



Development Services Commission PUBLIC MEETING INFORMATION REPORT

Date:	Tuesday, March 18, 2025		
Application Type:	Zoning By-law Amendment (the “Application”)		
Owner:	4201 Highway 7 Inc. (Rouge View LP, c/o Nord Hub Canada Inc. - Metropole Developments Inc.) (the "Owner")		
Agent:	Bousfields Inc. c/o Kate Cooper		
Proposal:	Proposed eight-storey mixed-use residential building on the northern portion of 4201 and 4217 Highway 7 (the “Proposed Development”)		
Location:	4201 and 4217 Highway 7 (the “Subject Lands”)		
File Number:	PLAN 24 185627	Ward:	3
Prepared By:	Melissa Leung, RPP, MCIP ext. 2392 Senior Planner, Central Planning District		
Reviewed By:	Sabrina Bordone, MCIP, RPP Manager, Central Planning District	Stephen Lue, MCIP, RPP Senior Manager, 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 October 11, 2024, and deemed the Application complete on November 8, 2024. The 90-day period set out in the *Planning Act* before the Owner can appeal to the Ontario Land Tribunal for a non-decision ended on January 9, 2025.

This Application is related to the Draft Plan of Subdivision application (PLAN 24 185661), which was deemed complete on December 2, 2024, and is being reviewed concurrently.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for March 18, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment

- Continued review of the Draft Plan of Subdivision application (PLAN 24 185661)
- Submission of future applications for Site Plan Control and Draft Plan of Condominium.

BACKGROUND

Subject Lands and Area Context

Figure 1 shows the 3.31 ha (8.19 ac) Subject Lands, of which the northern 0.89 ha (2.20 ac) portion is proposed for development, and is located on the south side of Highway 7 and west of Main Street Unionville. Figure 2 shows two detached dwellings occupying the lands. Figure 3 illustrates the surrounding land uses.

Table 1 summarizes the Owner's Proposed Development

Table 1: the Proposed Development (see Figures 4 and 5)	
Gross Floor Area ("GFA"):	26,811 m ² (288,591 ft ²)
Retail GFA:	450 m ² (4,844 ft ²)
Dwelling Units:	369
Building Height (storeys):	8 (or 37.7 m including mechanical penthouse)
Density:	3 times the area of the developable portion of the Subject Lands (Floor Space Index – "FSI")
Parking Spaces:	340 (including 44 visitor and retail) in 3 levels of underground parking
Site Access:	<u>Interim</u> : from Highway 7 (Figure 4) <u>Ultimate</u> : from the future extension of Rougeside Promenade (Figure 5)

The Proposed Development conforms to the 1987 Official Plan (the "1987 OP"), the Markham Centre Secondary Plan ("OPA 21"), and the emerging Markham Centre Secondary Plan Update ("MCSP Update")

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Regional Centre-Markham Centre lands, the provisions of the 1987 OP, as amended by the Markham Centre Secondary Plan ("OPA 21"), shall apply to the Subject Lands.

Staff note that OPA 21 and the MCSP Update both identify the northern portion of the Subject Lands as being located within a Special Policy Area ("SPA"). Any change or modification to policies or

designations within a SPA requires the approval of the Ministers of Municipal Affairs and Housing and Natural Resources. Re-development within the SPA may be permitted where it would not result in any intensification above and beyond existing Official Plan land use permissions. Given that the Proposed Development meets the requirements of OPA 21 and the MCSP Update, as identified in Table 2 below, the Proposed Development does not require an Official Plan Amendment and is therefore exempt from Ministry approval.

Table 2: Official Plan Information		
	OPA 21	MCSP Update (July 3, 2024)
Current Designations:	“Community Amenity Area – General” (on the northern portion of the Subject Lands) and “Hazard Land” (on the southern portion of the Subject Lands)	“Mixed Use Mid Rise” (on the northern portion of the Subject Lands) and “Public Park” and “Greenway” (on the southern portion of the Subject Lands)
Permitted uses:	Mid-rise buildings with a mix of residential, commercial, employment and community uses	• Maximum height of 8 storeys • Maximum density of 3 FSI • Specific uses to be determined

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

The Proposed Development is subject to By-law 304-87, as amended, as shown in Figure 2.

