



Development Services Commission
PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, February 4, 2025		
Application Types:	Official Plan and Zoning By-law Amendment (the “Applications”)		
Owner:	Neamsby Investments Inc. (the "Owner")		
Agent:	None		
Proposal:	A residential development that includes three apartment buildings with heights of 8, 9 and 11 storeys, comprising 785 purpose-built rental units; 34 two-storey purpose-built rental townhouse units; preservation of a detached heritage dwelling; and, a 0.15 ha (0.37 ac) public park (the “Proposed Development”)		
Location:	South side of 14 th Avenue, east of the Aaniin Community Centre, and west of Markham Road, municipally known as 5933 14 th Avenue, and legally described as Blocks 270 and 271, Plan 65M-4686 (the “Subject Lands”)		
File Number:	PLAN 24 198977	Ward:	7
Prepared By:	Stephen Corr, BES, MCIP, RPP, ext. 2532, East Planning District		
Reviewed By:	Stacia Muradali, MCIP, RPP Manager, East District	Stephen Lue, MCIP, RPP Senior Manager, 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 December 10, 2024, and deemed the Applications complete on December 13, 2024. The 120-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ends on April 12, 2025.

NEXT STEPS

- Statutory Public Meeting is scheduled for February 4, 2025
- If requested, preparation of a Recommendation Report for consideration by the Development Services Committee (“DSC”) at a future DSC meeting

- In the event of an approval, adoption of the site-specific Official Plan and Zoning By-law Amendments
- Finalizing the technical review of the Site Plan Control application submitted for a portion of the Subject Lands, which includes Apartment Buildings ‘A’ and ‘B’ and the townhouses described in Table 1 below. Following Site Plan Approval will be the execution of any required agreements between the Owner and City including, but not limited to, parkland conveyance, transportation matters, and municipal servicing.

BACKGROUND

Subject Lands and Area Context

The 3.76 ha (9.3 ac) Subject Lands are shown on Figure 4 and are mostly vacant except for an existing detached dwelling on the east side, known as the George R. Cowie House (circa 1925) and designated under Part IV of the *Ontario Heritage Act*. Figure 2 shows the surrounding land uses.

Table 1 summarizes the Proposed Development, as shown in Figure 4

Table 1: the Proposed Development	
Residential Gross Floor Area:	Apartment Buildings ‘A’, ‘B’, and ‘C’: 58,147 m ² (625,889 ft ²) Townhouse Buildings: 6,556 m ² (70,568 ft ²) Total: 64,703 m² (696,457 ft²)
Dwelling Units:	Apartment Building ‘A’: 280; Apartment Building ‘B’: 344; Apartment Building ‘C’: 161; Townhouses: 34 Total: 819
Parking Spaces:	Apartment Buildings ‘A’ and ‘B’ (shared): 645* Apartment Building ‘C’: 161* Townhouses: 68** Total: 840 * Based on 0.88 spaces/unit, plus 0.15 spaces/unit for visitors ** Based on 2 spaces/unit
Density:	1.72 Floor Space Index (“FSI”)
Building Heights	• Building ‘A’ – 9 Storeys • Building ‘B’ – 11 Storeys • Building ‘C’ – 8 Storeys • Townhouse Buildings – 2 Storeys

Table 1: the Proposed Development	
Parkland:	0.15 ha (0.37 ac), located on the 14 th Avenue frontage, between Apartment Buildings ‘A’ and ‘B’

The following Table summarizes York Region Official Plan 2022 (“ROP 2022”) Information

Table 2: Official Plan Amendment Information	
Current Designation:	“Urban Area”, ROP 2022
Permitted uses:	Range of residential, commercial, employment, and institutional uses
Proposal:	The Proposed Development is compatible with the lands uses contemplated in the ROP 2022.

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

Table 3: Official Plan Amendment Information	
Current Designation:	“Service Employment”, 2014 OP
Permitted uses:	Offices; medical clinics; financial institutions; light industrial uses (manufacturing, warehousing, processing); retail (subject to <i>Gross Floor Area</i> size criteria); hotel; restaurants; banquet halls; trade and convention centres; community college or university; motor vehicle sales and rentals.
Proposal:	The Owner proposes to redesignate the Subject Lands to ‘Residential High Rise’, to permit the residential use with heights of eight to 11-storeys, including a site-specific policy allowing minimum heights of two-storeys for the townhouse buildings, and permission for a detached dwelling to preserve the existing heritage dwelling.

