



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



Area Context

Strategic Plan 2020-2026

Building Markham's Future Together

- 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



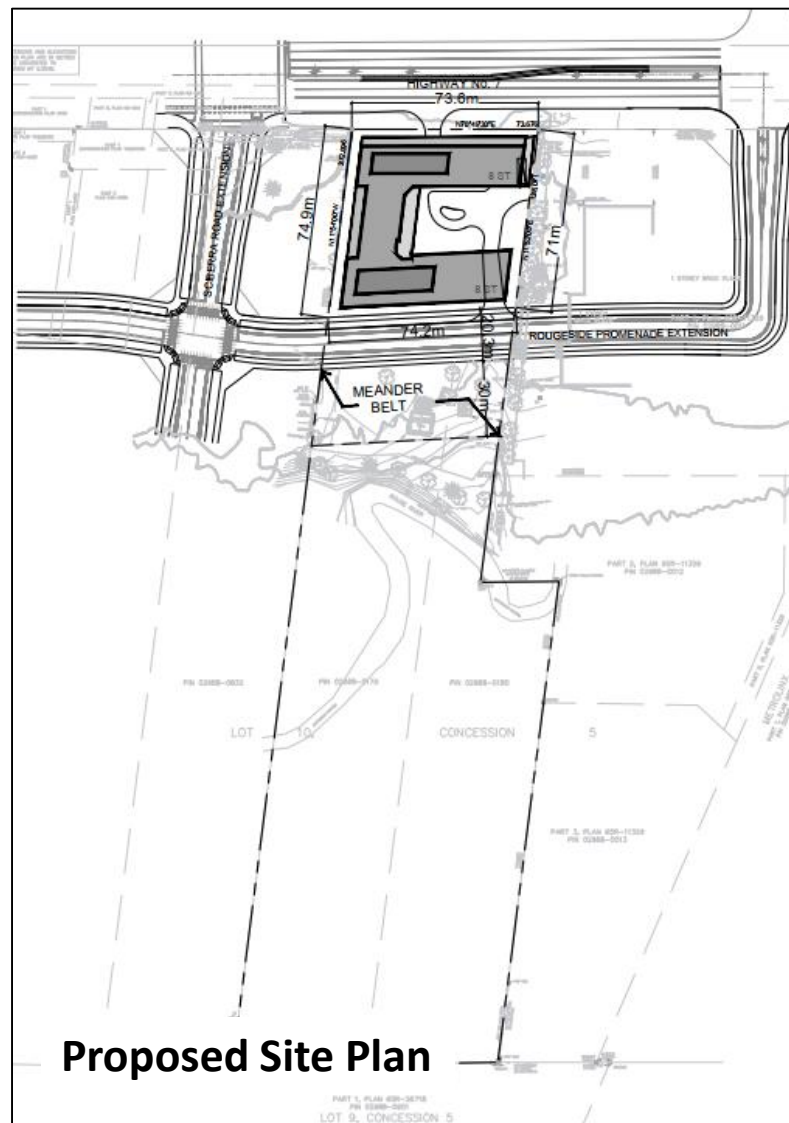


The Proposal

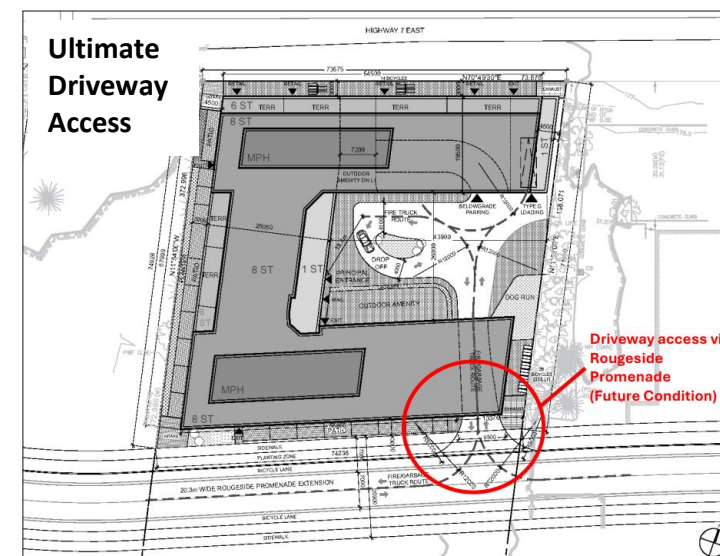
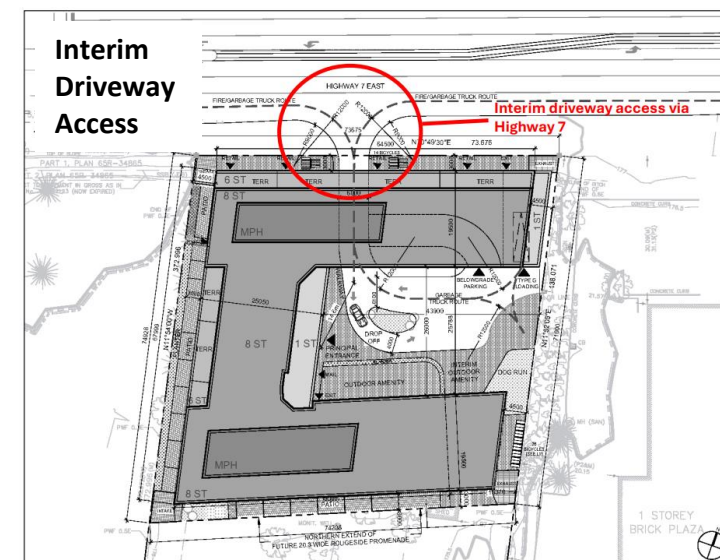
Strategic Plan 2020-2026

Building Markham's Future Together

- 8 storey mixed-use building
- 369 units
- 450 m² (4,844 ft²) retail
- 340 parking spaces
- 3 FSI