Table 3: Zoning By-law Amendment Information	
Current Zone Categories:	“Rural Residential One – RR1”, “Open Space One – O1”, and “Agriculture One – A1”
Permissions:	The Proposed Development falls primarily within the RR1 zone, which restricts the permitted uses to a single detached dwelling.
Proposal:	The Owner proposes to amend the Zoning By-law to permit a mixed-use residential building and incorporate site-specific development standards including, but not limited to, permitted uses, setbacks, parking rates, height, maximum GFA and maximum number of residential units.

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

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

- i) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging MCSP Update.

b) Community Benefits Charges (“CBC”) By-law

- i) The Application will be subject to and reviewed in consideration of the City’s CBC By-law and contributions will be identified as part of the amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Application 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 Application 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 and allocated by Council, if the Application is 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) While the Subject Lands are surrounded by smaller development parcels, coordination of development in the context of the surrounding area 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 angular plane study and the impacts to the immediate surrounding areas.
- v) Traffic impact and ensuring an adequate supply of parking spaces for the commercial and residential uses.
- vi) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.

g) Sustainable Development

- i) The Application will be reviewed in consideration of the City's Policies and Sustainability Metrics Program at the Site Plan Application stage.

h) Natural Heritage Matters

- i) The Application will be reviewed to address the natural heritage resources on the Subject Lands.

i) External Agency Review

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

j) Required Future Applications

- i) The Owner must submit applications for a Site Plan and Draft Plan of Condominium, should the Application be approved, to permit the Proposed Development and facilitate the condominium tenure of the apartment building and for the future extension of RougeSide Promenade.

Accompanying Figures:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan – Interim