A Zoning By-law Amendment application is required, as summarized in Table 4, to permit the Proposed Development, which is subject to By-law 177-96, as amended, and shown in Figure 3

Table 4: Zoning By-law Amendment Information	
Current Zone:	Business Corridor Exception *590 (BC*590) and Business Corridor Exception *591 (BC*591)
Permissions:	Commercial, service and light industrial uses consistent with those outlined in the current Official Plan designation. Exception *591 also permits a detached dwelling related to the existing heritage dwelling.
Proposal:	The Owner proposes to rezone the Subject Lands to a Residential Four (R4) Exception Zone in 177-96, as amended, to permit the Proposed Development comprised of apartment buildings, townhouses, and an existing detached heritage dwelling. This includes site specific provisions related to building height, density, setbacks and parking. (Staff note it may also be appropriate to rezone a portion of the Subject Lands to an Open Space Zone, reflecting the proposed parkland to be conveyed to the City.)
By-law 2024-19, as amended	Comprehensive Zoning By-law 2024-19, as amended (the “CZBL”) is in full force and effect and Staff are determining the appropriateness of rezoning the Subject Lands into CZBL instead. Consequently, if Council approves the applications, the alternate rezoning may be to Residential - High Rise One (RES-HR1) and Open Space – Public (OS-PU) zones under By-law 20224-19, as amended, to permit the Proposed Development.

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) The appropriateness of the proposed Official Plan amendment to redesignate the Subject Lands from ‘Service Employment’ to ‘Residential High Rise’. Staff note that since the Subject Lands are designated ‘Community Area’ in ROP 2022, this proposed Official Plan Amendment is not considered an Employment Conversion.
- ii) Review of the Proposed Development in the context of the existing policy framework.

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, if required, will be secured as a condition of any future Site Plan Approval, to be paid prior to the issuance of a first building permit.

c) Parkland Dedication and Other Financial Contributions

- i) The Owner proposes to convey 0.15 ha of parkland along the 14th Avenue frontage, as shown in Figure 4.
- ii) 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 and Rental Housing

- i) The Applications are being 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.
- iii) The Owner is proposing all the units as purpose built-rental housing. Approximately 50% of the purpose-built rental units in Apartment Buildings ‘A’ and ‘B’ are proposed to be in line with Federal affordability guidelines and designed to meet certain accessibility criteria to be eligible for apartment construction funding by the Canadian Mortgage and Housing Corporation (CMHC).
- iv) The Building ‘C’ lands are proposed to be transferred to a non-profit affordable housing provider to provide additional opportunities for affordable housing on the Subject Lands.
- v) The exiting heritage dwelling is proposed to be retained and repurposed for future use by a youth housing provider.

e) Allocation and Servicing

- i) The availability of water and sanitary servicing capacity for the Proposed Development must be identified and allocated by Council, if the Applications are approved. 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) Examination of whether the height, density, built form, building orientation, and land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Review of the technical studies submitted in support of the Proposed Development, including, but not limited to, the Functional Servicing Report, Stormwater Management Brief, and Transportation Impact Study.

g) Sustainable Development

- i) The Applications will be reviewed in consideration of the City's Policies and Sustainability Metrics Program, to be secured as part of any future Site Plan Approvals.

h) Heritage Matters

- i) The Applications will be reviewed to address the cultural heritage resources on the Subject Lands, including the George R. Cowie House (circa 1925) at 5933 14th Avenue.

i) External Agency Review

- i) The Applications are being reviewed by York Region, School Boards, and Utility Providers, and any applicable requirements must be incorporated into the Proposed Development.

j) Submitted and Required Future Applications

- i) The Owner has submitted a Site Plan Control application to initiate the detailed technical review for Apartment Buildings 'A' and 'B' and the Townhouse Buildings.
- ii) The future Owner of the Apartment Building 'C' lands must submit an application for Site Plan Control to initiate the detailed design review
- iii) The Owner will also be required to submit a Major Heritage Permit Application for any proposed works to the George R. Cowie House at 5933 14th Avenue.