- Access to the Proposed Development:
 - From Highway 7 (Interim)
 - From RougeSide Promenade (Ultimate)



Proposed Site Plan





Official Plan and Emerging MCSP

Strategic Plan 2020-2026

Building Markham's Future Together

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

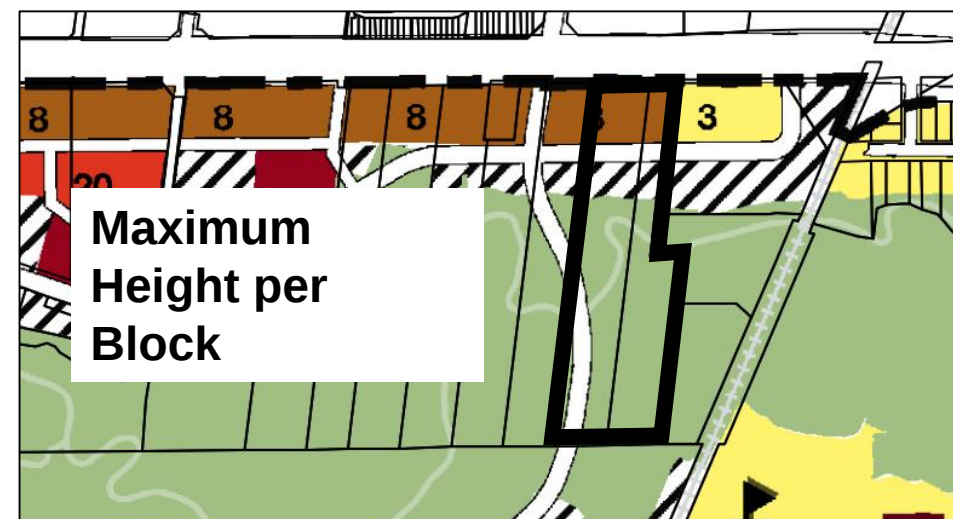
	COMMUNITY AMENITY AREA – GENERAL
	OPEN SPACE
	HAZARD LAND

Emerging MCSP (July 2024 Concept)



Land Use

	Mixed Use Mid Rise
	Public Park
	Greenway



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!