



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, March 10, 2026

APPLICATION TYPE: Zoning By-law Amendment (the "Application")

OWNER: Tanya Holme-Strader (the "Owner")

AGENT: Joanna Fast, Groundswell Urban Planners Inc.

LOCATION | WARD: 171 Main Street North, Markham | Ward 4

FILE NUMBER: PLAN 25 144333

PREPARED BY: Aaron Chau, RPP, MCIP, Planner I, East District

REVIEWED BY: Stacia Muradali, RPP, MCIP, Manager, East District
Stephen Lue, RPP, MCIP, Senior Development Manager

PROPOSAL: Adding a Business Office Use to the Existing Residential Zone
(the "Proposed Development")

PURPOSE

This preliminary information pertains to the Application 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 Application on December 19, 2025, and deemed the Application complete on January 8, 2026. The 90-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, ends on April 8, 2026.

NEXT STEPS

- Public Meeting is scheduled for March 10, 2026
- Recommendation Report for consideration by the Development Services Committee ("DSC"), if required
- In the event of approval, enactment of the site-specific Zoning By-law Amendment

BACKGROUND

Figures 1 to 2 show the 0.10 ha (0.25 ac) Subject Lands currently developed with a two-storey single detached dwelling. According to the Markham Register of Property of Cultural Heritage Value or Interest, the dwelling is designated Part V in accordance with the Ontario Heritage Act, and known as the Thomas-Hall House. Figure 3 shows the surrounding land uses. Figure 4 shows the existing site plan conditions and the Owner does not propose any site alterations on the Subject Lands.

The Proposed Development includes adding a business office use permission (maximum 45% of the gross floor area) on the Subject Lands (see Figure 4)

- Residential Gross Floor Area ("GFA"): 350.90 m² (3,777.06 ft²)
- Dwelling Units: 1
- Parking Spaces: 2 (In existing detached garage)
- Total Building Coverage: 25.3%

The following summarizes the Official Plan Information

- Current Designation: "Residential Low Rise"
- Permitted Uses: A dwelling unit including home occupation, shared housing small scale, secondary suite, convenience retail and personal service, day care centre, place of worship and public school

The Subject Lands are subject to Section 9.13 – Markham Village in the 2014 Official Plan

Section 9.13.4.1(c)(ii) of the 2014 Official Plan provides direction regarding preserving and enhancing the predominately residential area north of the 'Mixed Use Heritage Main Street' lands by permitting mixed residential office development only on the residential lands south of the CNR tracks. The policies also permit an office use on select "Residential Low Rise" lands, subject to the following:

- a) The maximum GFA of the office use not exceeding 45 percent of the total GFA
- b) The provision of at least one dwelling unit where an office use is proposed within an existing residential building, with the exception of a building, which by virtue of its size or configuration is not suitable for mixed use, where Council may permit one use only provided it is within the existing building

A Zoning By-law Amendment application is required to permit office use

The Proposed Development is subject to Zoning By-Law 2024-19, as amended (see Figure 3)

- Current Zone: "Residential – Established Neighborhood Low Rise" (RES-ENLR)
- Permissions: Detached dwelling, shared housing – small scale, home childcare, home occupation
- Proposal: The Owner proposes to add a business office use with a maximum 45% of the total GFA to the Subject Lands and to apply site-specific special zone standards to address existing site conditions

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

a) Conformity and Consistency with Provincial, and York Region and City Official Plan

- i) Whether the proposed addition of office use with a maximum 45% of the total GFA conforms to the Markham 2014 Official Plan and Regional and provincial policy context.

