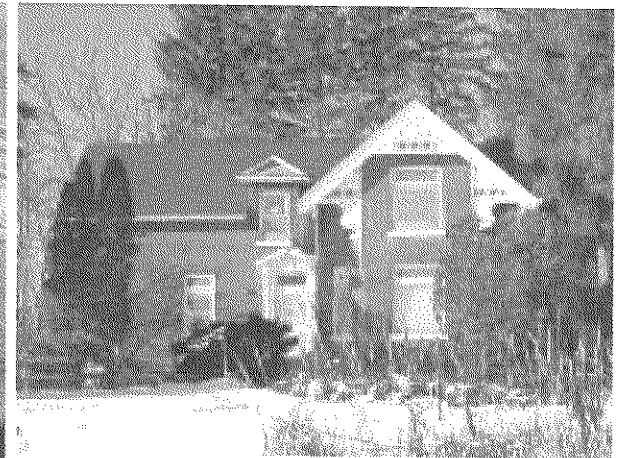
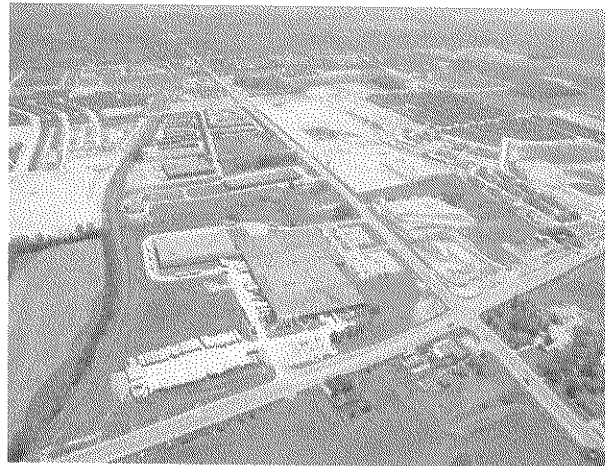


# Town of Markham

## Markham Road North Corridor: 16<sup>th</sup> Ave. to Major Mackenzie Drive

Development Services Committee – Part A  
October 14, 2008



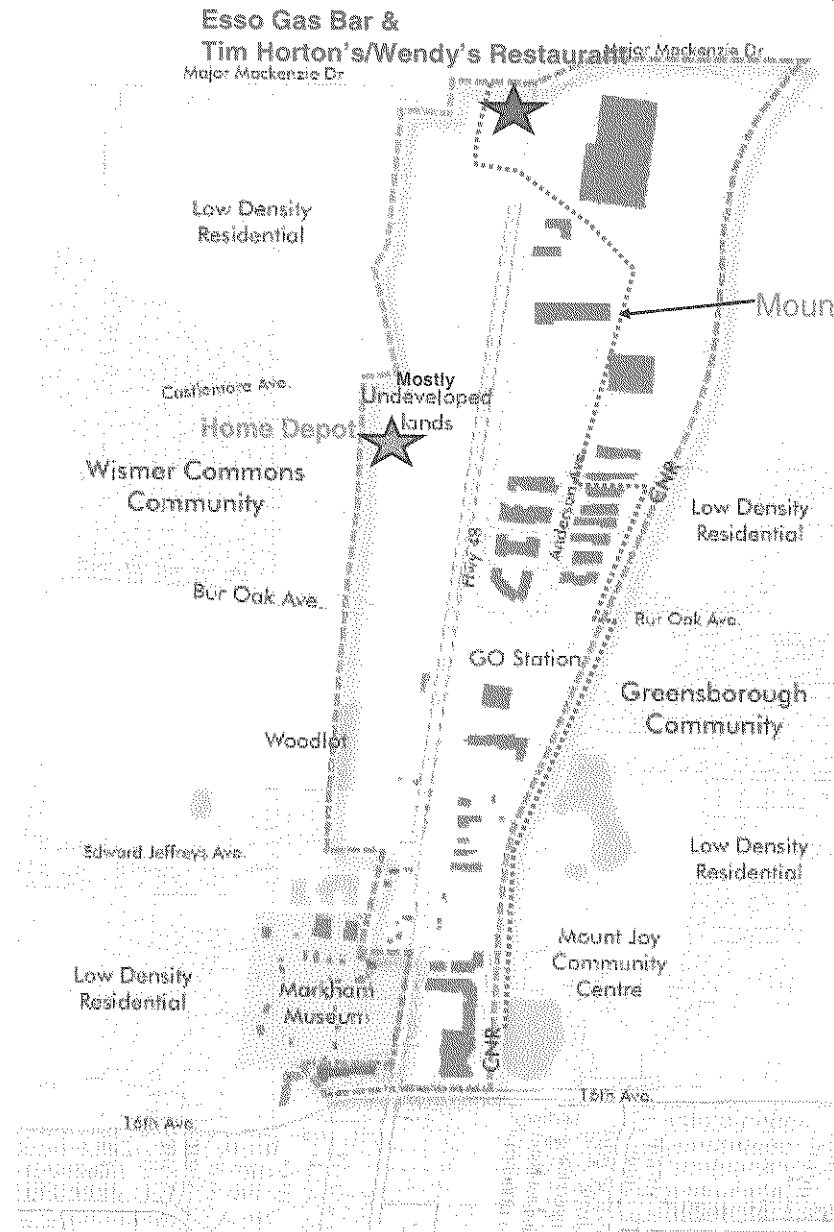
# Presentation Overview

- Study Area Context
- Existing Official Plan/Secondary Plan Policies & Zoning Provisions
- Highway 48 Urban Design Study
- Emerging Policies and Initiatives
- Current applications and proposals
- Proposed staff development concept for Markham Road Corridor
- Recommended Built Form
- Recommended Next Steps

