



Statutory Public Meeting

ZONING BY-LAW AMENDMENT

Ruland Properties Inc. c/o The Remington Group

Northwest corner of Verdale Crossing and Birchmount Road in Markham Centre (Ward 3)

File PLAN 24 197692

March 18, 2025



Area Context

Strategic Plan 2020-2026

Building Markham's Future Together

- 2.59 ha (6.40 ac)
- Currently vacant

North/Northwest: Valley Lands

East: Vacant Lands

South/Southwest: Residential
apartment (apartment and townhouses)



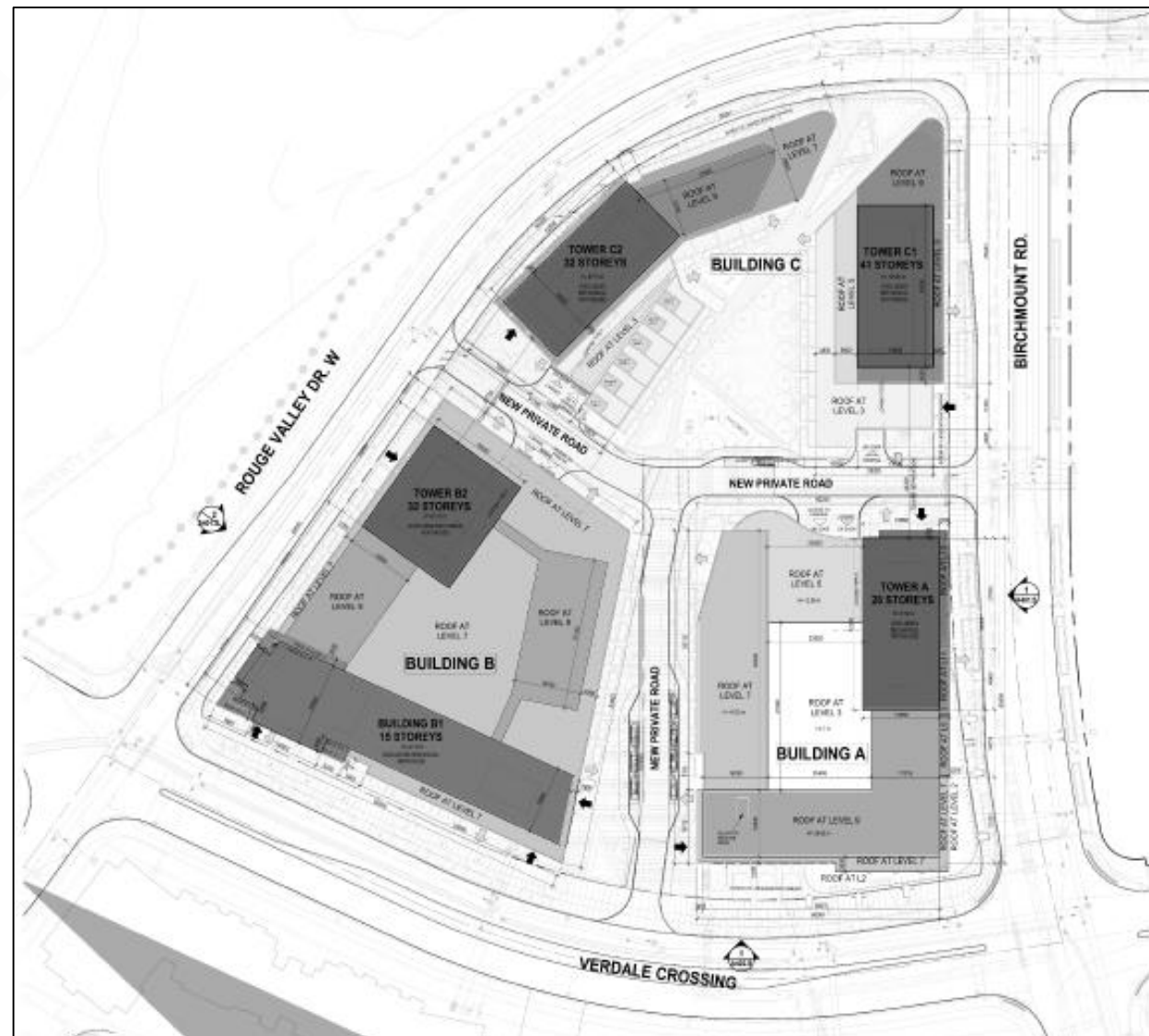


The Proposal

Strategic Plan 2020-2026

Building Markham's Future Together

	Phase 1 (Building A)	Phase 2 (Building B)	Phase 3 (Building C)
Height	28 storeys	15 and 32 storeys	41 and 32 storeys
Units	501	739	899
Parking	420 residential 20 visitor and retail	598 residential 310 visitor	467
Retail	2,848 m ² (30,656 ft ²)	-	-





