



Statutory Public Meeting

OFFICIAL PLAN AND ZONING BY-LAW APPLICATIONS

Neamsby Investments Inc.

5933 14th Avenue, Blocks 270 and 271 Plan 65M-4686 (Ward 7)

File PLAN 24 198977

February 4, 2025



Area Context

Strategic Plan 2020-2026

Building Markham's Future Together

- Two Blocks (3.76 ha or 9.3 ac)
- Mostly Vacant
- Existing Heritage Dwelling (George R Cowie House, 1925)

Surrounding Uses Include:

- Industrial, across 14th
- Residential
- Commercial
- Aaniin Community Centre and Park



 SUBJECT LANDS



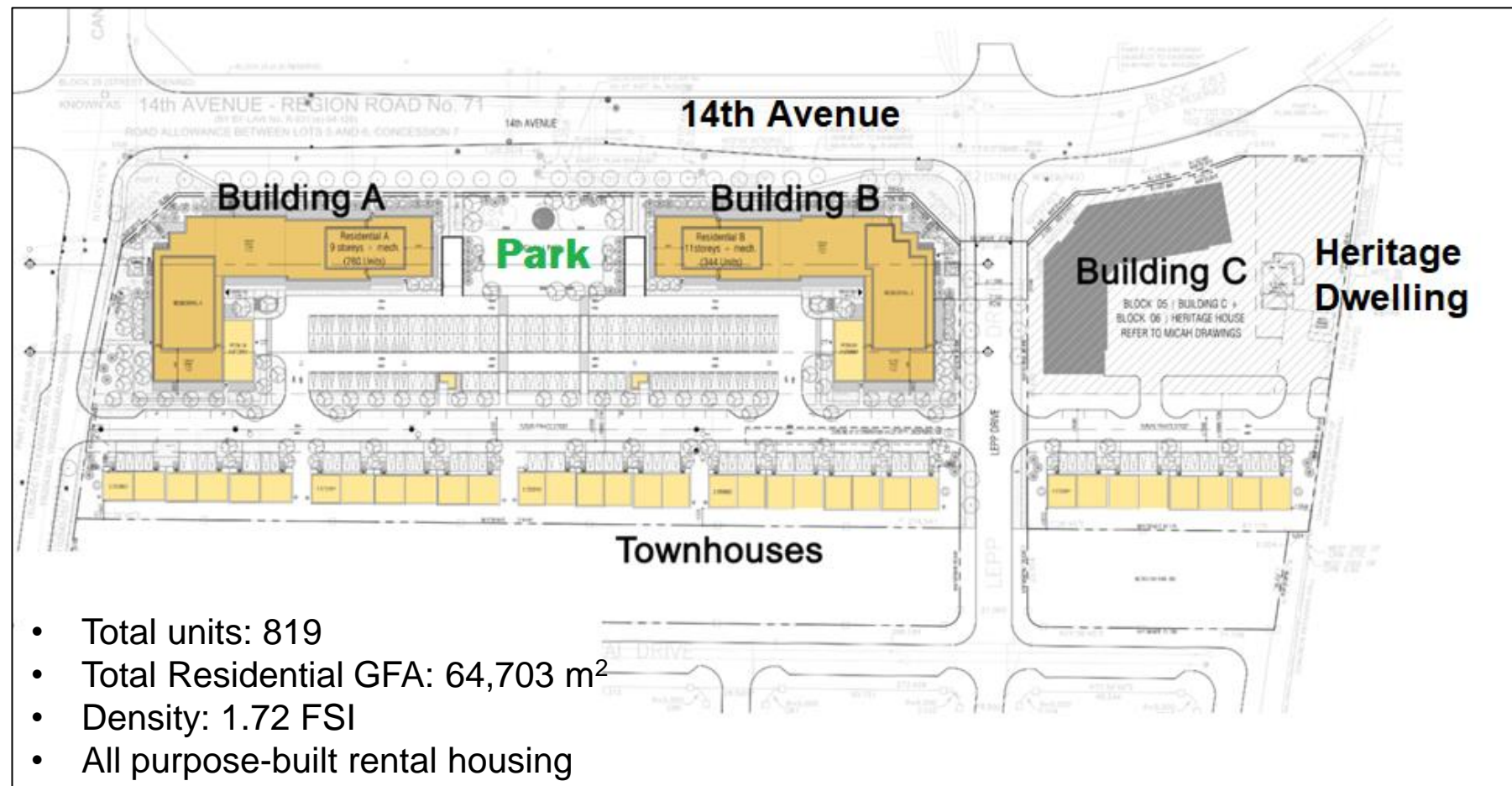
Apartment Buildings

- Three Apartment buildings
- Heights of 8, 9 and 11-storeys heights
- Total of 785 apartment units