# Study Area Context

## West of Markham Road

- Large tracts of undeveloped vacant land
- Markham Museum
- Existing commercial development – Home Depot
- 3 Heritage buildings
- 10 metre wide Sewer Easement along the west side of Markham Road



## East of Markham Road

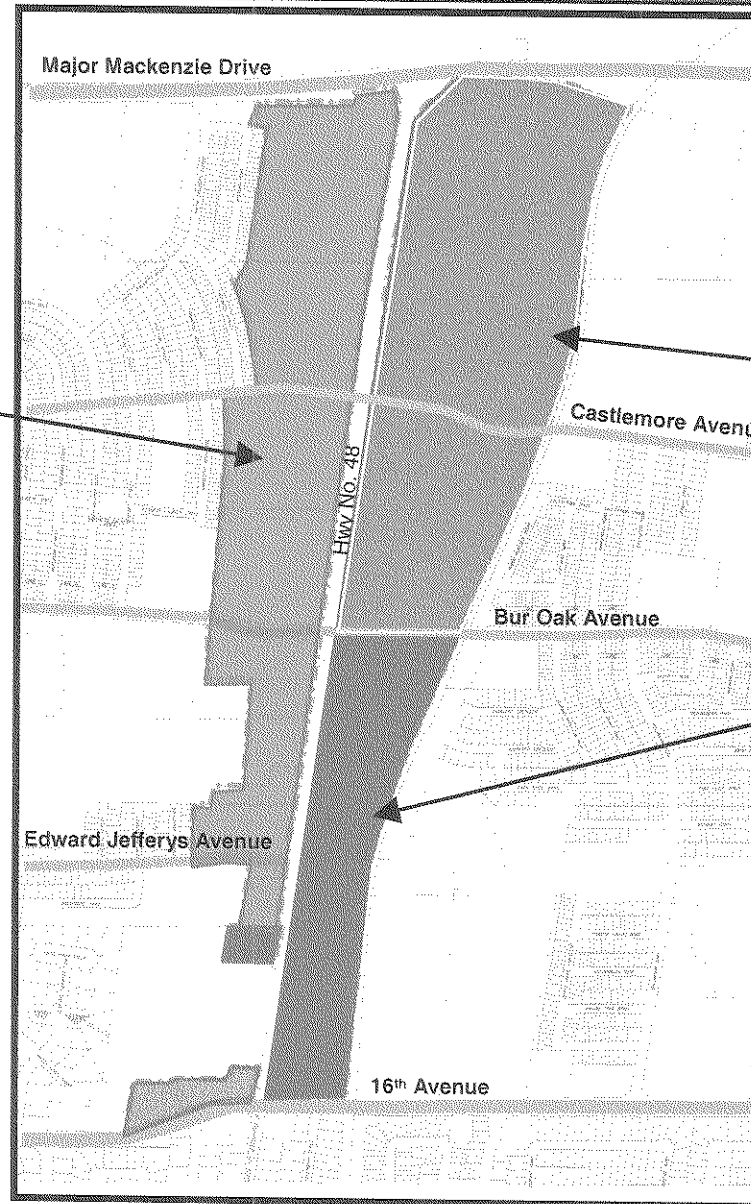
- Numerous smaller parcels of land occupied by existing industrial/commercial buildings
- Large, former Emerson Electric site vacant
- Mount Joy Go Station

