



5933 14th Avenue

Proposed Purpose Built Rental
Housing Development

PLAN 24 198977

PLAN 24 198982

Neamsby Investments Inc.
The Remington Group



City of Markham
Development Services Public Meeting
February 4, 2025

The Remington Group
7501 Keele Street, Suite 100
Vaughan, ON L4K 1Y2



Context Plan



Buildings A and B

Height

- Building A: 9 Storeys 30.0m from established grade
- Building B: 11 Storeys 36.0m from established grade

658 Total Purpose Built Rental Units

- 624 Apartment Units
- 34 Townhouse Units

Unit Types

- 1 Bedroom: **146** (23%)
- 1 Bedroom + Den : **126** (20%)
- 2 Bedroom: **240** (38%)
- 2 Bedroom + Den: **112** (18%)

Townhouses

- 3 Bedroom: **34** (100%)

718 Parking Spaces Provided (1.09)

- 619 Resident Parking Spaces (0.94)
- 99 Visitor Parking Spaces (0.15)
- **374 Bicycle Lockers**

Floor Area

- 553,000 sf of Residential Gross Floor Area
- 27,000 sf of outdoor/indoor amenity space

Building C

Height

- Building C: 8 Storeys 27.0m from established grade

161 Total Purpose Built Rental Units

Unit Types

- 1 Bedroom: **102** (63%)
- 2 Bedroom: **44** (28%)
- 3 Bedroom: **15** (9%)

161 Parking Spaces Provided (1.0)

- 136 Resident Parking Spaces (0.85)
- 25 Visitor Parking Spaces (0.15)

Floor Area

- 142,000 sf of Residential Gross Floor Area
- 8,800 sf of outdoor/indoor amenity space

FSI of the combined development is 1.72

Supporting Studies

- Planning Justification Report
- Urban Design Brief
- Transportation Impact Study
- Preliminary Stationary Noise Assessment
- Pedestrian Wind Assessment
- Functional Servicing And Stormwater Management Report
- Sun & Shadow Analysis

Policy Review

- Provincial Planning Statement (PPS) 2024
- Region of York Official Plan 2022
- City of Markham Official Plan 2014 (2018 Consolidation)
- City of Markham Zoning By-Law (2024-19)

Policy - PPS

Affordable housing

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

a) establishing and implementing minimum targets for the provision of housing that is affordable to low and moderate-income households and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options, including affordable housing needs;

Policy - PPS

Complete Communities

2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter-and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.

2.4.1.3c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;

Policy - PPS

Housing for all

2.2.1 Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected needs of current and future residents of the regional market area by:

b) permitting and facilitating:

1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
2. all types of residential intensification, including the development and redevelopment of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new housing options within previously developed areas, and redevelopment, which results in a net increase in residential units in accordance with policy 2.3.1.3;

