

# AREA CONTEXT/ZONING

APPLICANT: 1685904 ONTARIO INC.  
4600 STEELES AVENUE EAST

FILE No: ZA06126186(SH)



DEVELOPMENT SERVICES COMMISSION

DATE: 03/29/07

FIGURE No.2

DRAWN BY: DD CHECKED BY: SH SCALE 1:



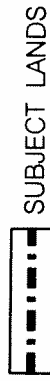
# AIR PHOTO 2005

APPLICANT: 1685904 ONTARIO INC.  
4600 STEELES AVENUE EAST

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DEVELOPMENT SERVICES COMMISSION

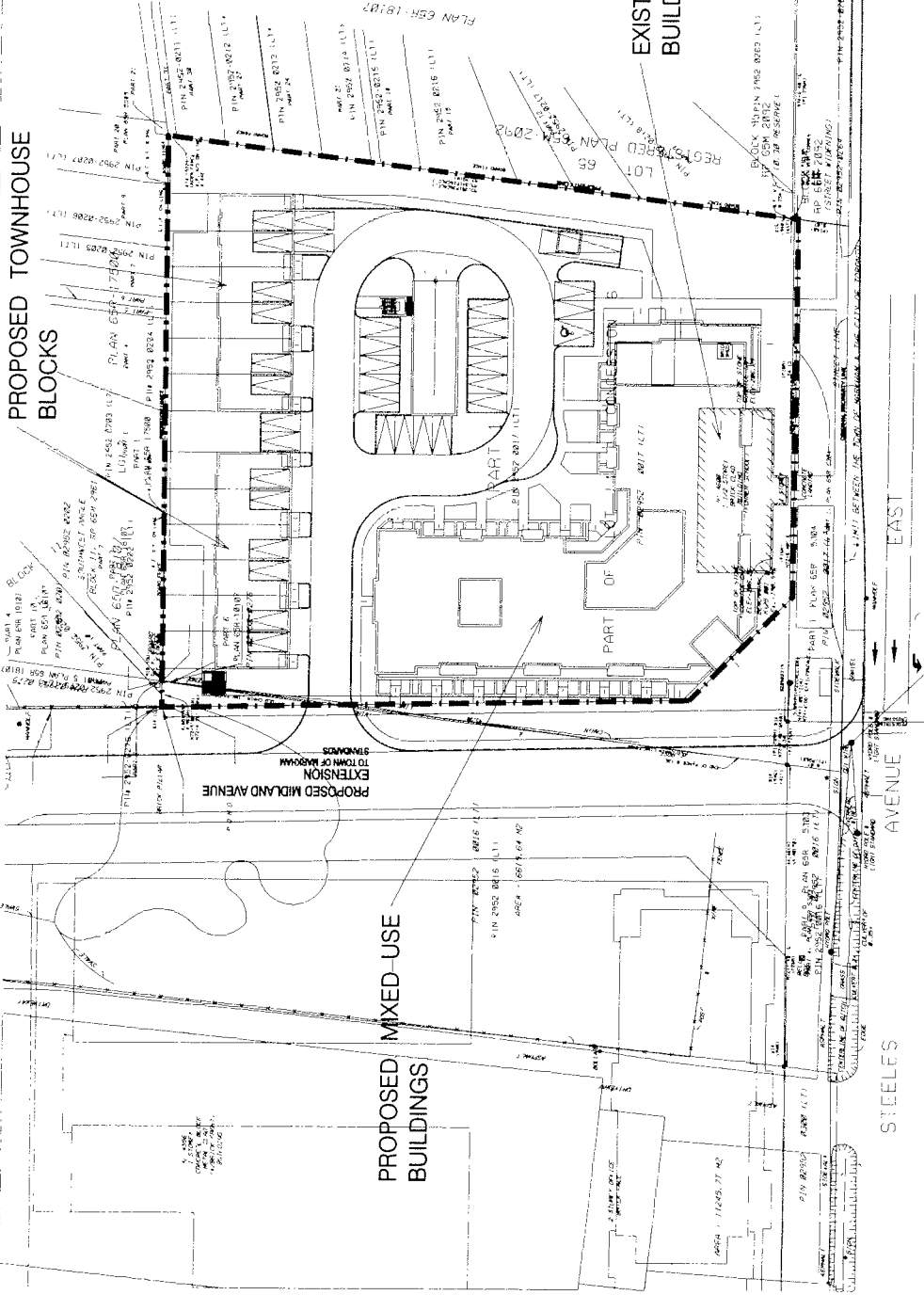


SUBJECT LANDS

DATE: 03/29/07

FIGURE No. 3

DRAWN BY: DD CHECKED BY: SH SCALE 1:



# SITE PLAN

APPLICANT: 1685904 ONTARIO INC.  
4600 STEELES AVENUE EAST

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DEVELOPMENT SERVICES COMMISSION

SUBJECT LANDS

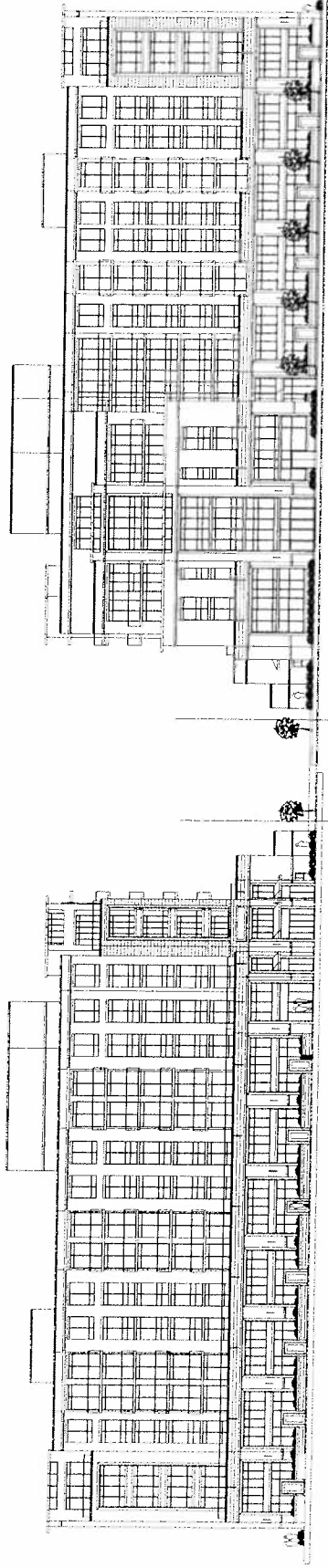
DATE: 03/30/07

DRAWN BY: DD CHECKED BY: SH SCALE 1:

FIGURE No.4

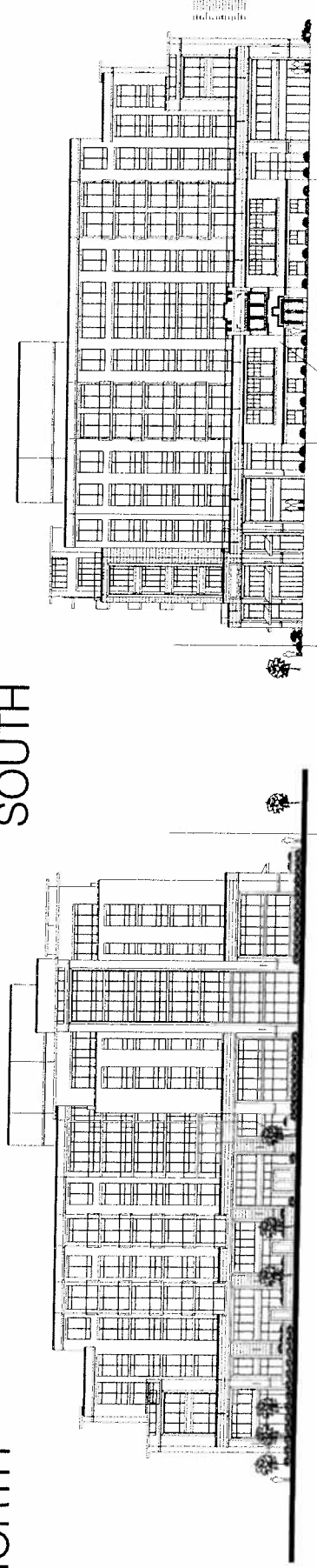
WEST

EAST



NORTH

SOUTH



# ELEVATIONS - MIXED-USE BUILDING

APPLICANT: 1685904 ONTARIO INC.  
4600 STEELES AVENUE EAST

FILE No: ZA06126186(SH)