# Existing Official Plan Policies

## Wismer Commons Secondary Plan

Currently designated  
*Major Commercial  
Area*

- No Building Height limits within the Secondary Plan
- Maximum FSI of 1.75



## Town's Official Plan

*Major  
Commercial Area*

*Community Amenity  
Area*

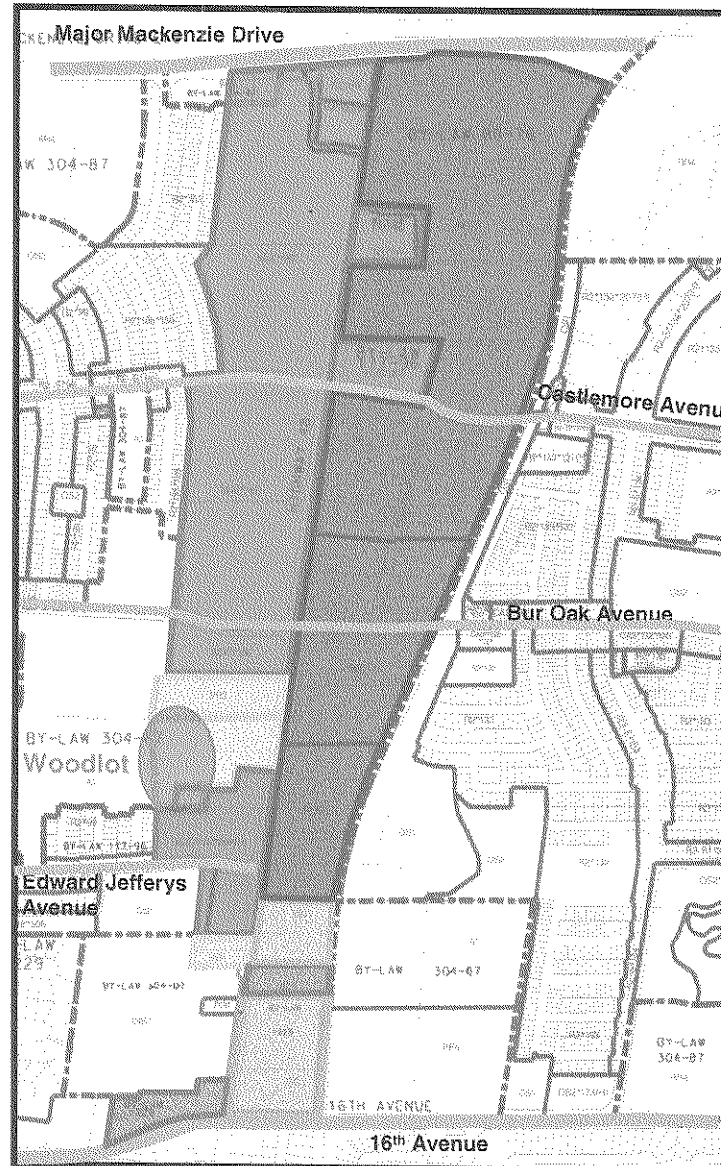
- No Building Height limits within the Town's Official Plan.
- Maximum permitted Density of 99 – 148 units per ha



# Existing Zoning Provisions

## West of Markham Road

- Most of the lands are zoned Major Commercial (MJC)
- By-law permits a broad range of uses including retail, office, service, entertainment, medium and high density residential
- Maximum permitted height of 30 metres (approx. 10-storeys)
- Maximum FSI of 2.0



## East of Markham Road

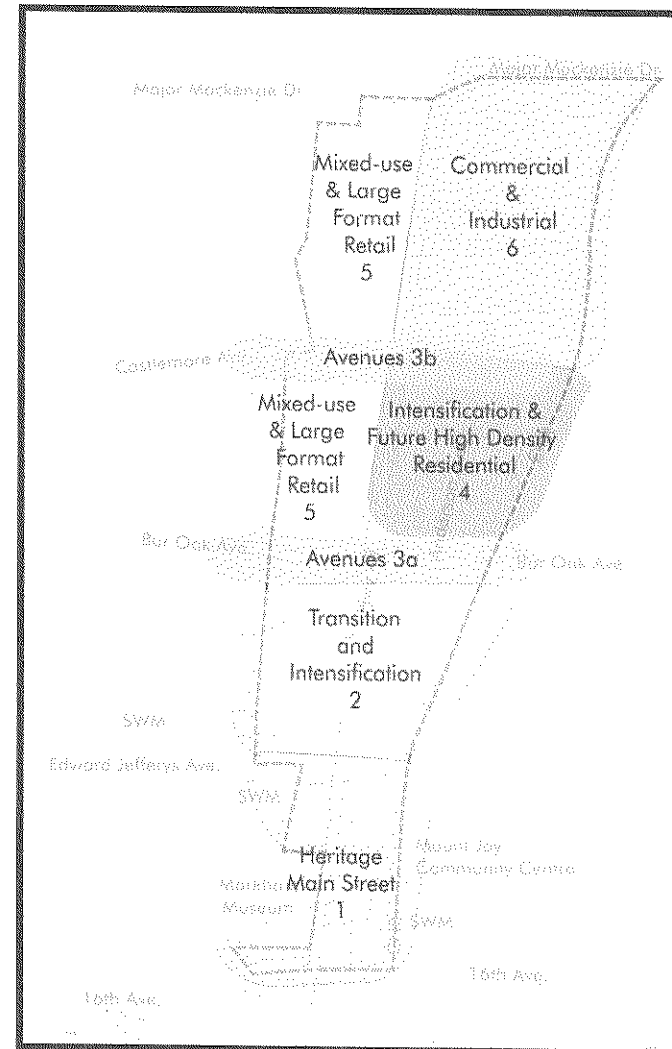
- Majority of the lands are zoned for industrial and commercial uses

### LEGEND

- Major Commercial
- Rural Residential
- Agriculture
- Special Commercial
- Community Amenity Area
- Industrial
- Open Space

# Highway 48 Urban Design Study

- Endorsed by Council in October 2005
- Establish consistent urban design and development guidelines for new developments and the redevelopment of existing properties within the Highway 48 Corridor
- Urban Design Study created 6 districts within the Highway 48 Corridor:
  - Heritage Main Street
  - Transition and Intensification
  - Avenues
  - Mixed-use and Large Format Retail
  - Intensification and Future High Density Residential
  - Commercial and Industrial



# Key objectives for Highway 48 Corridor

- Compact, pedestrian friendly, mixed - use area incorporating commercial and higher density residential
- Buildings located close to the street
- Primary entrances along Highway No. 48, Bur Oak Avenue & Castlemore Avenue shall orient the street.
- Larger format retail uses integrated with smaller format retail stores and other uses
- An attractive built form and streetscape edge
- High density residential uses preferably in mixed - use buildings encouraged in the vicinity of the GO Transit station