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

- i) Evaluation of the compatibility with existing and planned development within the surrounding area.
- ii) Ensuring the adequate supply of parking spaces for the Proposed Development.

c) Heritage Matters

- i) The Application was reviewed by the Heritage Markham Committee on February 11, 2026, when Committee raised no objection from a heritage perspective to the Proposed Development, provided that the current parking configuration remains unchanged, including no parking within the front yard, and that the existing side yard setbacks for both the building and driveway are maintained.

d) External Agency Review

- i) The Application has been circulated to York Region, Metrolinx, among other agencies and any applicable requirements must be incorporated into the Proposed Development.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

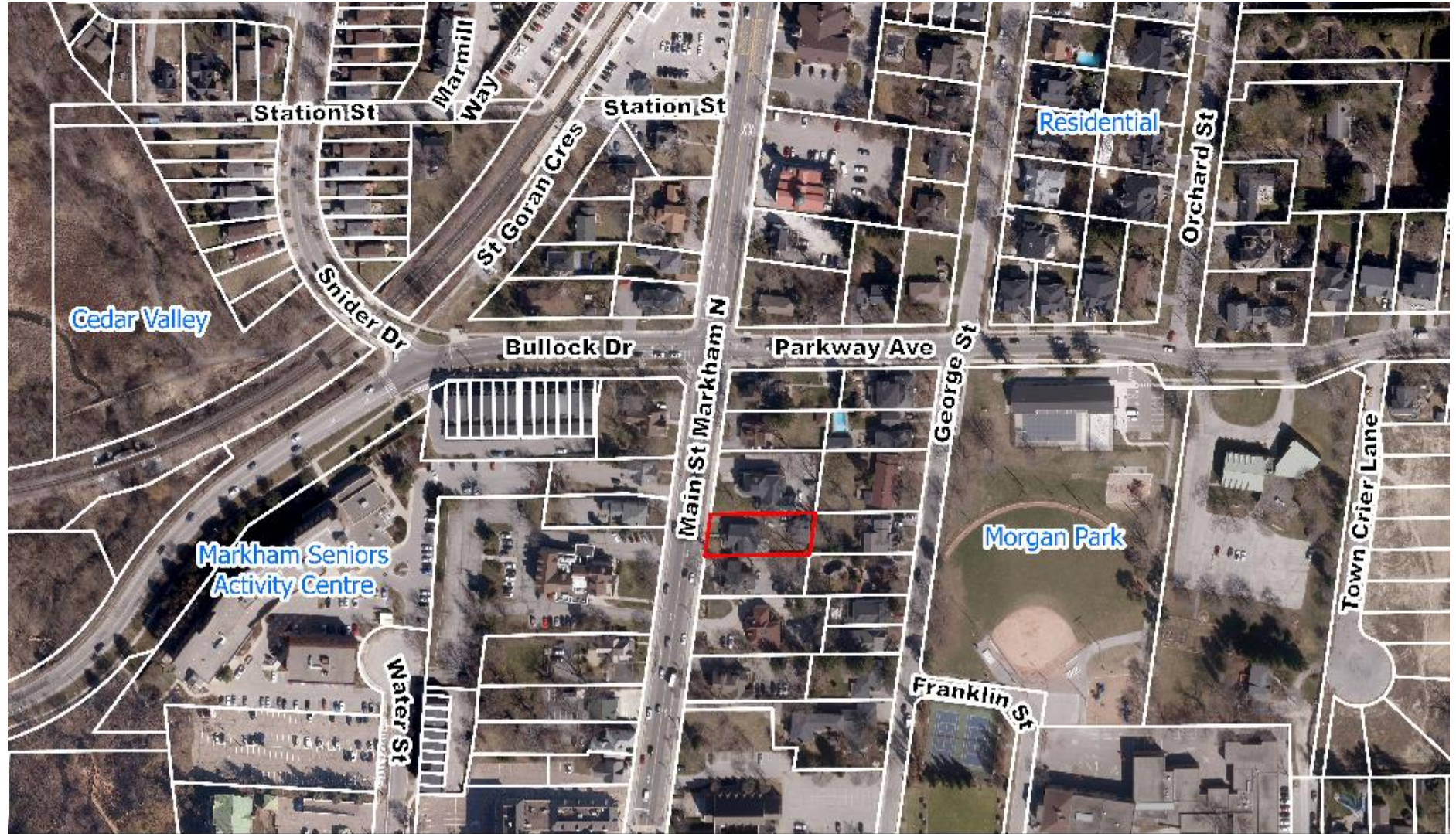
Figure 3: Area Context and Zoning

Figure 4: Site Plan

Figure 1: Location Map



Figure 2: Aerial Photo



Aerial Photo (2025)

