



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, October 7, 2025

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

OWNER: 2748238 Ontario Inc. (the "Owner")

AGENT: KLM Planning Partners Inc.

LOCATION (WARD): 30 and 46 Old Kennedy Road (the “Subject Lands”) | Ward 8

FILE NUMBER: PLAN 25 124351

PREPARED BY: Melissa Leung, RPP, MCIP, Senior Planner, Central District

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

PROPOSAL: Two mixed-use apartment buildings, with heights of 30 storeys and 12 storeys and a combined total of 605 apartment dwelling units and ground floor commercial uses (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 July 2, 2025, and deemed the Applications complete on July 18, 2025. 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 October 30, 2025.

NEXT STEPS

- Statutory Public Meeting is tentatively scheduled for October 7, 2025
- Heritage Committee meeting is scheduled for October 8, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of an approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan and Draft Plan of Condominium application (if required)

BACKGROUND

Figures 1 and 2 show the 0.39 ha (0.98 ac) Subject Lands are currently occupied by a used car dealership and a truck repair shop. The building at 30 Old Kennedy Road is listed on the Markham Register of Property of Cultural Heritage Value, known as the “Clinkinboomer House.” The Subject Lands are also within the Milliken GO Station Protected Major Transit Station Area (PMTSA). Figures 2 and 3 show the surrounding land uses.

The Proposed Development includes demolition and replacement of the two existing buildings on the Subject Lands with two mixed-use apartment buildings (Figure 4)

Below is a summary of the Proposed Development:

- Residential Gross Floor Area: 34,714 m² (373,658 ft²)
- Retail Space: 962 m² (10,334 ft²)
- Dwelling Units: 605
- Parking Spaces: 306
- Building Height (storeys): **Building A**: 30 with an 8-storey podium; **Building B**: 12
- Density: 10.5 times the area of the Subject Lands (Floor Space Index – “FSI”)

The Owner proposes to amend the 1987 Official Plan (the “1987 OP”) and the Milliken Main Street Secondary Plan (“OPA 144”) to permit the Proposed Development

The policies of the 2014 Official Plan state that until an approval of an updated secondary plan for the Milliken Centre lands, the provisions of the 1987 OP, as amended, and OPA 144 shall apply. On July 17, 2024, Markham Council adopted the Milliken Centre Secondary Plan (“OPA 56”), which has been forwarded to the Ministry of Municipal Affairs and Housing (“MMAH”) for Approval. Until the MMAH approves OPA 56, OPA 144 remains in effect.

- Current Designation (OPA 144):
 - “Community Amenity Area – Main Street” on the eastern portion of the Subject Lands
 - “Community Amenity Area – Steeles Avenue” on the western portion of the Subject Lands
- Permitted Uses (OPA 144):
 - On lands designated “Community Amenity Area – Main Street”: grade-related commercial uses, a maximum height of 4-storeys, and a maximum density of 1.25 FSI
 - On lands designated “Community Amenity Area – Steeles Avenue”: medium or high density residential with a maximum height of 5-storeys and maximum density of 1.5 FSI
- Designation under OPA 56 (pending MMAH approval):
 - “Mixed Use High Rise”

- Permitted Uses under OPA 56 (pending MMAH approval):
 - a range of commercial uses and apartment building, multi-storey non-residential or mixed-use building, and townhouse including back-to-back and stacked, provided these building types are part of a development that integrates one or more of the buildings within an apartment building or multi-storey non-residential or mixed-use building
 - a maximum height of 25 storeys; however, heights up to 5-storeys above the maximum height may be considered subject to a Zoning By-law Amendment and the review of additional studies to assess transportation impacts and servicing capacity
 - a recommended overall density of 6.0 FSI for the area located from the rail corridor to Old Kennedy Road, south of Thelma Avenue
- Proposed Official Plan Amendment:
The Owner proposes to amend the in force Milliken Main Street Secondary Plan (OPA 144) to:
 - a) Increase the maximum density to 9.0 FSI
 - b) Increase the maximum height to 30 storeys

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

The Proposed Development is subject to By-law 177-96, as amended, as shown in Figure 2.

- Current Zone:
 - Eastern Portion: “Community Amenity Two, Special Exception 283 (Hold)” [CA2*283(H)]
 - Western Portion: “Community Amenity Four, Special Exception 285 (Hold)” [CA4*285(H)]
- Permissions:
 - CA2*283(H) Zone: Apartment dwellings and a range of commercial and institutional uses
 - CA4*285(H) Zone: a range of commercial and institutional. Residential uses are not permitted.
- Proposal: The Owner proposes to delete the entirety of the Subject Lands from By-law 177-96 and incorporate it into the Zoning By-law 2024-19, as amended, and incorporate site-specific development standards including, but not limited to, maximum gross floor area, minimum setbacks, and maximum heights.