# Emerging Policies and Initiative

- **Provincial Policy Statement (2005)**
  - Promote efficient development and land use patterns
  - Accommodate an appropriate range and mix of housing employment area, recreational and open space uses to meet long term needs
  - Promote cost-effective development to minimize land consumption and servicing cost.
- **Growth Plan For The Greater Golden Horseshoe (2006)**
  - Encourage intensification within the built-up area.
  - Identify intensification areas and the appropriate type and scale of development in intensification area.
  - Recognize urban growth centres, intensification corridors and major transit station areas as a key focus for development
- **Metrolinx**
  - Council requested Metrolinx to consider Mount Joy Go Station as a “Secondary Mobility Hub”
  - Metrolinx has planned for full day 2-way service between Union Station and Mount Joy Go Station within 15 year priority projects.
- **Town of Markham Growth Management Strategy**
  - Markham Road Corridor identified as a potential area for intensification



# Current applications and Proposals

## Between 16<sup>th</sup> Ave & Bur Oak Ave

### **Wismer Markham (Commercial) Development Inc.**

Awaiting proposal for a mixed use development consisting of two 12-storey apartment buildings (276 units) with a medical office on the ground floor.

### **Best Homes Canada Inc**

Proposal for a mixed use building (99 units) with commercial/retail space at grade as well as 72 townhouse units.

### **Great Eldin**

Awaiting proposal for three 10-storey residential buildings.

### **Anagni Homes Ltd (History Hill Group**

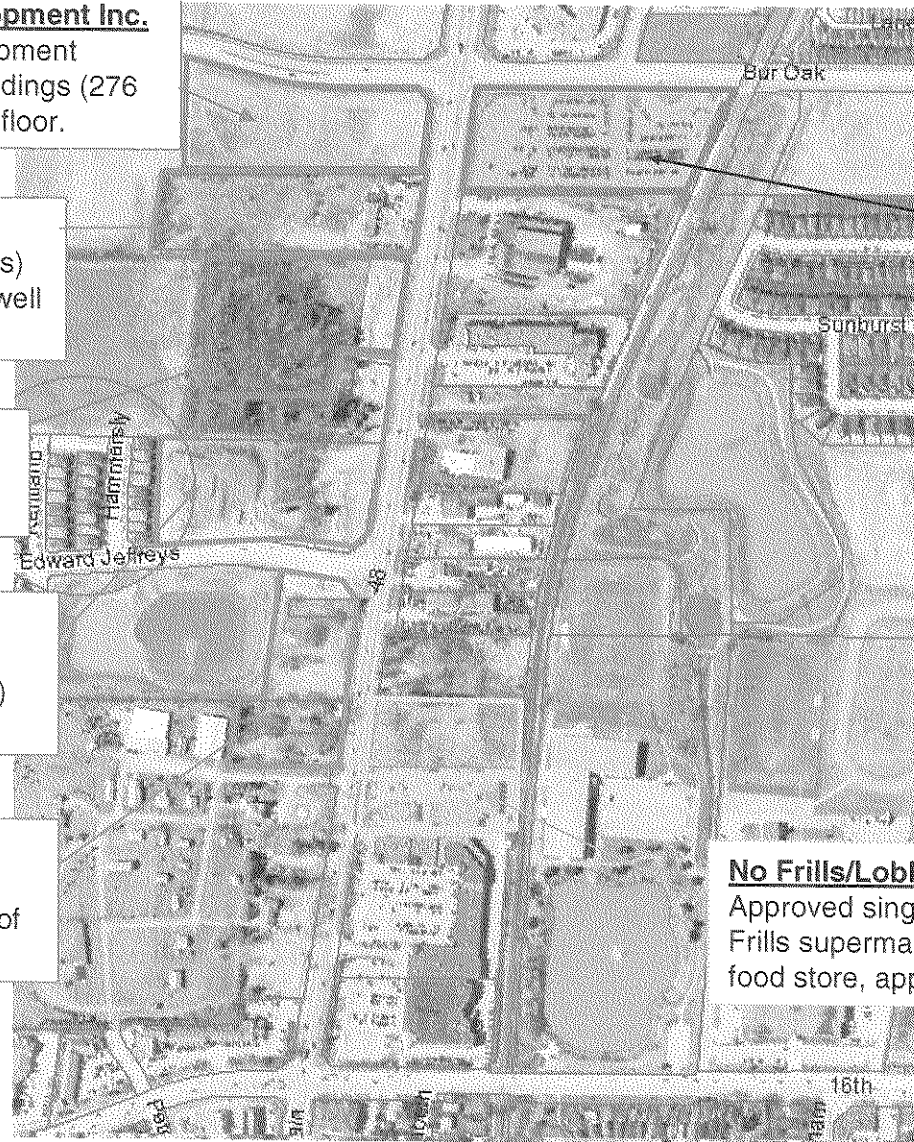
DSC endorsed a site plan application to permit two mixed use buildings (260 units) with commercial/retail use at grade.

