



Development Services Commission PUBLIC MEETING INFORMATION REPORT

DATE: Tuesday, September 9, 2025

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

OWNER: CF MARKVILLE NOMINEE INC. (the "Owner")

AGENT: Malone Given Parsons Ltd. c/o Angela Fang

LOCATION (WARD): 5000 Highway 7, “Phase 1” (the “Subject Lands”) | Ward 3

FILE NUMBER: PLAN 24 172945

PREPARED BY: Elizabeth Martelluzzi, MCIP, RPP, Senior Planner, Central District

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

PROPOSAL: To develop “Phase 1” of the Subject Lands for a mixed-use development consisting of 1,881 residential units consisting of five buildings with heights from 30 to 39 storeys (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 July 17, 2024, and deemed it complete on August 23, 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 November 21, 2024.

NEXT STEPS

- The Statutory Public Meeting is scheduled for September 9, 2025.
- If required, preparation of a Recommendation Report for consideration by the Development Services Committee (“DSC”) meeting.
- In the event of an approval, enactment of the site-specific Zoning By-law Amendment.
- Submission of a future Site Plan Control and Draft Plan of Condominium (if required) applications.

BACKGROUND

Subject Lands and Area Context

Figures 1 and 2 show the 28.2 ha (69.68 ac) Subject Lands, currently occupied by CF Markville Mall and within the Markville Secondary Plan study area. Figure 3 shows the surrounding lands uses.

The 3.13 ha (7.73 ac) Phase 1 lands have frontages of approximately 250 m along Highway 7 and 30 m along McCowan road.

The Proposed Development includes the following, as shown in Figures 4 to 6

- Residential Gross Floor Area (“GFA”): 164,406 m² (1,769,670 ft²)
- Non-Residential GFA: 136,575 m² (1,470,100 ft²)
- Density: 5.0 Floor Space Index (“FSI”) or 6.2 FSI (excluding park for conveyance to City)
- Dwelling Units: 1,881 (approximate)
- Building Heights (Storeys): Building 1 (39); Building 2 (37); Buildings 3 and 4 (35); Building 5 (30)
- Public Park: Unencumbered and located along Highway 7 (approximately 0.44 ha or 10.87 ac)
- Parking Spaces: 0.75 spaces/unit (total 1,633 spaces all underground)

Below summarizes the City’s 1987 Official Plan policies (the “1987 OP”) and the site-specific Official Plan Amendment 272 (“OPA 272”) that Council approved on May 15, 2025

- Current Designation: “Commercial-Major Commercial Areas” (1987 OP and OPA 272)
- 1987 OP Permitted Uses: range of commercial, entertainment and institutional, and medium and high-density residential, provided that the planned function of the designation is maintained
- OPA 272 Permitted Uses: medium and high-rise mixed use and residential, private and commercial parking, privately-owned publicly assessable spaces (POPS), and park
- Maximum Height and Density: N/A (1987 OP); 39-storeys and 5 FSI (OPA 272)

The Proposed Development conforms to the recently approved Site Specific OPA 272.

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

The Proposed Development is subject to Zoning By-law 184-78, as amended, as shown in Figure 2.

- Current Zone: “District Commercial” (DC)
- Permissions: A shopping centre, institutional and community uses, business and professional offices, a gas bar, and taxi stands. A maximum height of 36.5 m is permitted.
- Proposal: The Owner proposes to rezone the Subject Lands to a “Residential - High Rise (Intensification Area)” (“RES-HR (IA)”) and “Open Space - Public” (“OS-PU”) zones in Zoning By-laws 177-96/2024-19, as amended, to permit the Proposed Development and proposed public park. This includes site-specific provisions related to building height, density, setbacks and parking. Future Zoning By-law Amendments will be required for subsequent phases of development on the Subject Lands.

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 Policies, and York Region and City Official Plan

- i) The appropriateness of the proposed Zoning By-law Amendment to allow the Proposed Development.
- ii) Review of the Proposed Development in the context of the existing policy framework, with regard to the emerging Markville Secondary Plan Study.

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 any future amending Zoning By-law.

c) Parkland Dedication and Other Financial Contributions

- i) The Owner proposes to convey 0.44 ha of parkland along the Highway 7 frontage, to be zoned through this Application and conveyed through future development applications, as shown in Figure 4.
- ii) 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) Examination of whether the height, density, built form, and mix of land uses proposed are appropriate.