APPLICANT: Groundswell Urban Planners Inc. (Joanna Fast)
171 Main Street North

 SUBJECT LANDS

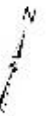


Figure 3: Area Context and Zoning

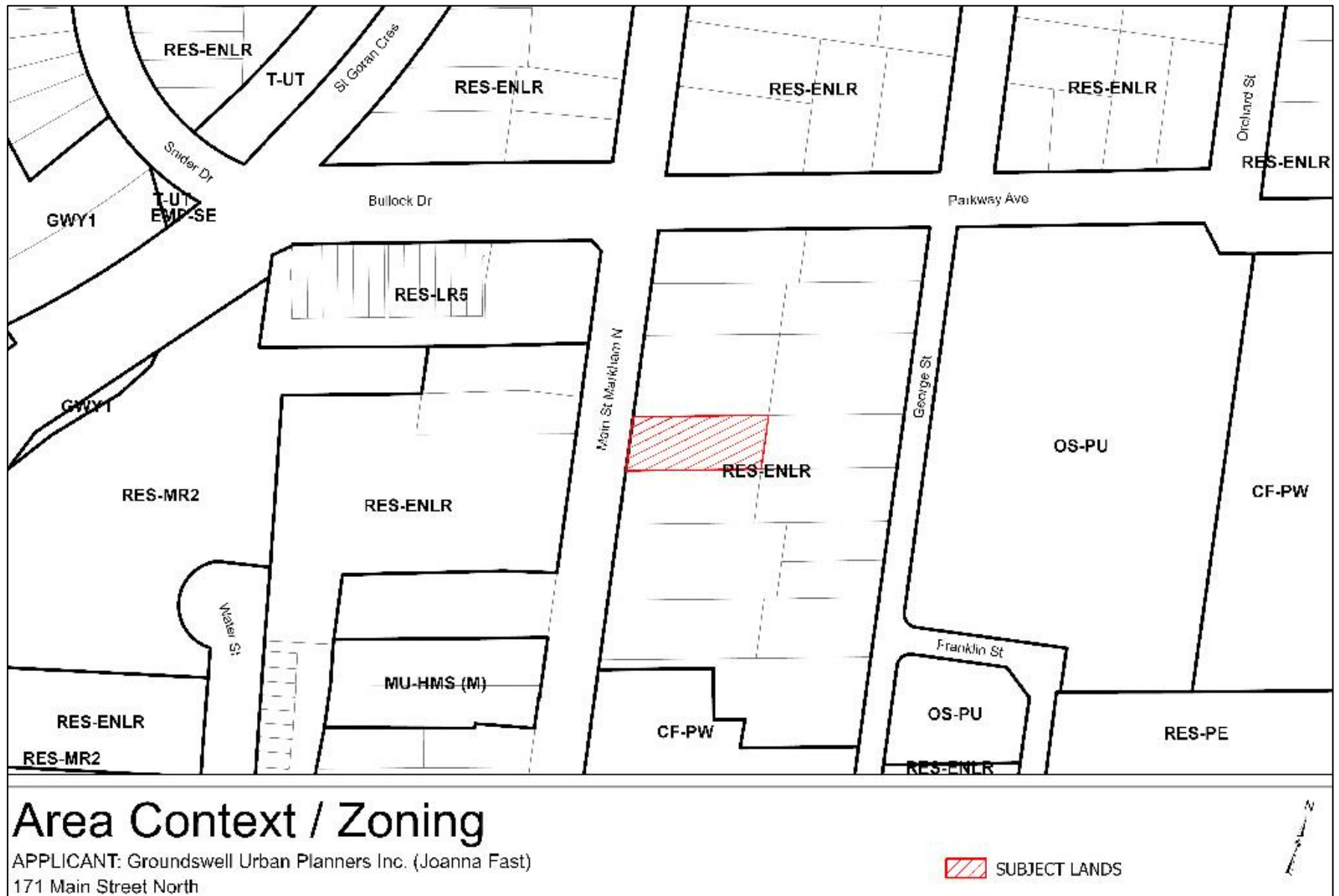


Figure 4: Site Plan