### **512441 Ontario Ltd.**

Proposal for a retail commercial plaza having an approximately gross floor area of 3,700 m<sup>2</sup>

### **No Frills/Loblaws Properties Ltd.)**

Approved single-tenant retail store (No Frills supermarket) having a total GFA of food store, approx. 3,657 m<sup>2</sup>



Mount  
Joy GO  
Station

# Current applications and Proposals

## Between Bur Oak Ave & Major Mackenzie Dr.

### Cranford Developments Inc.

Approved Gas Bar, Car Wash and drive-through restaurant.

### CRET 9900 Markham Ltd

DSC endorsed a site plan application to permit the construction of a 12,450 m<sup>2</sup> retail plan. Also proposed is 3,281 m<sup>2</sup> multi-screen movie theatre containing 10 screens.

### Wismer Markham (Commercial) Development Inc.

DSC endorsed a site plan application to permit the construction of a 13,161 m<sup>2</sup> retail plaza

### Home Depot Holdings Inc.

Approved single-tenant large format retail store having a total GFA of 8,287 m<sup>2</sup>, plus 1,500 m<sup>2</sup> outdoor garden centre

### Wismer Markham (Commercial) Development Inc.

Awaiting site plan application for a retail plaza have a total GFA of approximately 13,328 m<sup>2</sup>.

### Villarboit Development Inc.

Proposed Mixed Use Development consisting of 25 buildings for residential, office and retail uses having a combined GFA of (121,429.3 m<sup>2</sup>).

### Krashnik Investments

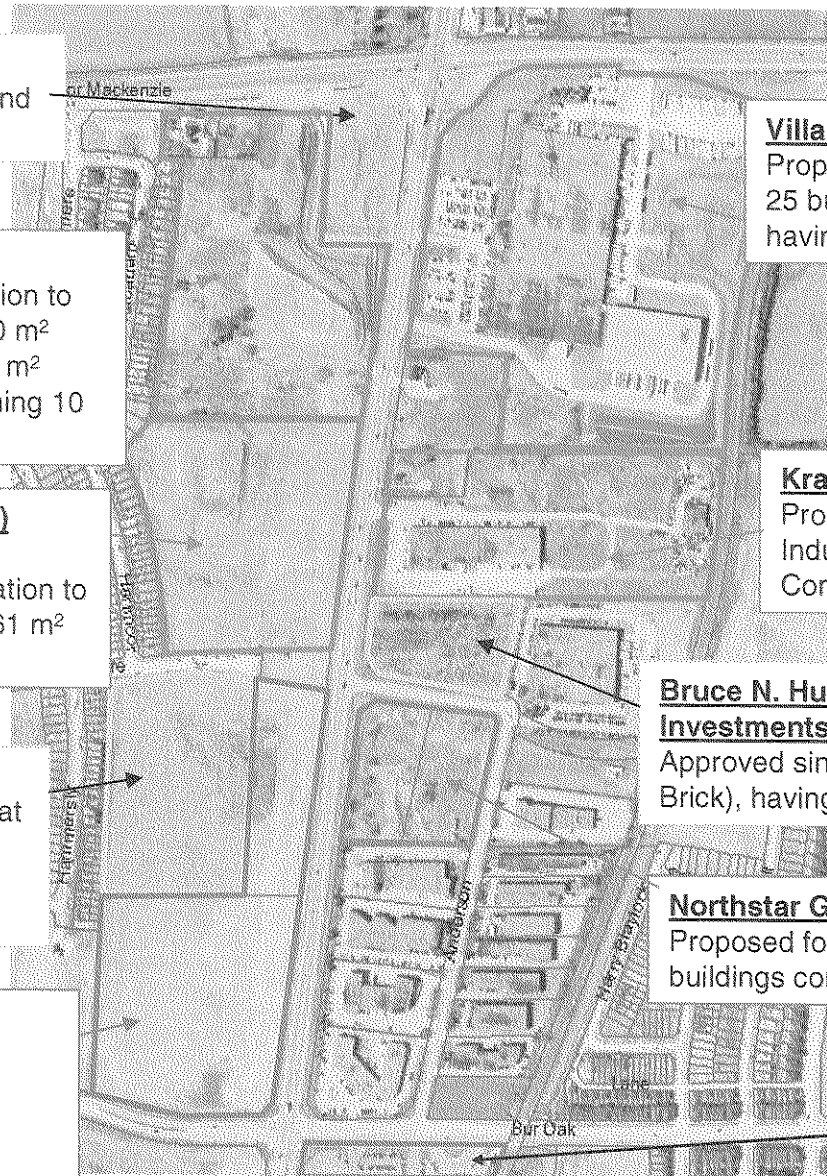
Proposal to rezone the lands from Select Industrial and Warehousing (M.I) to Major Commercial (MJC) Zone.

### Bruce N. Huntley Contracting Castlemore Investments

Approved single-tenant large format retail store (The Brick), having a total GFA of 4,445 m<sup>2</sup>.