Figure 5: Conceptual Site Plan – Ultimate

Figure 6: Conceptual East Elevation Rendering

Figure 7: Conceptual North Elevation Rendering from Highway 7

Figure 1

Location Map

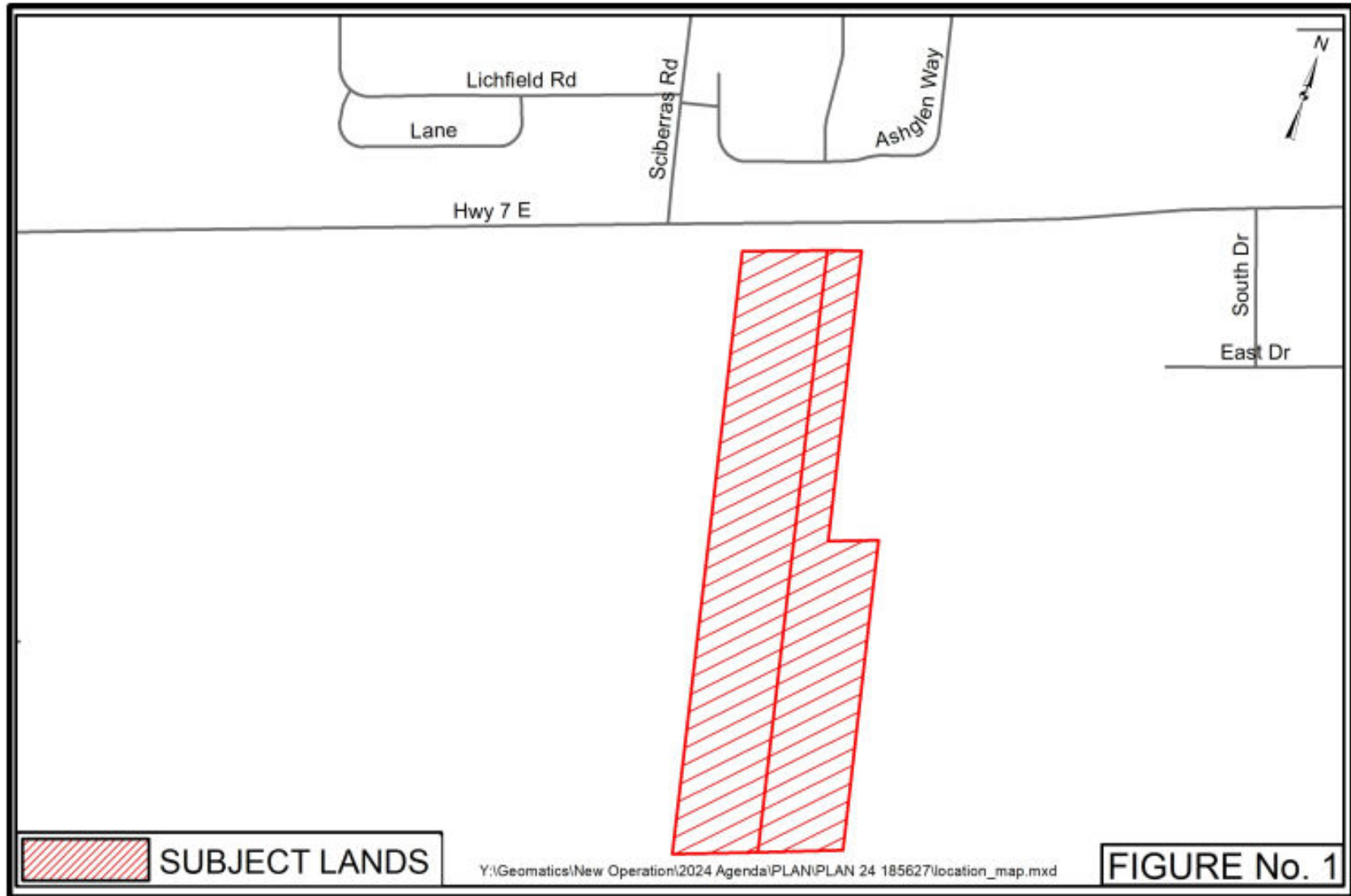


