



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, February 10, 2026

APPLICATION TYPE: Official Plan and Zoning By-law Amendment (the “Applications”)

OWNER: 2226524 Ontario Inc. (the “Owner”)

AGENT: Gatzios Planning + Development Consultants Inc. (the “Applicant”)

LOCATION | WARD: 3085 Highway 7 | Ward 8

FILE NUMBER: PLAN 24 193776

PREPARED BY: Barton Leung, Senior Planner, Central District

REVIEWED BY: Stephen Corr, RPP, MCIP, Manager, Central District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: To permit the redevelopment of the Subject Lands for mixed-use high-rise consisting of four buildings ranging in height from 30 to 36 storeys and a new public park (the “Proposed Development”)

PURPOSE

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies and the identified issues and should not be taken as Staff’s opinion or recommendation.

PROCESS TO DATE

Staff received the Applications on October 17, 2024, and deemed them complete on November 1, 2024. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ended on Saturday March 1, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for February 10, 2026
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of approval, City Council’s adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future Site Plan Control application(s) for each development block, tentatively in phases.

BACKGROUND

Figure 1 shows the 1.4 ha (3.4 ac) Subject Lands on the south of Highway 7, generally east of Woodbine Avenue, and within the current Markham Centre Secondary Plan (“MCSP”) Update study area. Figure 2 shows that the Subject Lands are currently developed with a commercial building serviced by vehicular surface parking, and occupied by a Longo’s supermarket, medical offices, and personal service uses. Figures 2 and 3 show the surrounding land uses.

Figure 4 shows the Proposed Development, which includes the following statistics:

- Residential Gross Floor Area (“GFA”): 158,015 m² (1,700,246 ft²)
- Non-residential GFA/Retail Space: 3,582 m² (38,539 ft²)
- Dwelling Units: 1,711
- Parking Spaces: 1,109 (852 residential, 257 visitor/non-residential) in 3 underground levels
- Density: 12.35 times the area of the developable portion of the Subject lands (Floor Space Index - “FSI”)
- Building Heights:
 - Tower A – 30 storeys
 - Tower B – 32 storeys
 - Tower C – 34 Storeys
 - Tower D – 36 storeys
- Proposed New Public Park: 1,461.6 m² located at the south portion of the Subject Lands

The Owner proposes to amend the Markham 2014 Official Plan (the “2014 Official Plan”) to permit the Proposed Development

- Current Designation: “Mixed Use Mid Rise”
- Permitted Uses: A mix including residential, retail and service, hotel, entertainment, community, and parking
- Permission Standards: Maximum building height and overall density of 8-storeys and 2 FSI, respectively
- Proposal:
 - Redesignate the Subject Lands from “Mixed Use Mid Rise” to “Mixed Use High Rise”
 - Increase the permitted maximum building height to 36 storeys, whereas the maximum height in the “Mixed Use High Rise designation is 15 storeys
 - Increase the permitted maximum overall density to 12.5 FSI, whereas the maximum overall density in the “Mixed Use High Rise” designation is 3 FSI

A Zoning By-law Amendment application is required to permit the Proposed Development

The Proposed Development is subject to By-law 165-80, as amended, as shown in Figure 2.

- Current Zone: “SC1 – Special Commercial One”

- Permitted Uses: Commercial uses including retail, financial institutions, studios, hotels, commercial schools
- 2024-19 Zone: N/A
- Proposal:
 - Remove the Subject Lands from Zoning By-law 165-80
 - Expand the area of Markham Zoning By-law 2024-19 to include the Subject Lands
 - Rezone the development portion of the Subject Lands to “Mixed Used - High Rise (Intensification Area) (MU-HR(IA))” zone, under By-law 2024-19, to permit mixed-use residential buildings
 - Rezone the public park portion of the Subject Lands to “Open Space - Public (OS-PU)” zone, under By-law 2024-19; and
 - Incorporate site-specific development standards under By-law 2024-19 including, but not limited to, permitted uses, setbacks, height, maximum FSI, and parking rates

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the DSC

- a) Conformity and Consistency with Provincial, and York Region and City Official Plan**
 - i) Review of the Proposed Development and the appropriateness of the proposed Official Plan amendment, in the context of the existing policy framework, with regard to the emerging MCSP Update.
- b) Community Benefits Charges (“CBC”) By-law**
 - i) The Applications will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of any future amending Zoning By-law.
- c) Parkland Dedication and Other Financial Contributions**
 - i) The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, public art contribution, and other financial contributions.
- d) Affordable Housing**
 - i) The Applications will be reviewed in consideration of Provincial, Regional, and City policies to ensure that the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City’s affordable housing goals.
 - ii) Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family friendly units.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified. If servicing allocation is unavailable, the lands will be zoned with a Holding Symbol, which will be removed once Council allocates servicing capacity to the Subject Lands.