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 – Buildings 'A' and 'B'

Figure 6: Conceptual Renderings – Building 'C'

Figure 1

Location Map

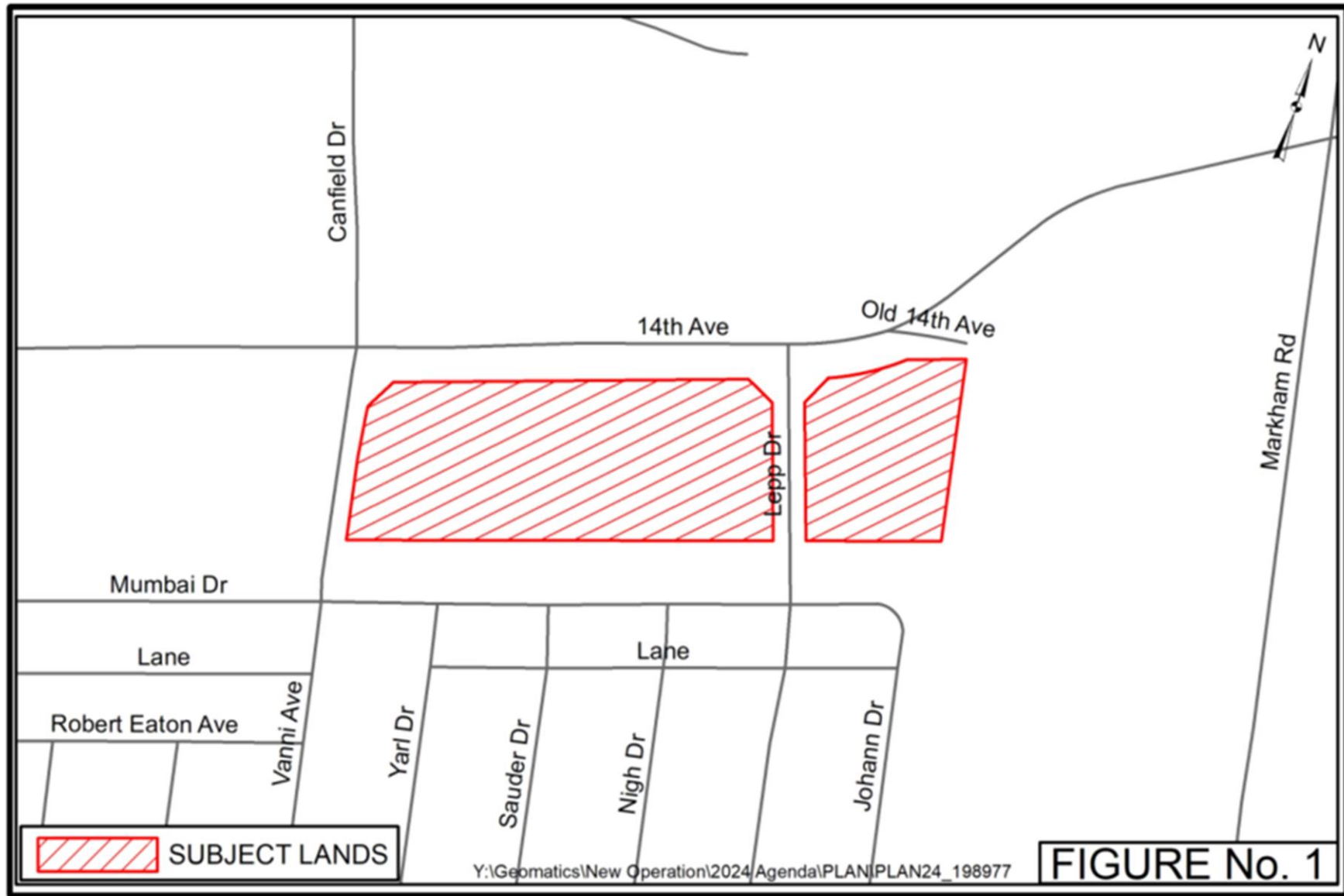


Figure 2

Aerial Photo