Townhouse Buildings

- Five Townhouse Buildings
- Two-storeys in height
- Total of 34 Townhouse Units

- Preservation of Heritage Dwelling
- 0.15 ha (0.37 ac) public park





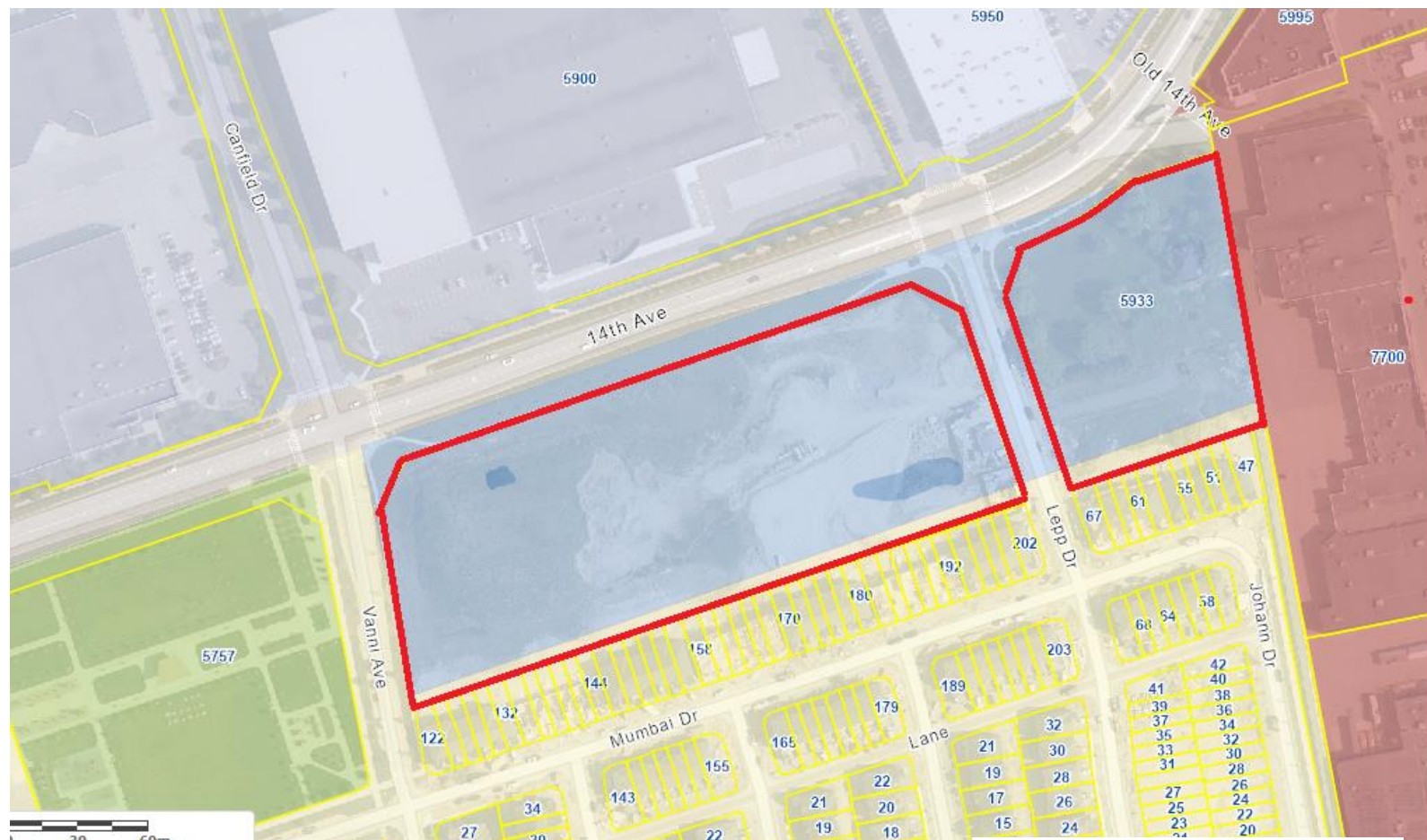
York Region 2022 Official Plan

“Community Area”: Permits commercial, institutional and residential uses

Markham 2014 Official Plan

“Service Employment”: Permits a range of commercial and light industrial land uses.

Proposal requires an Official Plan Amendment to redesignate the subject lands to “Residential High Rise”



 SUBJECT LANDS



Required Zoning Amendment

Strategic Plan 2020-2026

Building Markham's Future Together

“Business Corridor” Exceptions 590 and 591, By-law 177-96, as amended.

- permits a range of commercial and light industrial land uses

The Owner seeks to permit:

- Residential apartment buildings up to 11-storeys in height
- Townhouse Buildings
- New Public Park





Process to Date

1. Technical review of the applications
2. To date no major issues identified
3. Site Plan Application submitted (Apartment Buildings 'A' and 'B' and Townhouses)

Next Steps

1. Council decision on the applications is required by April 12, 2025
- 2A. Committee approves of the applications (Staff advances the instruments to a future Council Meeting); **OR**
- 2B. Committee refers to Staff (Recommendation Report at future Development Services Committee meeting)
3. Should the applications be approved, Staff will advance the Site Plan Application for approval
5. Future Major Heritage Permit may be required for any proposed works to Heritage Dwelling



Thank you