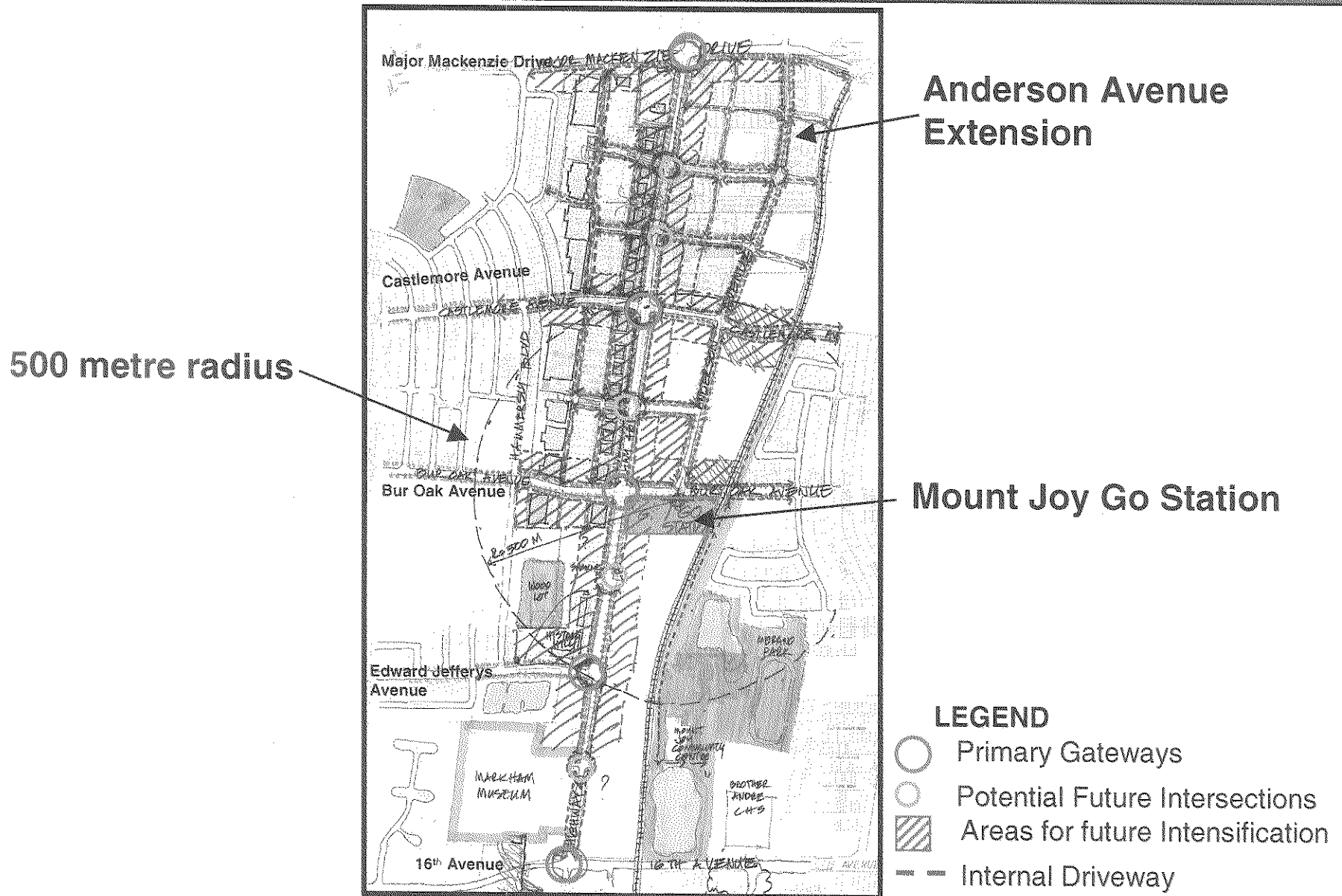
### Northstar Group

Proposed for 3 multi-storey mixed use buildings consisting of 682 units



Mount Joy GO Station

# Revised Vision for Markham Road Corridor





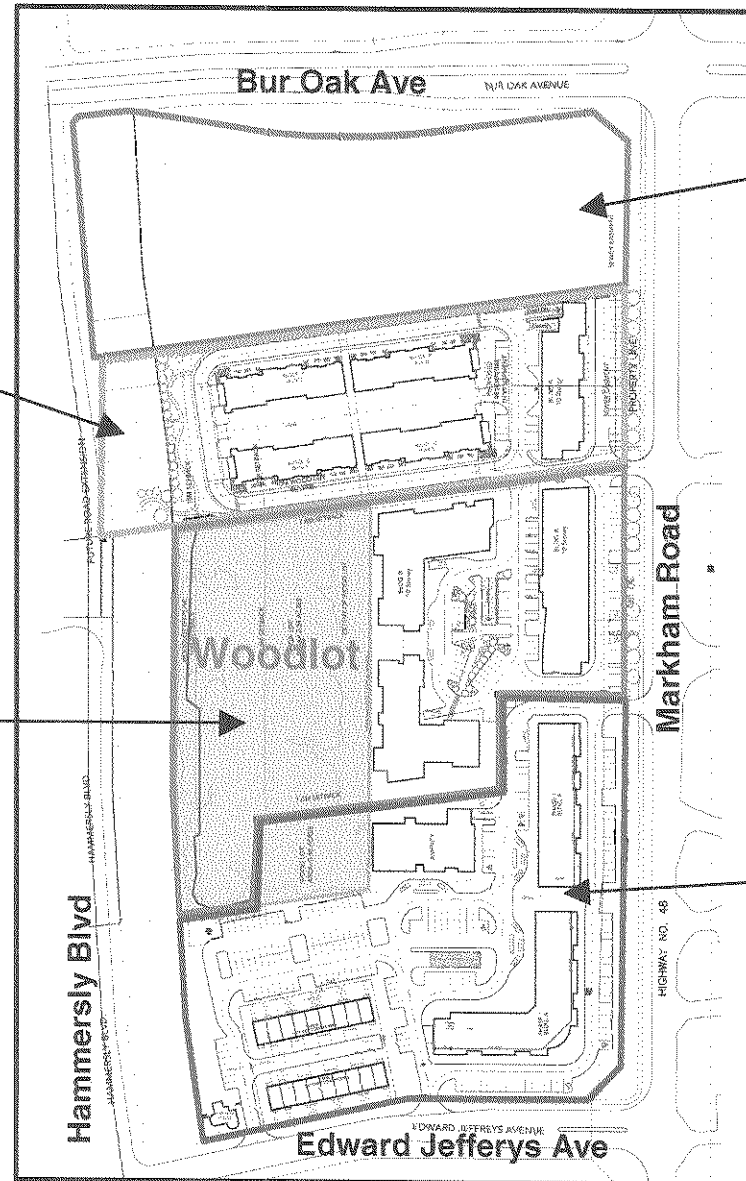
# Current Mixed-Use Proposals

## Best Homes Canada Inc

Proposal for a 10-storey apartment building (99 units) with commercial/retail space at grade as well as 72 townhouse units.

