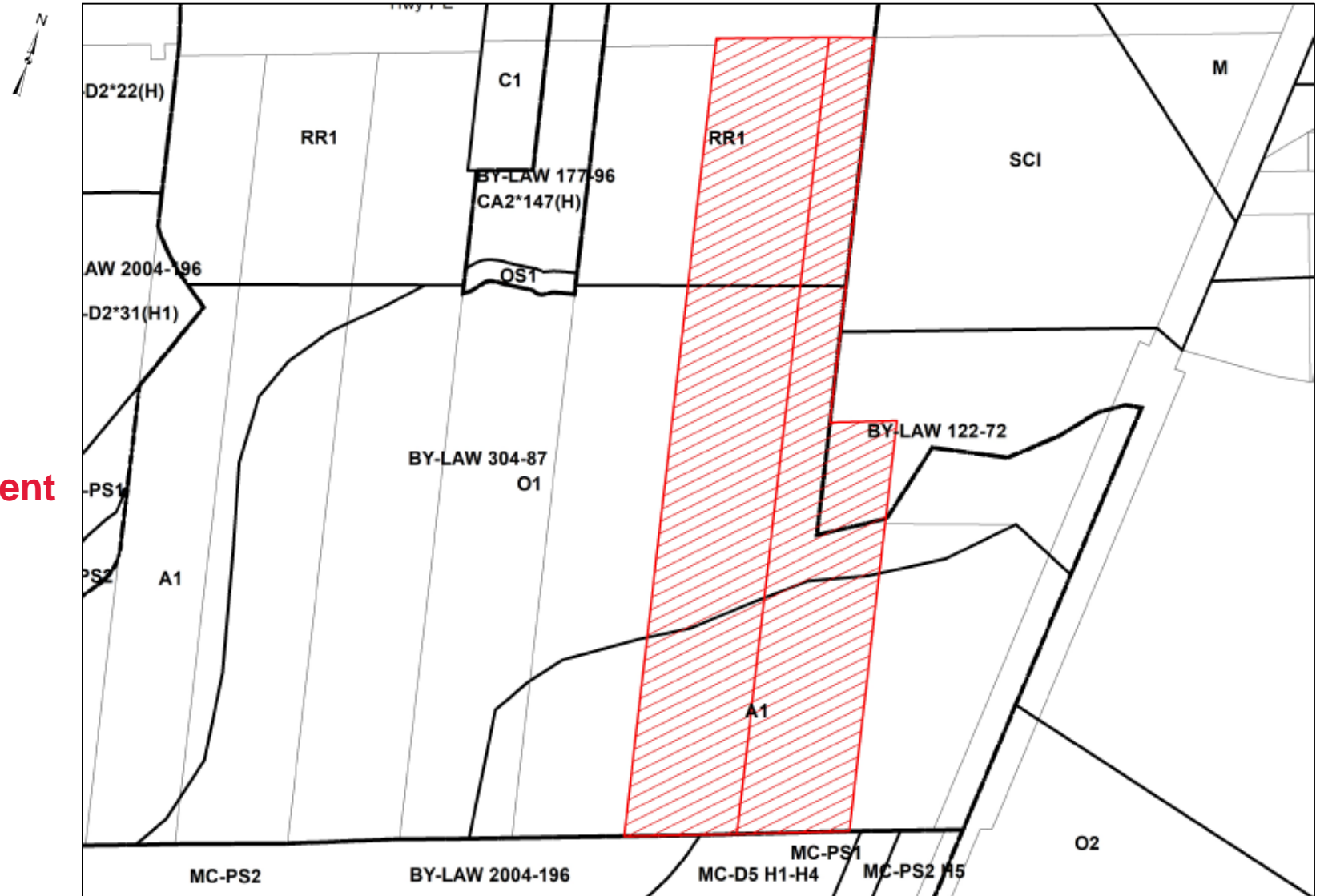
Building Markham's Future Together

## RR1 Zone

- restricted to single detached dwelling

## The Owner submitted an amendment to permit the following:

- an apartment building use
- retail use
- setbacks
- height
- parking rate
- maximum number of units





## 1. Staff will continue to review the Proposal

- In the existing policy framework context, with regard for the Markham Centre Secondary Plan Update Study
- Review the technical studies submitted in support of the Proposal, having regard for matters including, but not limited to, surrounding land uses, sun and shadow analysis, wind analysis, and municipal servicing
- Traffic impacts, road network, access, and transportation demand management (York Region approval)
- Floodplain analysis, Meander Belt Width Analysis, Wetland Risk Assessment, and Environmental Impact Study (TRCA approval)

## 2. Committee may refer the applications back to Staff

- Staff to prepare a Recommendation Report for a future DSC, **OR**
- Committee may approve the Zoning By-law, and that the draft instrument be finalized and brought to a future Council meeting for enactment without further notice

## 3. Applicant will provide a detailed presentation on the Proposal



**Thank you!**