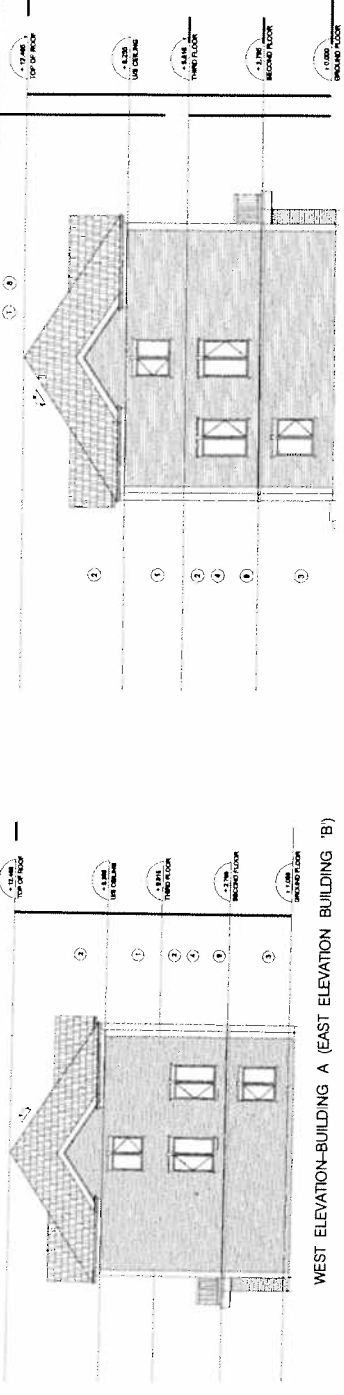


DEVELOPMENT SERVICES COMMISSION

DRAWN BY: DD CHECKED BY: SH

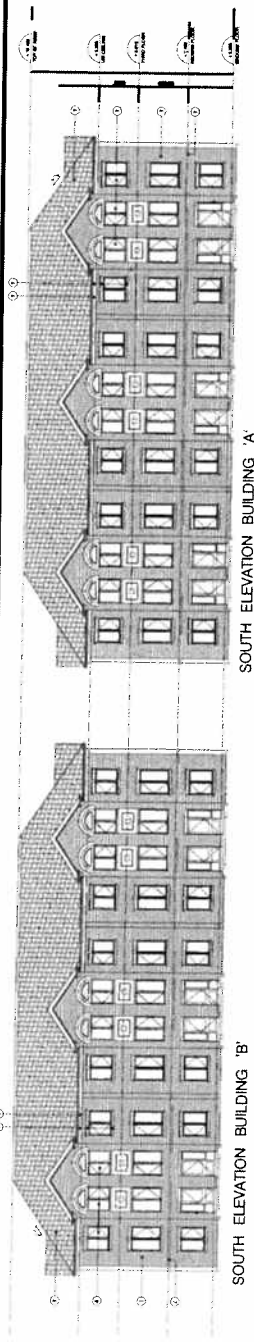
DATE: 03/30/07

FIGURE No.5



WEST ELEVATION-BUILDING A (EAST ELEVATION BUILDING 'B')

EAST ELEVATION-BUILDING A (WEST ELEVATION BUILDING 'B')



SOUTH ELEVATION BUILDING 'A'

SOUTH ELEVATION BUILDING 'A'



SOUTH ELEVATION BUILDING 'A'

SOUTH ELEVATION BUILDING 'B'

# ELEVATIONS - TOWNHOUSE BLOCKS

APPLICANT: 1685904 ONTARIO INC.  
4600 STEELES AVENUE EAST

FILE No: SC. 06113701 (AH)



DEVELOPMENT SERVICES COMMISSION

DATE: 090806

DRAWN BY: CPW CHECKED BY: AH SCALE 1:

FIGURE No.6

## HERITAGE MARKHAM EXTRACT

DATE: October 19, 2006

TO: R. Hutcheson, Manager of Heritage Planning;  
A. Henriques, Project Planner

EXTRACT CONTAINING ITEM #3 OF THE ELEVENTH HERITAGE MARKHAM  
COMMITTEE MEETING HELD ON OCTOBER 11, 2006

3. DEPUTATION  
SITE PLAN APPROVAL APPLICATION - FILE NO. SC 06 113701  
4600 STEELES AVENUE EAST  
MIXED USE DEVELOPMENT – FORMER MILLIKEN  
PUBLIC SCHOOL (16.11)  
Extracts: R. Hutcheson, Manager of Heritage Planning;  
A. Henriques, Project Planner
- 

The Senior Heritage Planner gave a presentation on this application and advised that the applicant met with the Architectural Review Sub-Committee on September 26, 2006, to review many issues related to the integration of the historic school house into the proposed mixed use development of the site.