Figure 2

Aerial Photo

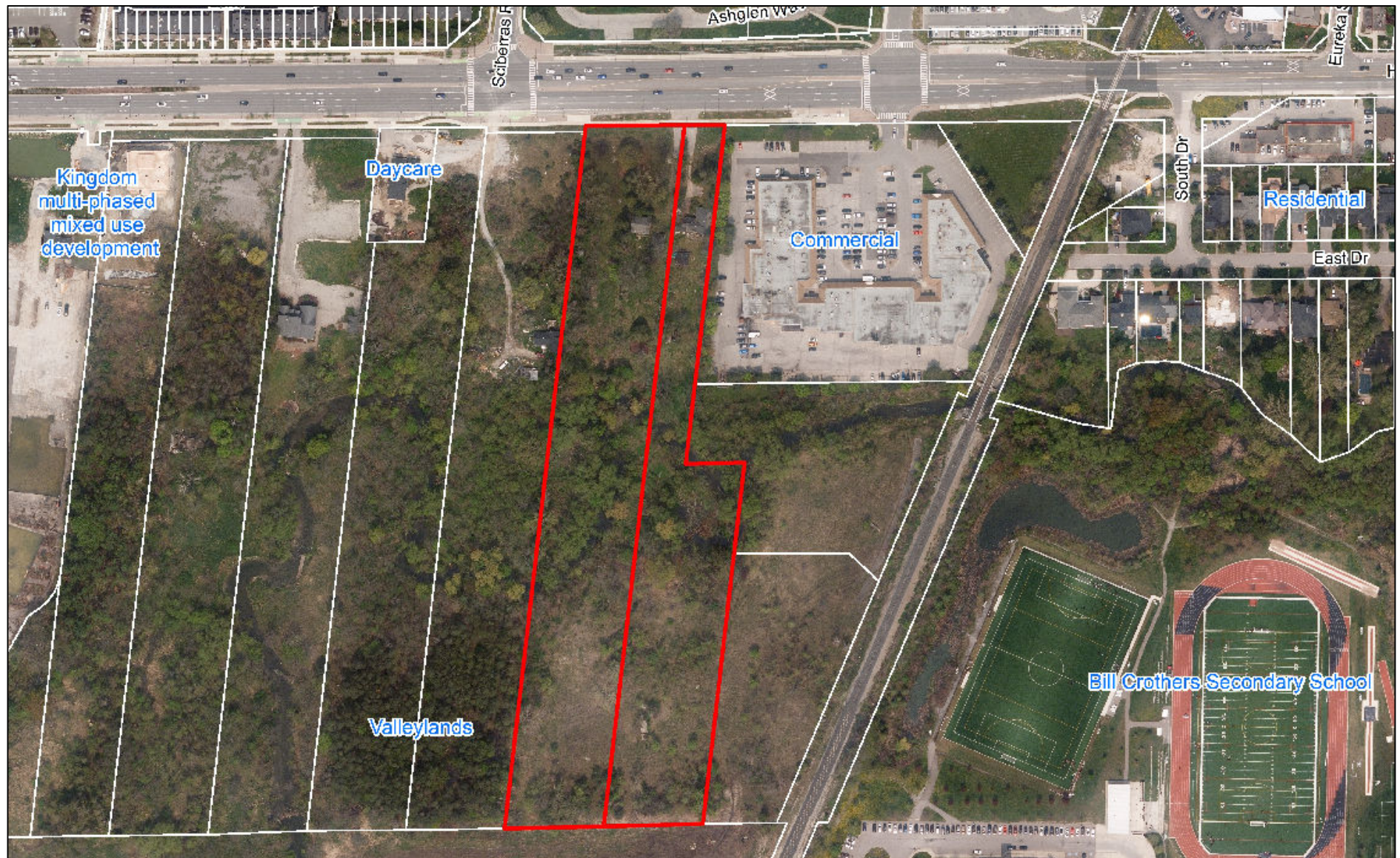


Figure 3

Area Context and Zoning



Conceptual Site Plan - Interim

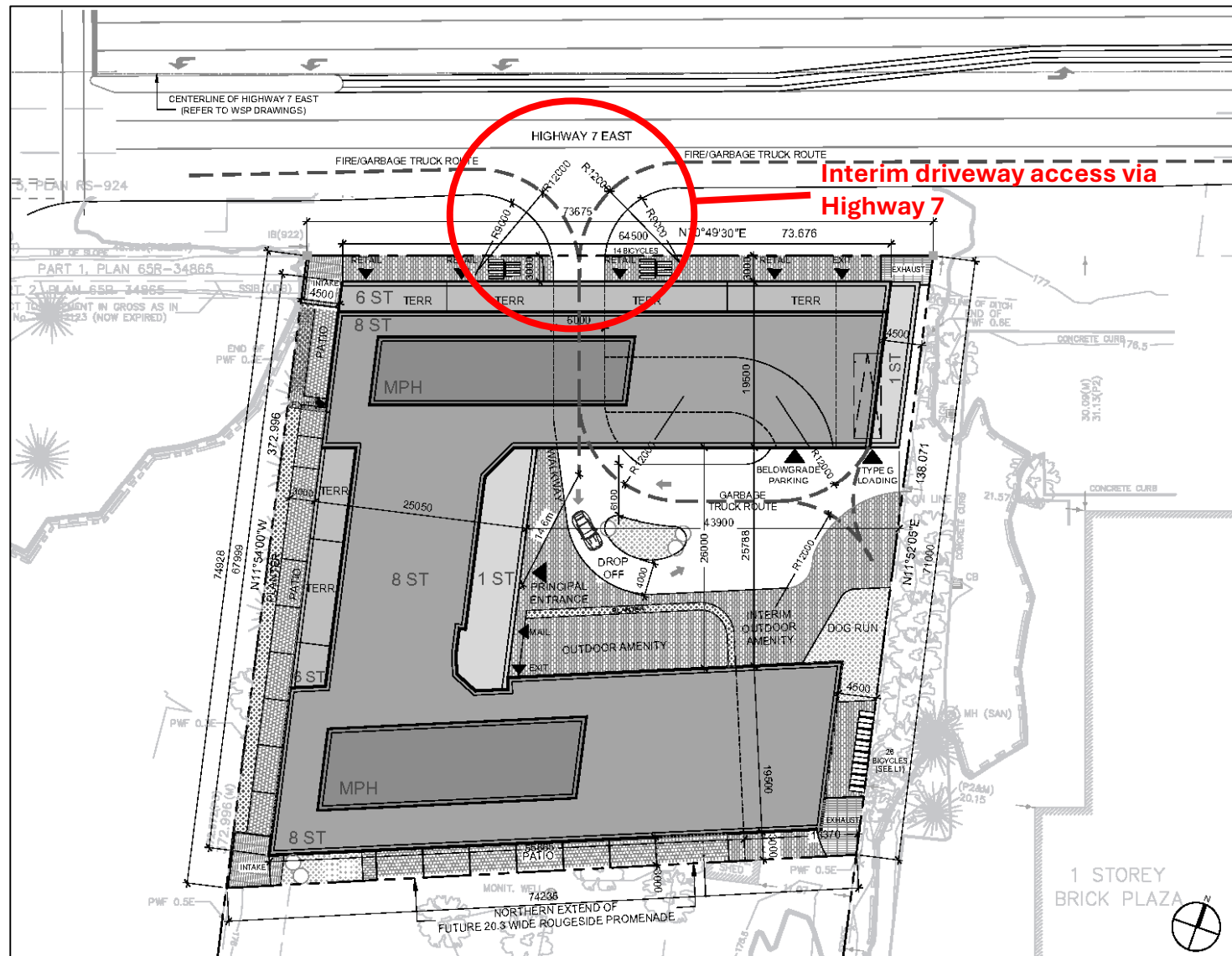