Thank you



Artist's Perspective



Artist's Perspective



Artist's Perspective



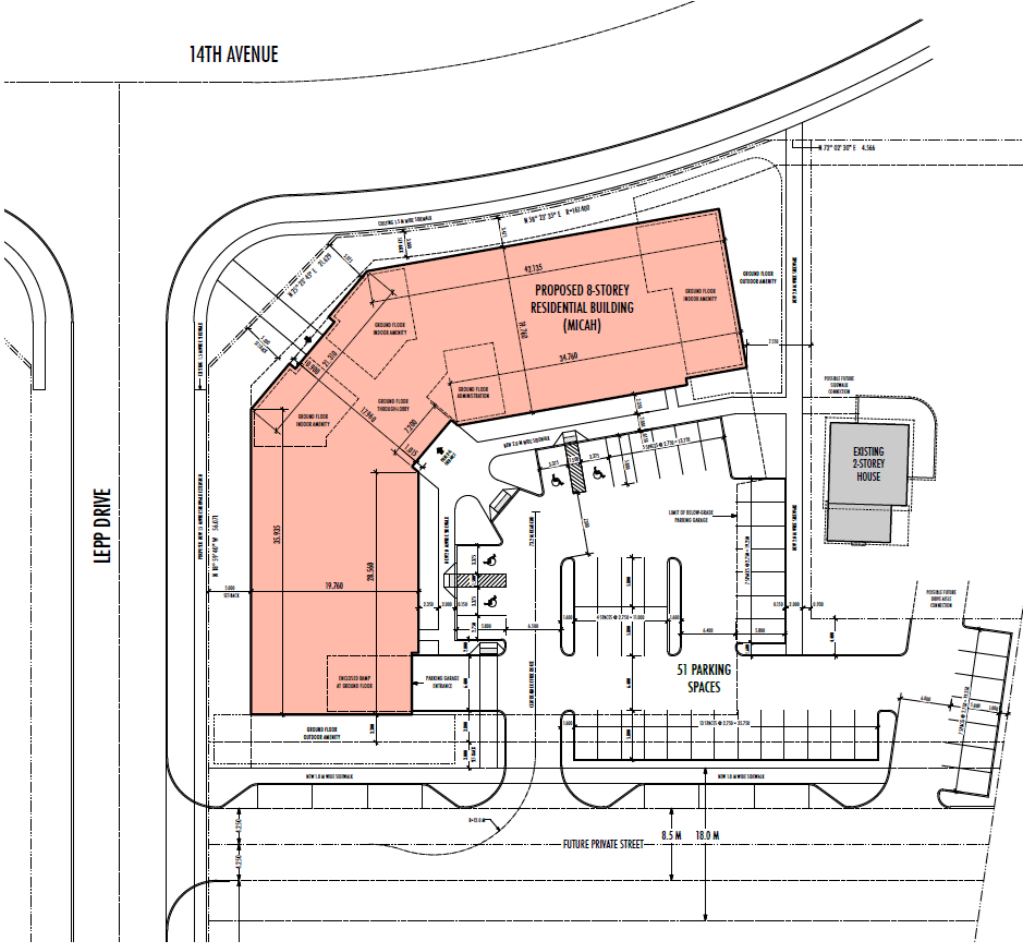
VIEW FROM NORTH-WEST

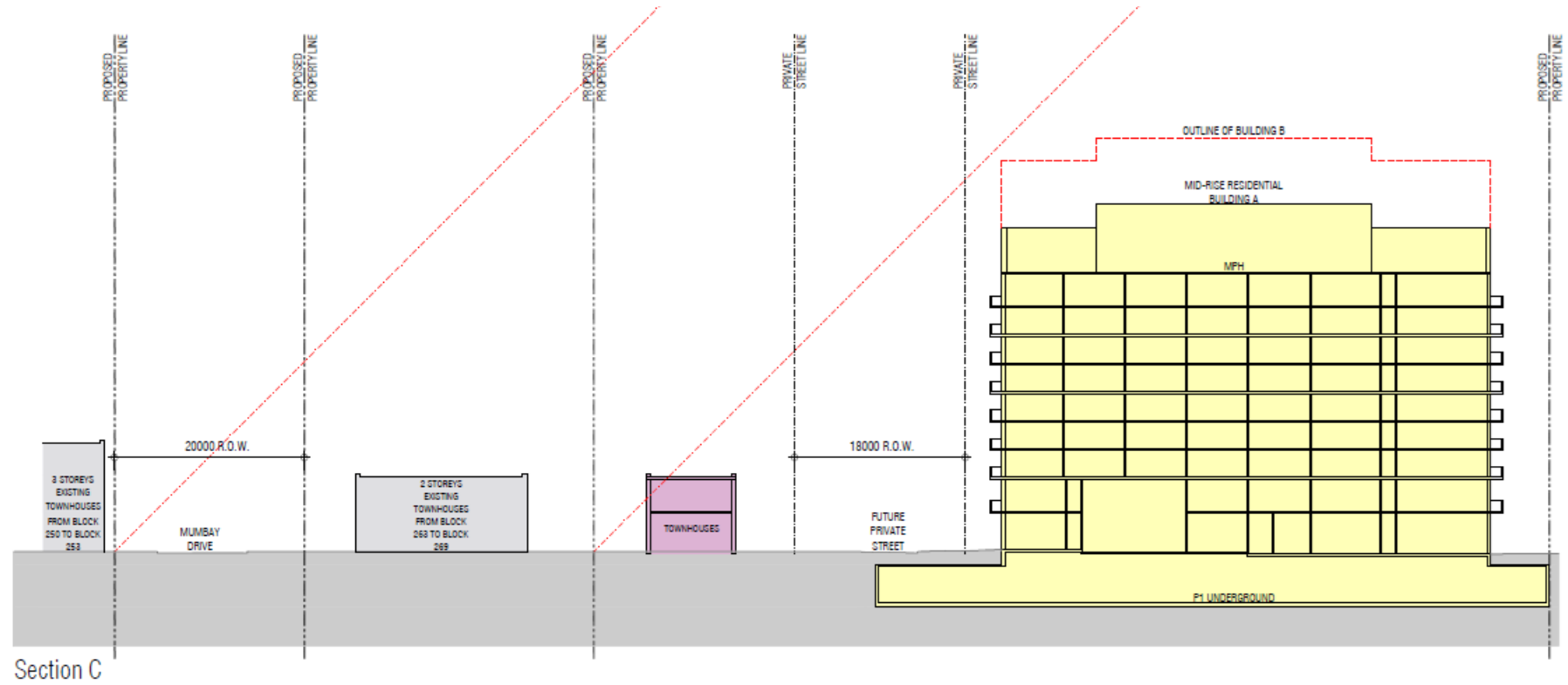


VIEW FROM NORTH



VIEW FROM WEST





SECTION C

• THE REMINGTON GROUP Inc. • 14th Avenue • 1765.20 • Jan. 24, 2025



MARCH 21st - 09:18 a.m.



MARCH 21st - 11:18 a.m.



MARCH 21st - 01:18 p.m.



MARCH 21st - 03:18 p.m.



MARCH 21st - 05:18 p.m.



JUNE 21st - 09:18 a.m.



JUNE 21st - 11:18 a.m.



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JUNE 21st - 05:18 p.m.



DECEMBER 21st - 09:18 a.m.



DECEMBER 21st - 11:18 a.m.



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Shadow Study