Figure 3

Area Context and Zoning



Figure 4

Conceptual Site Plan

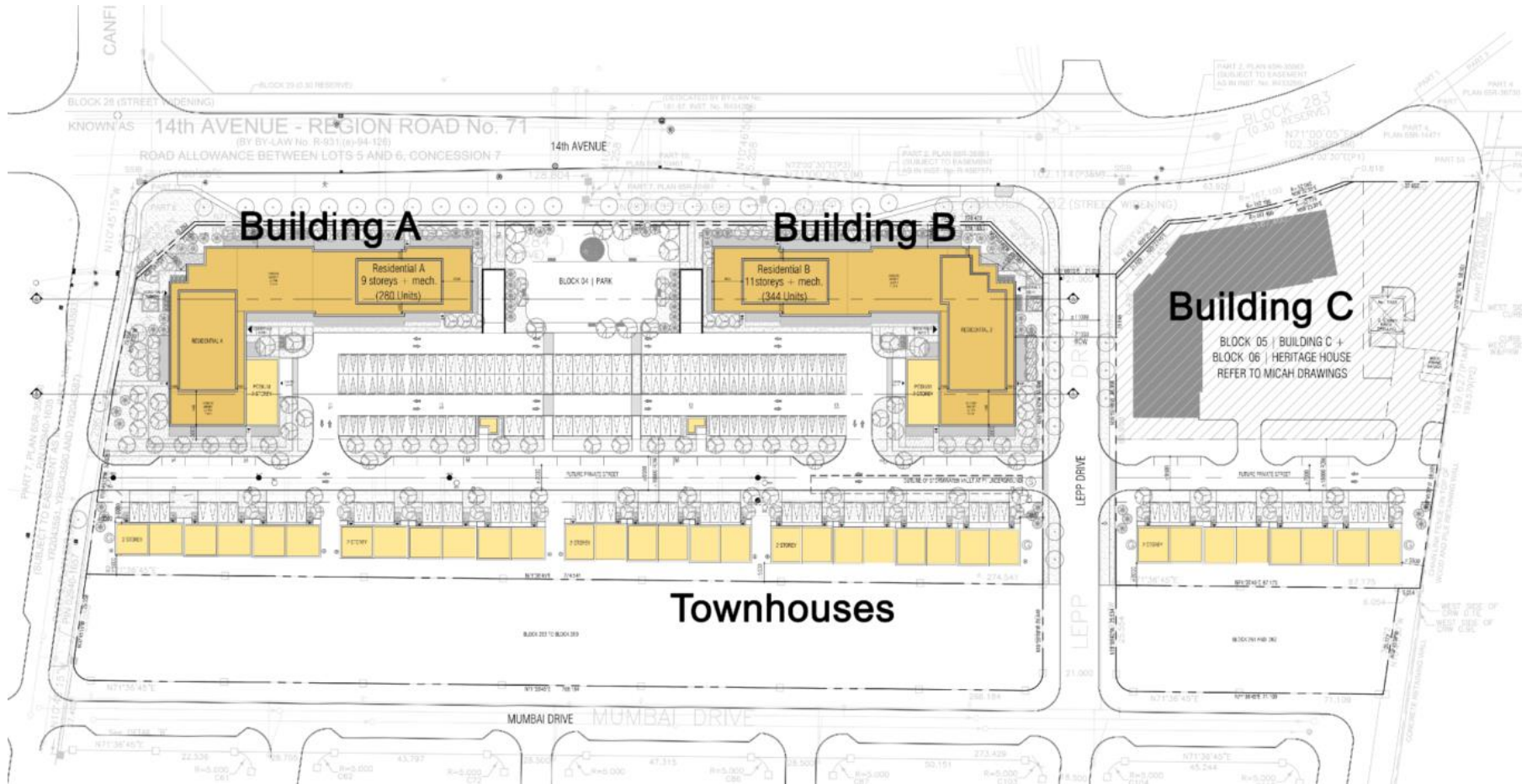


Figure 5

Conceptual Renderings Buildings 'A' and 'B'



Figure 6

Conceptual Building 'C' Rendering