Figure 5

Conceptual Site Plan - Ultimate

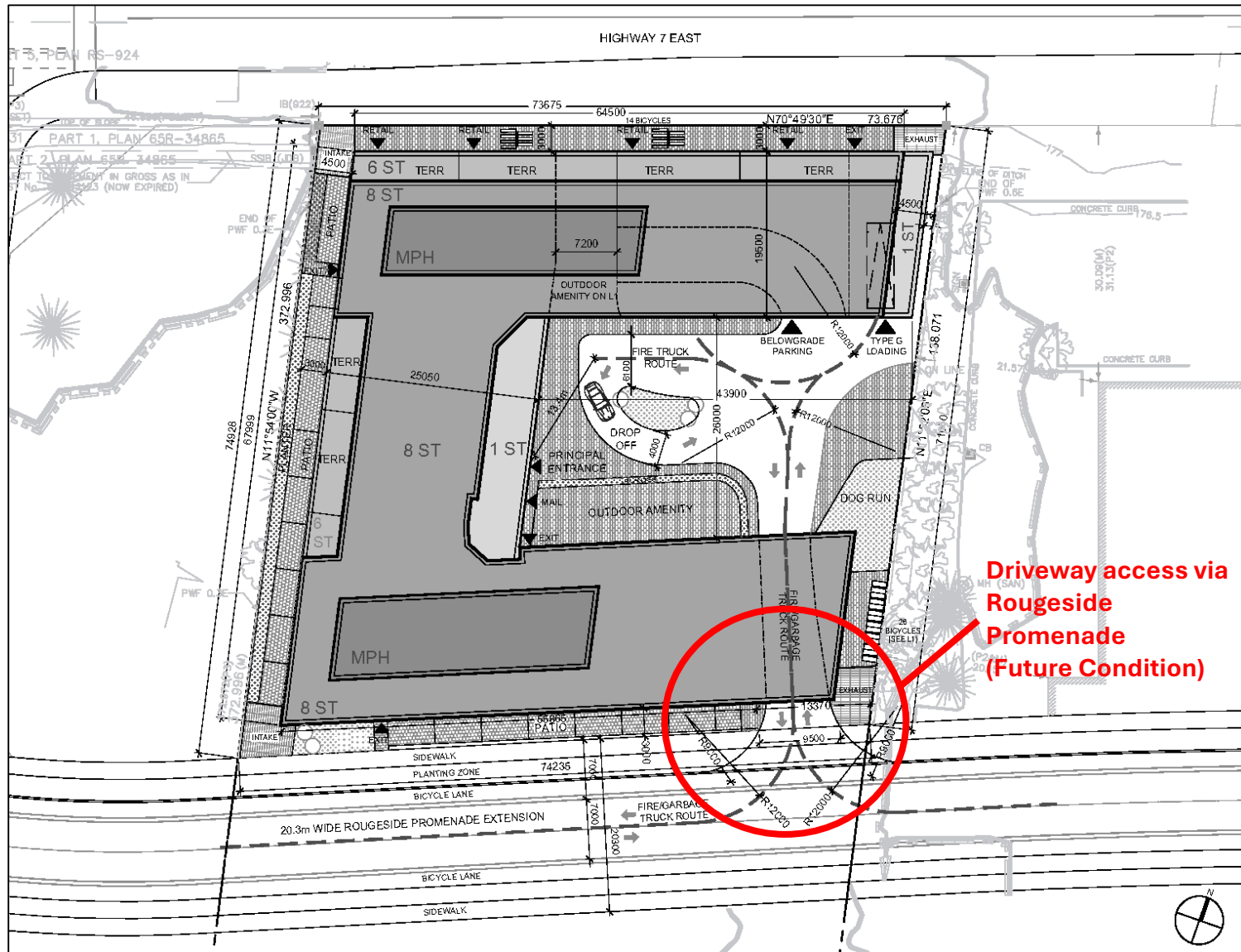


Figure 6

Conceptual East Elevation Rendering



Figure 7

Conceptual North Elevation Rendering from Highway 7