f) Review of the Proposed Development will include, but not limited to, the following:

- i) As the Subject Lands are surrounded by SmartCentre's Woodside Centre commercial plaza, coordination of the development in the context of the surrounding area and SmartCentre's proposed masterplan development and approved Official Plan Amendment 69 at 3083 Highway 7 will be considered.
- ii) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.
- iii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iv) Sun shadow analysis and the impacts to the immediate surrounding areas.
- v) Transportation assessments within and around the Subject Lands that include, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.
- vi) The submission of future Site Plan Applications will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program.

h) External Agency Review

- i) The Applications must be reviewed by the York Region and the Toronto and Region Conservation Authority, and any applicable requirements must be incorporated into the Proposed Development.

i) Required Future Applications

- i) The Owner must submit applications for Site, and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the condominium tenure of the apartment buildings and for the future extension of Clegg Road, as requested by the City.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual Renderings

Figure 6: Conceptual Renderings

Figure 1: Location Map

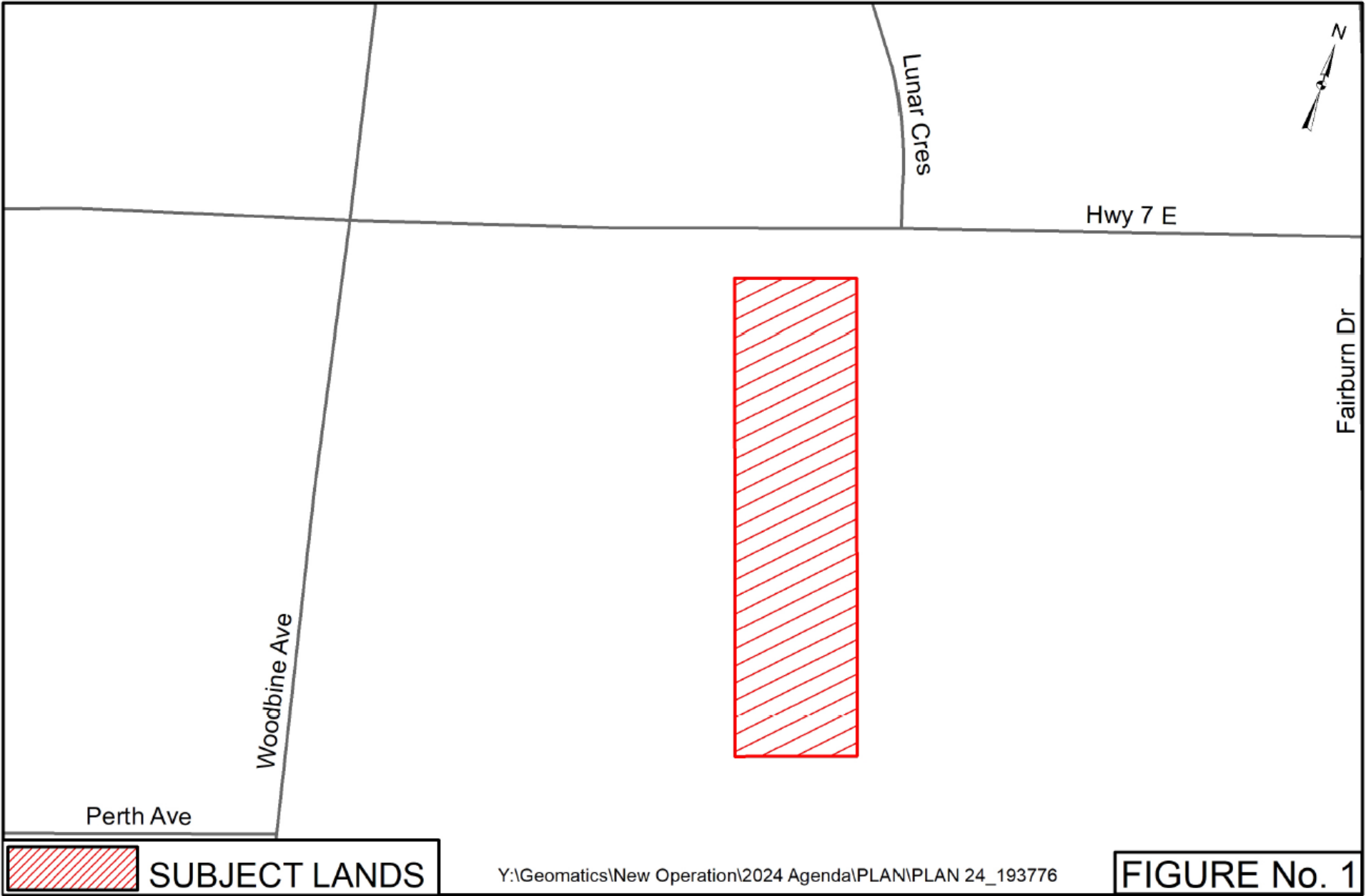


Figure 2: Aerial Photo



Figure 3: Area Context and Zoning



Figure 4: Conceptual Site Plan

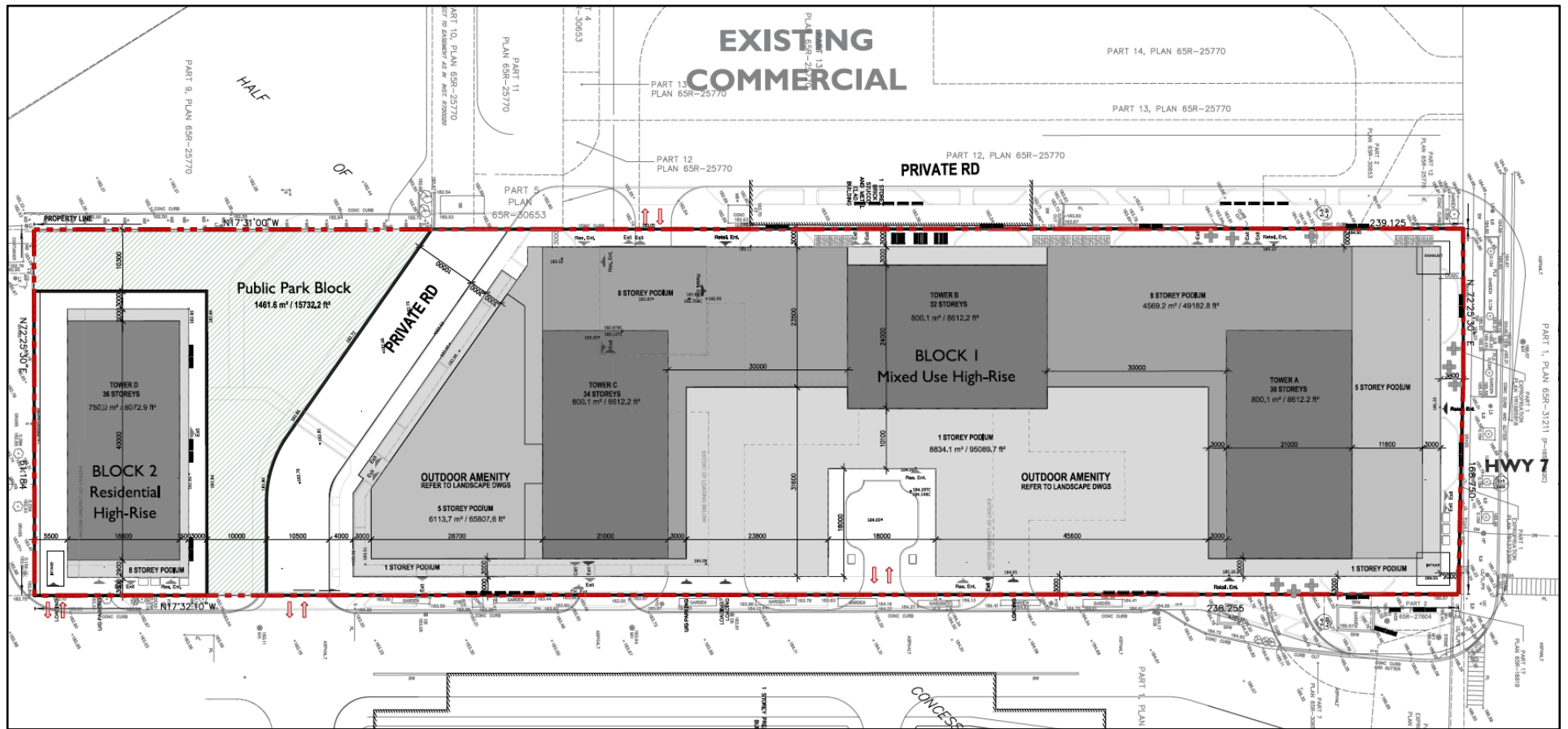


Figure 5: Conceptual Renderings



West Elevation



East Elevation



Northwestern Corner of the Subject Lands



Along Highway 7

Figure 6: Conceptual Renderings



Eastern Edge of the Subject Lands



Western Edge of the Subject Lands



Private Driveway connecting to new
Public Street in SmartCentre's
Woodside Centre Site