Mr. Raymond Lau, Director, and Mr. Bennett Lo, Architect, addressed the Heritage Markham Committee on behalf of the Milliken Capital & Development Group and submitted revised plans for the development of this site which indicate that 4.26 metres of the wall of the heritage building is exposed and that the balconies over the school house portion of the building have been removed from the plans.

Mr. Lo also advised that the Urban Design Department recommended to the applicant that the sixth floor be removed from the front of the building and requested the opinion of the Heritage Markham Committee on this request. The Senior Heritage Planner advised that all of the changes made have successfully addressed the concerns of the Heritage Markham Committee and he stated that the concept presented at this meeting can be supported. The Senior Heritage Planner further stated that he would prefer to see the sixth floor component remain on the Steeles Avenue side as it gives the building symmetry.

HERITAGE MARKHAM RECOMMENDS:

THAT the presentation by Mr. Lau and Mr. Lo be received;

AND THAT Heritage Markham supports the concept for the integration of the former Milliken Public School into the mixed use development at 4600 Steeles Avenue East as revised to reflect the following recommendations of the Architectural Review Sub-Committee:

- (1) that a minimum of 4.26 metres of the sidewalls of the heritage building be exposed by notching the front wall of the new building back, perhaps at an angle;
- (2) that a simplified backdrop for the heritage building be provided, such as a curtain wall of glass; and
- (3) that as much of the interior architectural elements of the old school be retained and incorporated into the interior of the new building;

AND THAT the original windows be replicated and the external features be retained and restored;

AND FURTHER THAT the applicant continue to work with Heritage Section staff on the design of this development.

CARRIED.



A by-law to amend By-law 177-96, as amended

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM  
HEREBY ENACTS AS FOLLOWS:

1. THAT By-law 177-96, as amended, is hereby further amended, as follows:

1.1 By deleting Subsection 7.286.2 and replacing it with the following:

**"7.286 COMMERCIAL/RESIDENTIAL – 4600 STEELES AVENUE**

Notwithstanding any other provisions of this By-law, the provisions in this Section shall apply only to those lands denoted by the symbol \*286 on the Schedules to this By-law, municipally known as 4600 Steeles Avenue East. All other provisions, unless specifically modified/amended by this Section, shall continue to apply to the lands subject to this Section.

**7.286.1 Only Uses Permitted**

The following uses are the only uses permitted:

**Residential:**

- a) *apartment dwellings*
- b) *multiple dwellings*
- c) *townhouse dwellings*

**Non-residential:**

- a) *art galleries*
- b) *business offices*
- c) *community centres*
- d) *commercial fitness centres*
- e) *financial institutions*
- f) *libraries*
- g) *medical offices*
- h) *non-profit fitness centres*
- i) *personal service shops*
- j) *private clubs*
- k) *repair shops*
- l) *retail stores*
- m) *schools, commercial*
- n) *schools, private*
- o) *schools, public*
- p) *supermarkets*

