



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE:	Tuesday, September 23, 2025
APPLICATION TYPE:	Official Plan and Zoning By-law Amendment (the “Applications”)
OWNER:	Mark Dev Inc. c/o Patrick Chan (the "Owner")
AGENT:	Bousfields Inc. c/o Claire Ricker
LOCATION (WARD):	136 Markland Street (Southwest of Markland Street and Woodbine Avenue - the “Subject Lands”) Ward 2
FILE NUMBER:	PLAN 25 118560
PREPARED BY:	Hailey Miller, RPP, MCIP, ext. 2945, Senior Planner, West District
REVIEWED BY:	Rick Cefaratti, RPP, MCIP, Manager, West District Stephen Lue, RPP, MCIP, Senior Manager, Development
PROPOSAL:	To permit a 46-unit townhouse development with a proposed internal private driveway with access from Markland Street (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 deemed the Applications complete on May 29, 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 will end on September 26, 2025.

NEXT STEPS

- The statutory Public Meeting is scheduled for September 23, 2025
- Recommendation Report for consideration by the Development Services Committee (“DSC”)
- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of future applications for Site Plan Control, Part Lot Control, and Draft Plan of Condominium

BACKGROUND

Subject Lands and Area Context

The 1.01 ha (2.5 ac) Subject Lands are currently developed with a sales trailer and associated parking lot, as shown on Figure 2. Figure 3 shows the surrounding land uses.

The Proposed Development includes a proposed internal private driveway with access from Markland Street, with key statistics shown below

- Residential Units: 46 townhouse units with 43 optional basement secondary suites
- Unit Width: 6 m (19.7 ft) to 6.20 m (20.3 ft)
- Maximum Building Height: 4 storeys or 12.7 m (41.6 ft)
- Parking Spaces: 92 residential (2 spaces/unit); 12 visitor (0.25 spaces/unit) and 9 bicycle

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

- Current Designation: “Business Park Employment”
- Permitted Uses: Wide range of office and industrial with limited accessory and ancillary uses
- Proposal: The Owner proposes to redesignate the Subject Lands to ‘Residential Low Rise’ to permit a townhouse development with a site-specific provision to permit up to 4-storey building height. The Subject Lands were part of an employment conversion application in 2020. The request was approved by Markham Council, subject to the Owner entering into an agreement with the City for submissions of Official Plan and Zoning By-law Amendment applications. These applications would be required to contemplate the provision of affordable purpose-built rental, seniors housing, and the retention of employment uses.

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

The Proposed Development is subject to By-law 2024-19, as amended, as shown in Figure 3.

- Current Zone: “Employment – Business Park (EMP-BP)”
- Permissions: Wide range of office and industrial with limited accessory and ancillary uses
- Proposal: The Owner proposes to rezone the Subject Lands to ‘Residential - Low Rise Six (RES-LR6)’ with site-specific development standards including, but not limited to, setbacks, maximum number of storeys, minimum outdoor amenity area, porch and stair encroachments, and maximum building height.

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.
- b) **Employment Conversion Criteria**

- i) To address the requirements set out by Markham Council for affordable purpose-built rental and seniors housing, the Owner proposes 43 optional basement secondary suites. No employment uses are currently proposed. Staff will continue to review the Applications with regard for the employment criteria set out by Markham Council.
- 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) Natural Heritage**
 - i) The Subject Lands are located adjacent to the Rouge River and its associated valley land and woodland features. It is recommended that the Greenway lands be conveyed to the City through the future Site Plan Control application.
- g) Review of the Proposed Development will include, but not limited to, the following:**
 - i) Examination of whether the height, density, built form, and land uses proposed are appropriate.
 - ii) Evaluation of the compatibility with existing and planned development within the surrounding area.
 - iii) Traffic impact and ensuring the adequate supply of parking spaces for the residential uses.
 - iv) The submission of a future Site Plan Application will examine appropriate landscape, site layout, snow storage areas, building elevations, and amenity areas.
- h) Sustainable Development**

- i) The future Site Plan Control application will be reviewed in consideration of the City's Sustainability Metrics Program.