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 allow the Proposed Development.

- ii) Review of the Proposed Development in the context of the existing policy framework, regarding the emerging Milliken Centre Secondary Plan.

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 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, and mix of land uses proposed are appropriate.
- ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and the impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring an adequate supply of parking spaces for the commercial and residential uses.
- v) Review of all technical studies submitted in support of the Proposed Development.

- 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 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 applications.

h) Heritage Matters

- i) The Applications will be reviewed to address the cultural heritage resources on the Subject Lands, including the Clinkinboomer House at 30 Old Kennedy Road, which is listed on the Markham Register of Property of Cultural Heritage Value or Interest.

i) External Agency Review

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

j) Required Future Applications

- i) The Owner must submit applications for Site Plan Control and Draft Plan of Condominium, should the Applications be approved, to permit the Proposed Development and facilitate the standard condominium if that is the eventual tenure of the building.

ACCOMPANYING FIGURES

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan

Figure 5: Conceptual 3D Renderings

Figure 1: Location Map



Figure 2: Aerial Photo



Figure 3: Area Context and Zoning

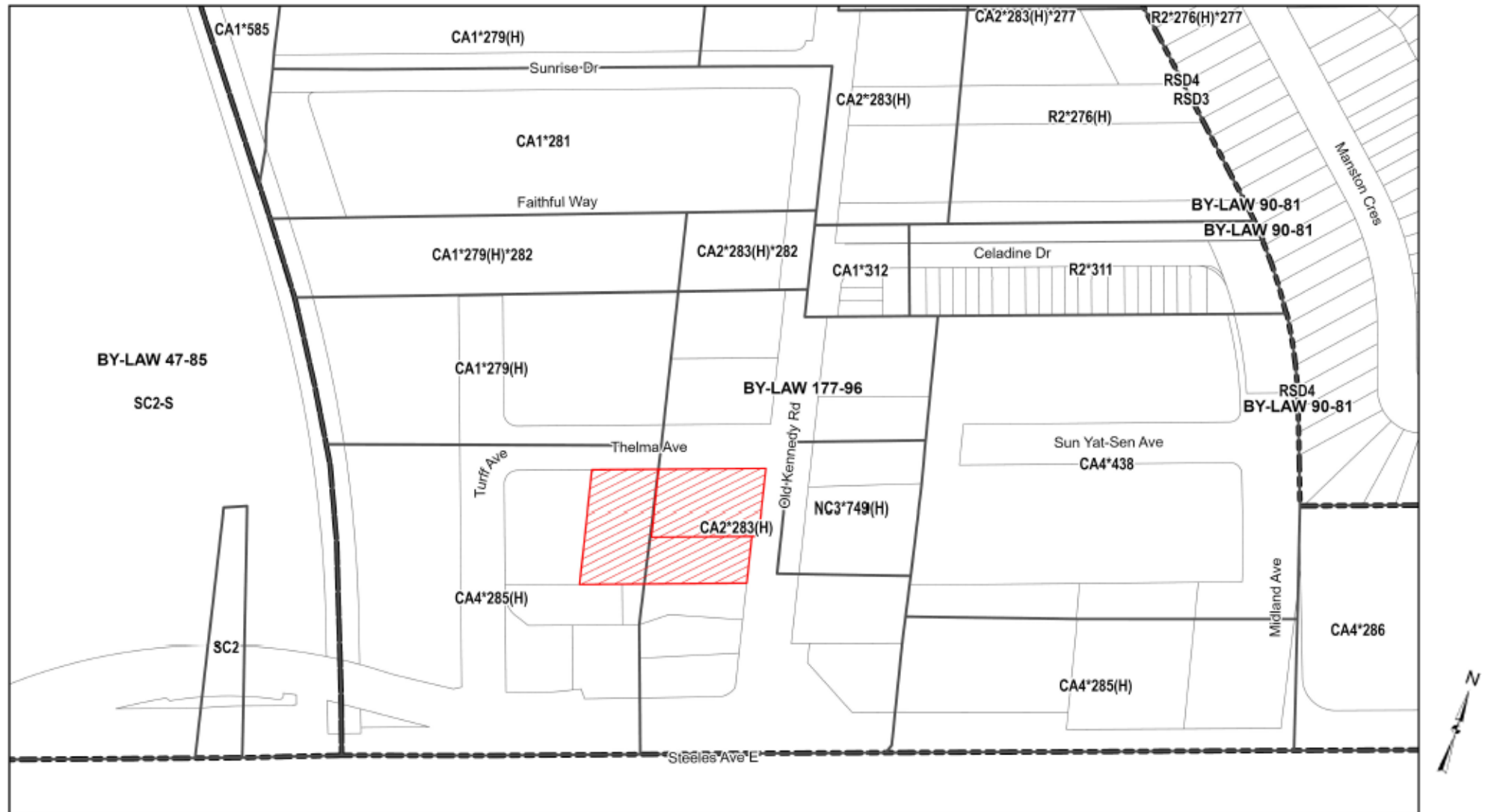


Figure 4: Conceptual Site Plan

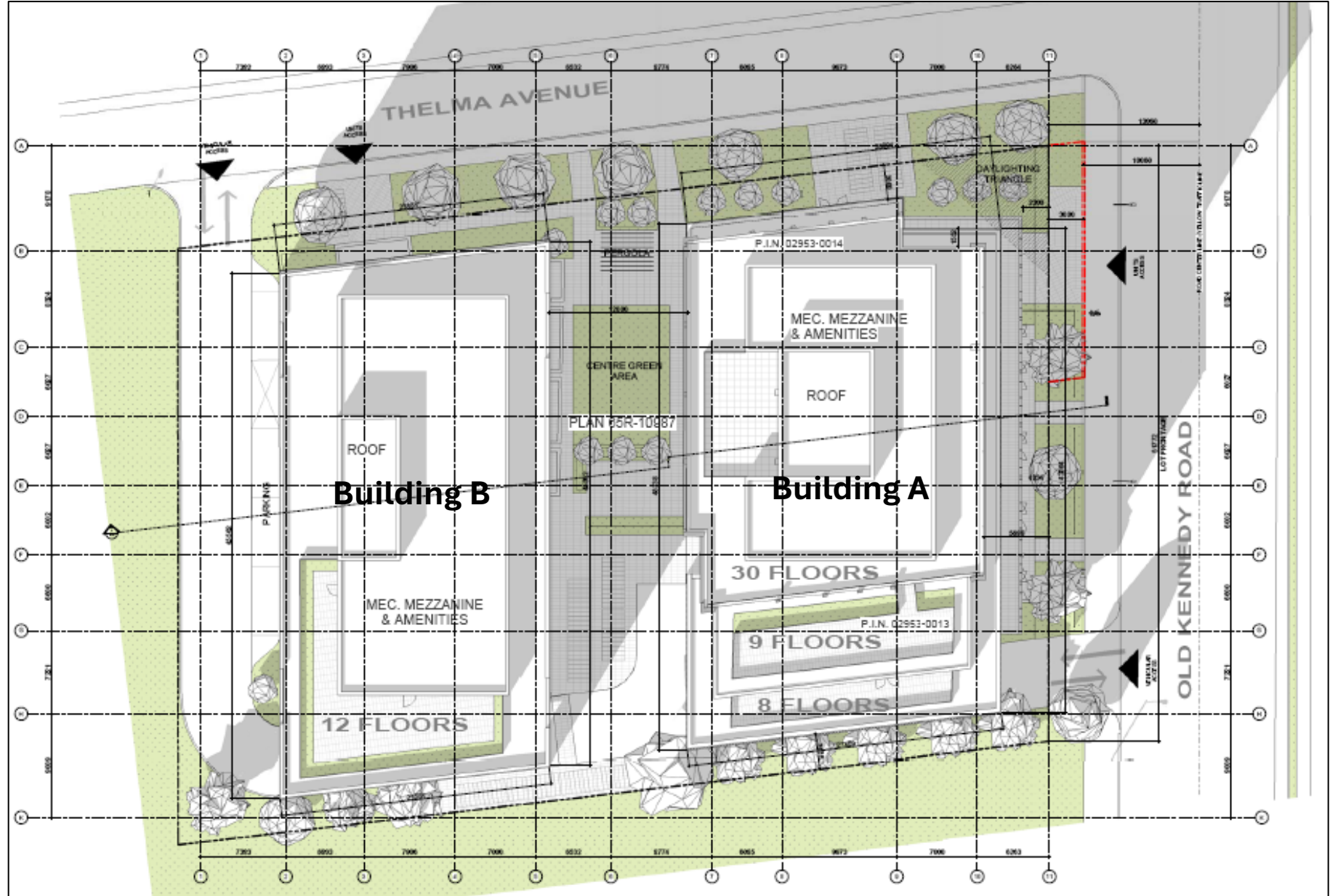


Figure 5: Conceptual 3D Renderings