**7.286.2 Zone Standards**

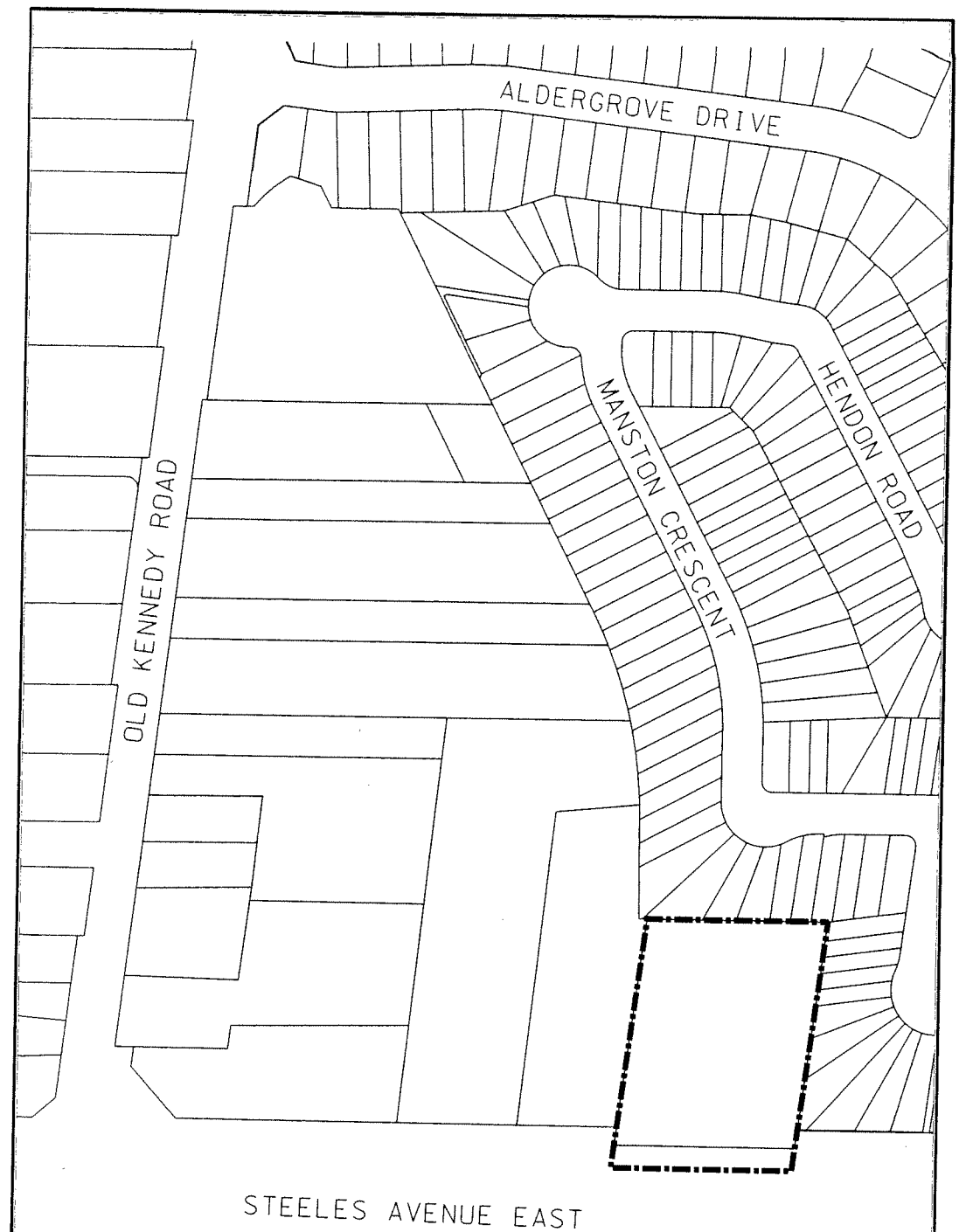
The CA4 zone standards in Table B7 do not apply. The following site specific zone standards apply:

- a) minimum *lot area* – 0.7 ha
- b) minimum required *yard* from the Steeles Avenue East *street line*:
  - i) for the *main building* that existed on the site prior to the effective date of this by-law – 0 m.
  - ii) for any new *building* or any addition to the *main building* that existed on the site prior to the effective date of this by-law – 3.0 m.

- c) minimum required *yard* from the east limit:
  - i) within 60 metres of the Steeles Avenue East *street line* – 16 m
  - ii) more than 60 metres from the Steeles Avenue East *street line* – 6 metres
- d) minimum required *yard* from the north limit – 7.5 m
- e) minimum required *yard* from the west limit (the *street line* of future Midland Avenue) – 0 m
- f) minimum width of *landscaped open space* abutting the east and north limits – 6.0 m
- g) minimum required *landscape open space* – 25%
- h) maximum *floor space index* – 1.6
- i) maximum permitted number of *storeys*:
  - i) within 25 metres of the north limit – 3
  - ii) more than 25 metres from the north limit and within 18 metres of the east limit – 4
  - iii) more than 25 metres from the north limit and between 18 and 24 metres from the east limit – 6
  - iv) more than 25 metres from the north limit and more than 24 metres from the east limit – 7

#### **7.286.3 Special Site Provisions**

- a) maximum number of *dwelling units* - 129
  - b) maximum combined *net floor area* of non-residential uses – 300 square metres
  - c) The establishment of a *drive-through service facility* is not permitted.
2. All other provisions of By-law 177-96, as amended, not inconsistent with the provisions of this by-law shall continue to apply.



DEVELOPMENT SERVICES COMMISSION

# A BY-LAW TO AMEND BY-LAW 177-96



BOUNDARY OF AREA COVERED BY THIS BY-LAW

THIS IS SCHEDULE 'A' TO BY-LAW .....  
PASSED THIS ..... DAY .....

.....MAYOR

.....CLERK

NOTE: 1) DIMENSIONS ARE IN METRES  
2) REFERENCE SHOULD BE MADE TO  
THE ORIGINAL BY-LAW LODGED IN  
THE OFFICE OF THE CLERK

SCALE 1: 2000