i) External Agency Review

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

j) Required Future Applications

- i) The Owner must submit applications for Site Plan, Part Lot Control, and Draft Plan of Condominium should the Applications be approved, to permit the Proposed Development and facilitate the condominium 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 Building Elevations

Figure 6: Conceptual Renderings

Figure 1: Location Map

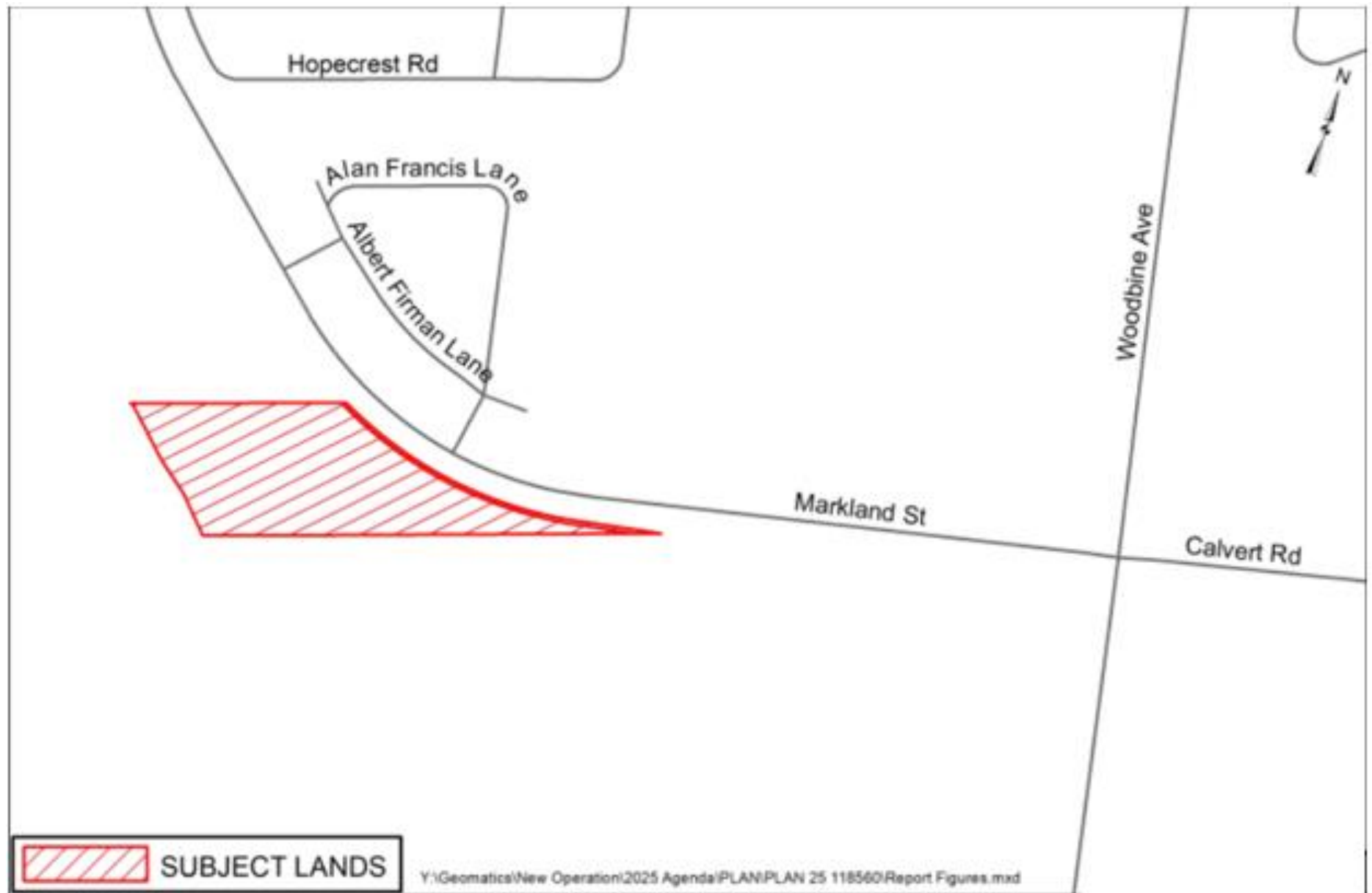


Figure 2: Aerial Photo



Figure 4: Conceptual Site Plan

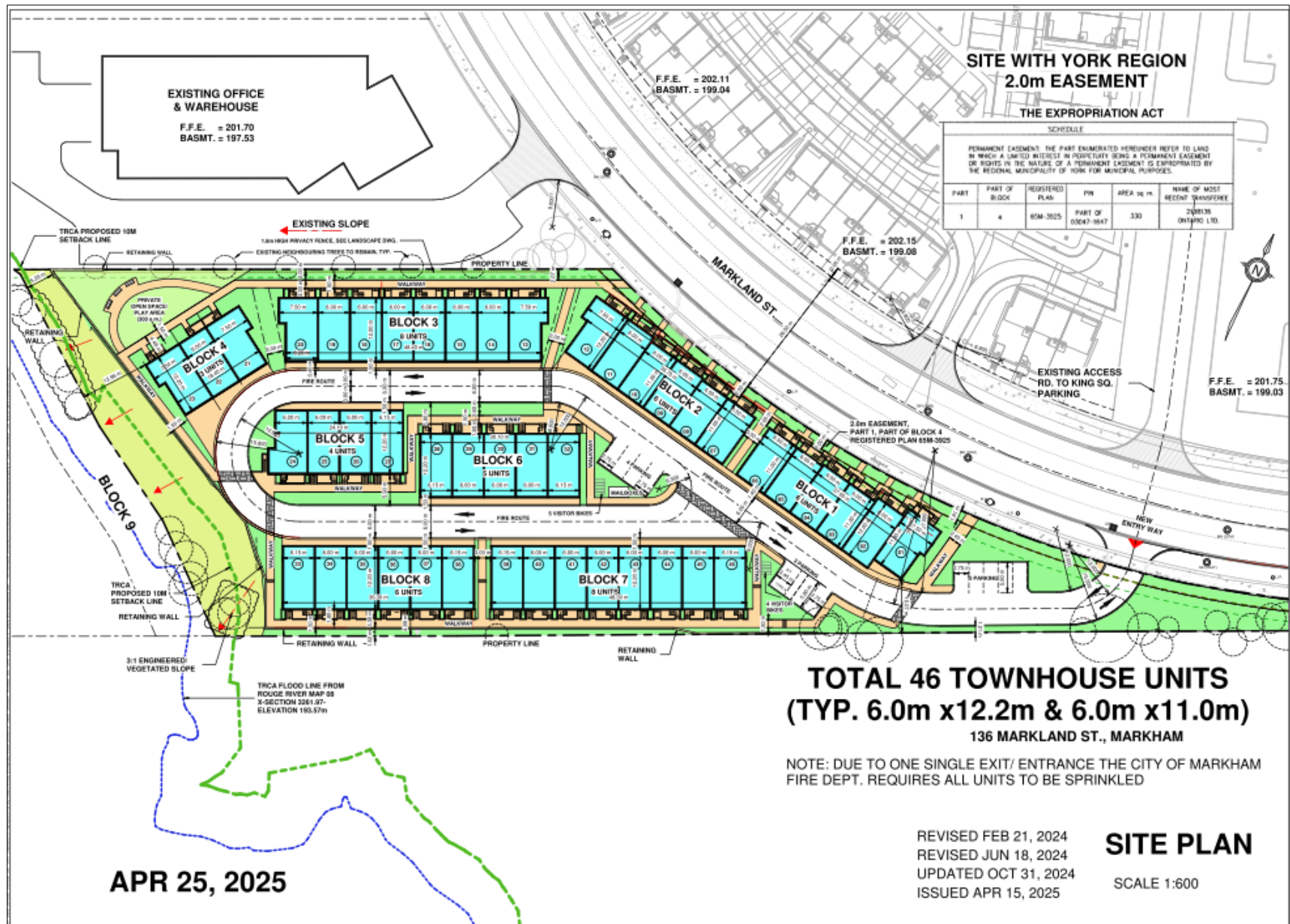


Figure 5: Conceptual Building Elevations



① BLOCK 5 NORTH ELEVATION
1 : 100



① BLOCK 5
1 : 100



Figure 6: Conceptual Renderings

BIRD'S EYE VIEW FROM MARKLAND ST.