Official Plan and Emerging MCSP

Strategic Plan 2020-2026

Building Markham's Future Together

OPA 21

- “Community Amenity Area – General”

2006 Precinct Plan

- OPA 21 permits modifications to the precinct plan without any formal amendments

Emerging MCSP

- Mixed Use High Rise
- 25 to 30 storeys

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

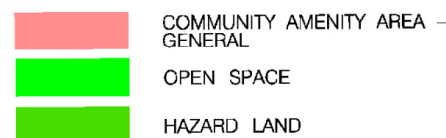
The Proposed Development conforms to OPA 21, the 2006 Precinct Plan and the emerging MCSP



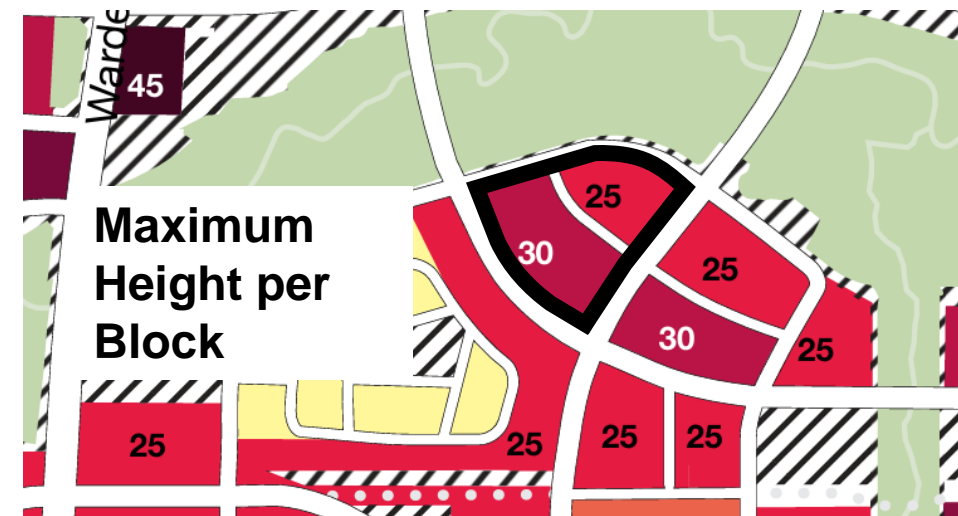
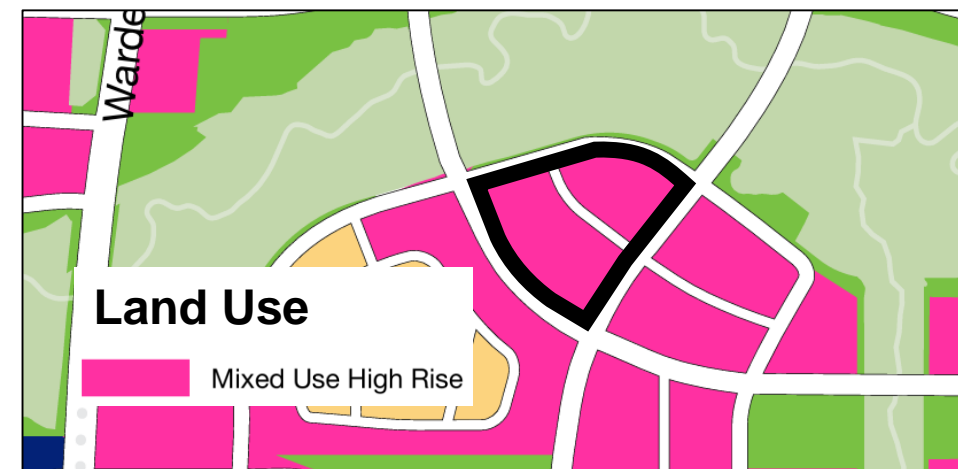
OPA 21



Land Use



Emerging MCSP (July 2024 Concept)





Required Zoning Amendment

Strategic Plan 2020-2026

Building Markham's Future Together

MC-D3

- “Markham Centre Downtown Three – Hold”
- Only permits residential uses
- Permits max. height of 15 m

MC-D2

- “Markham Centre Downtown Two – Hold”
- Permits residential and commercial uses
- Permits min. height of 12 m and max. height of 31 m

The Owner submitted an amendment to permit the following:

- an apartment building use
- retail use
- setbacks
- height
- 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
- Floodplain assessment (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!