## Great Eldin

Awaiting proposal for three 10-storey apartment buildings (427 units)



## Wismer Markham (Commercial) Development Inc.

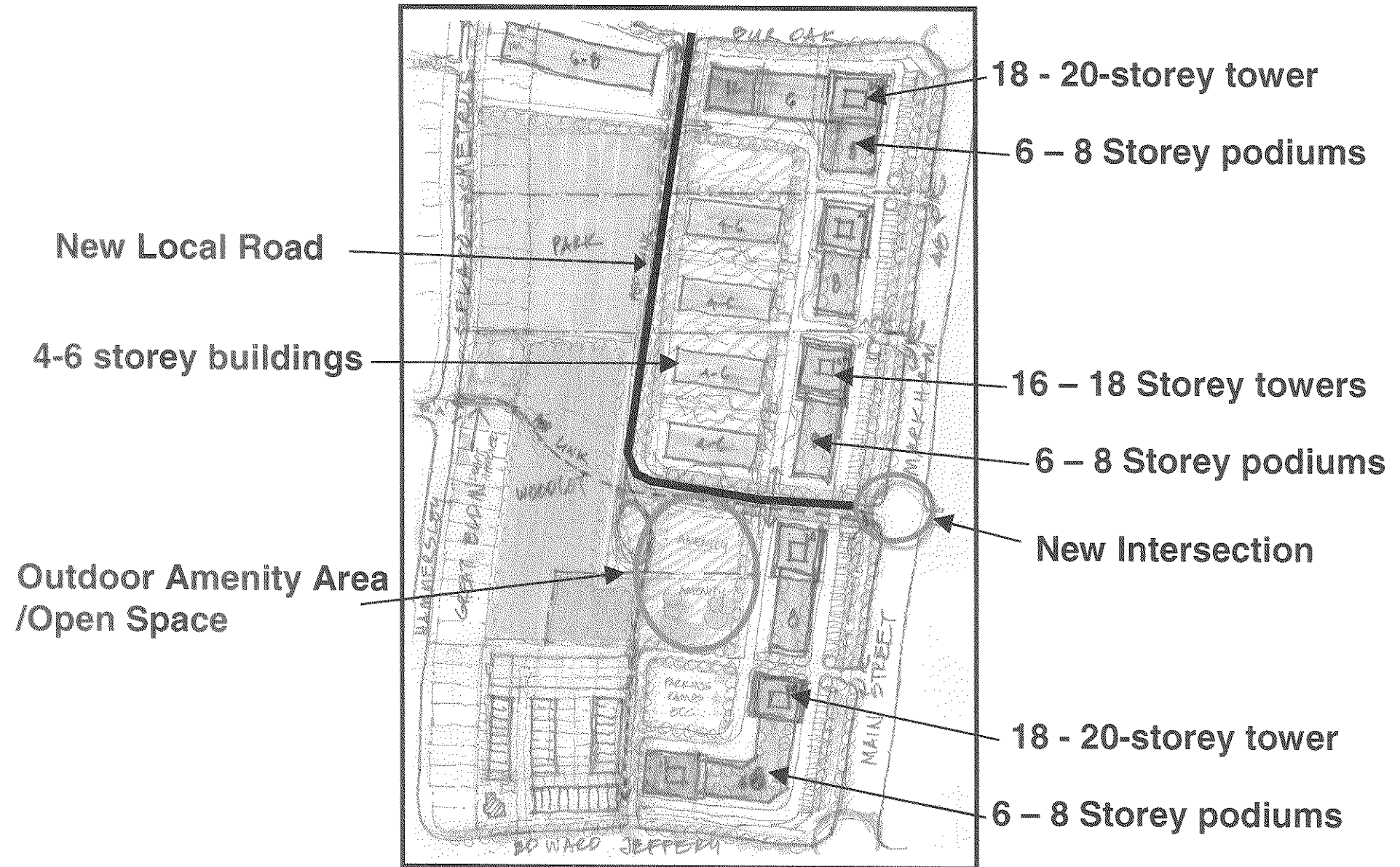
Awaiting proposal for a mixed use development consisting of two 12-storey apartment buildings (276 units) with a medical office on the ground floor.

## Anagni Homes Ltd (History Hill Group)

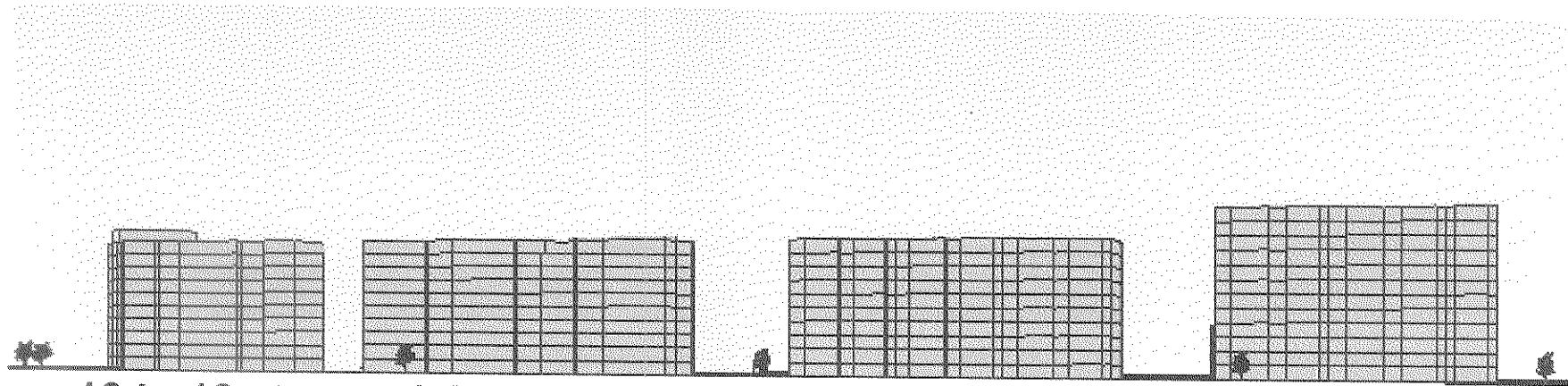
DSC endorsed a site plan application to permit two 10-storey residential buildings (260 units) with commercial/retail use at grade.



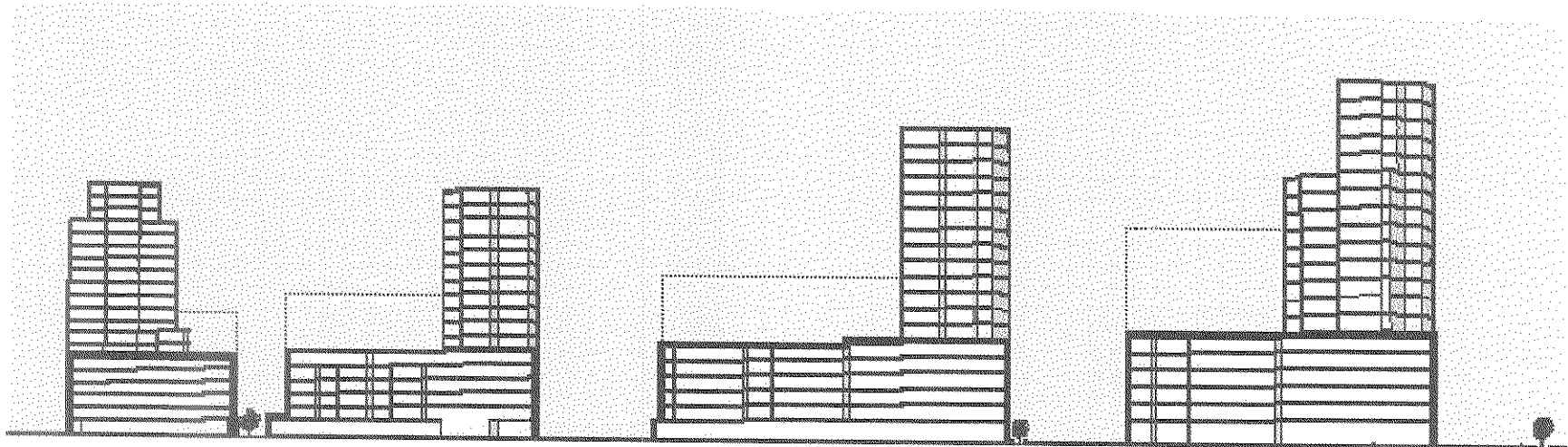
## Staff Concept Plan



# Built Form and Height



10 to 12-storey slab buildings along Markham Road



6 to 8-storey podiums and up to 20-storey towers along Markham Road

# Next Steps

- Update Official Plan Amendment to reflect the current vision for the Markham Road Corridor.
  - Built Form Guidelines & Tall Build Criteria
- Hold a statutory public meeting
- Master Transportation Study
- Master Servicing Study
- Precinct/Block Plans
- Community Services and Facilities Needs
- School Requirements





## Questions and Answer Period