- ii) Evaluation of the compatible with existing and planned development within the surrounding area.
- iii) Sun shadow analysis and angular plane study and the impacts to the immediate surrounding areas.
- iv) Traffic impact and ensuring the adequate supply of parking spaces for commercial and residential uses.
- v) 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, to be secured as part of any future site plan applications.

i) External Agency Review

- i) The Application is being reviewed by the 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 Site Plan Control, and Draft Plan of Condominium (if condominium in tenure), should the Application be approved, to permit the Proposed Development.

ACCOMPANYING FIGURES:

Figure 1: Location Map

Figure 2: Aerial Photo

Figure 3: Area Context and Zoning

Figure 4: Conceptual Site Plan (Phase 1)

Figure 5: Conceptual Building Elevations

Figure 6: Conceptual Rendering

Figure 1 – Location Map

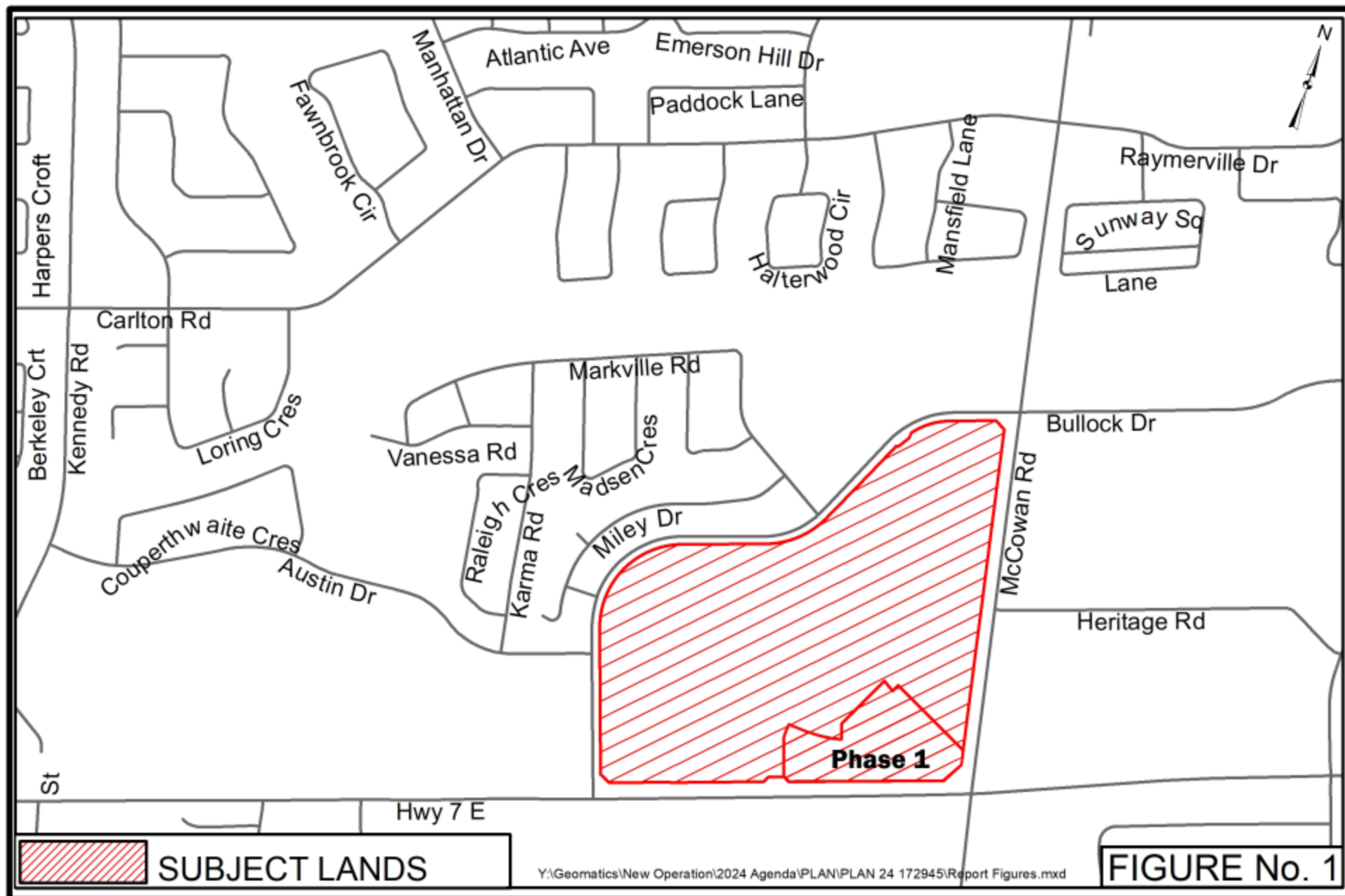


Figure 2 – Aerial Photo



Figure 3 – Area Context and Zoning

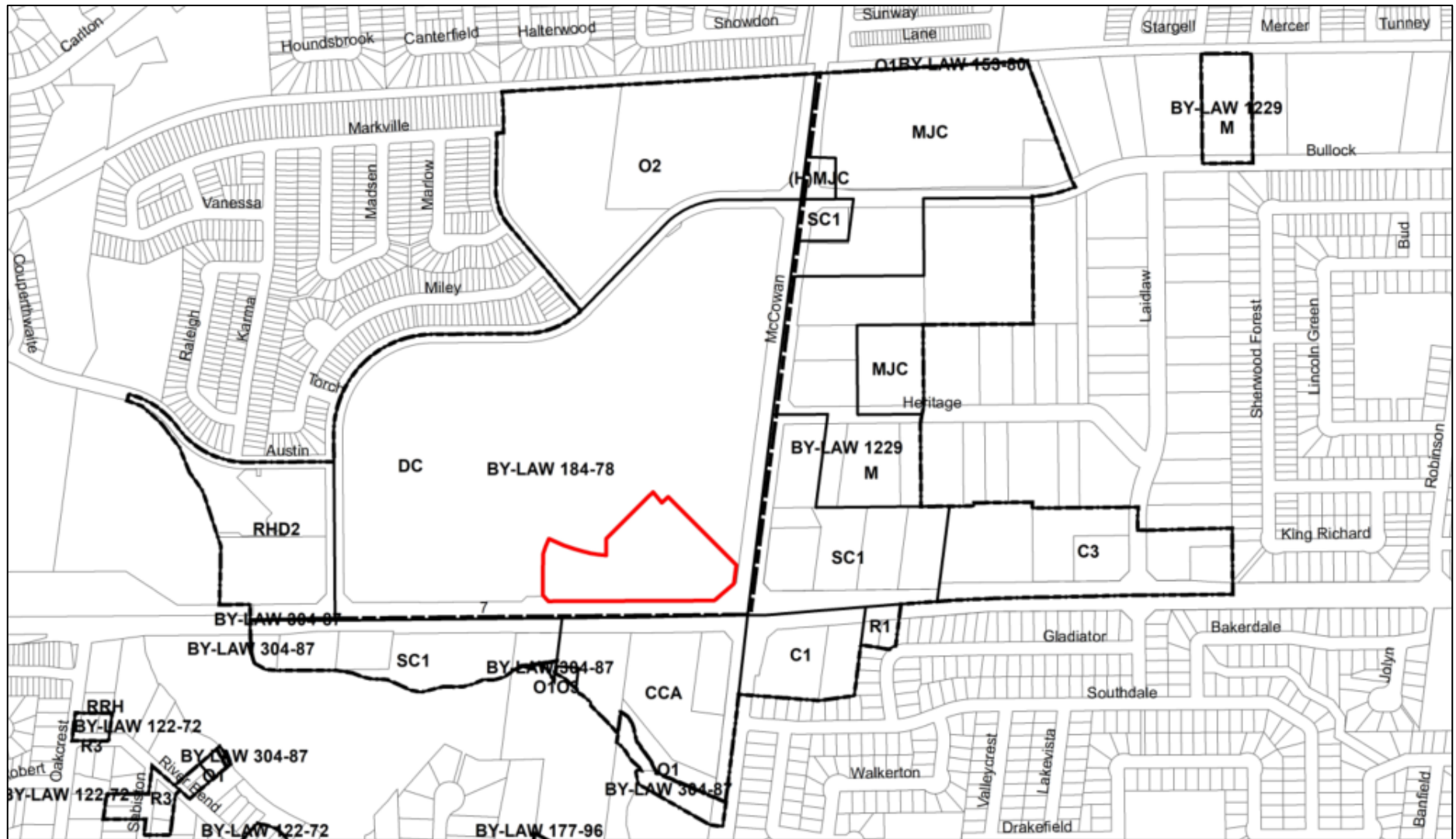


Figure 4 – Conceptual Site Plan (Phase 1)

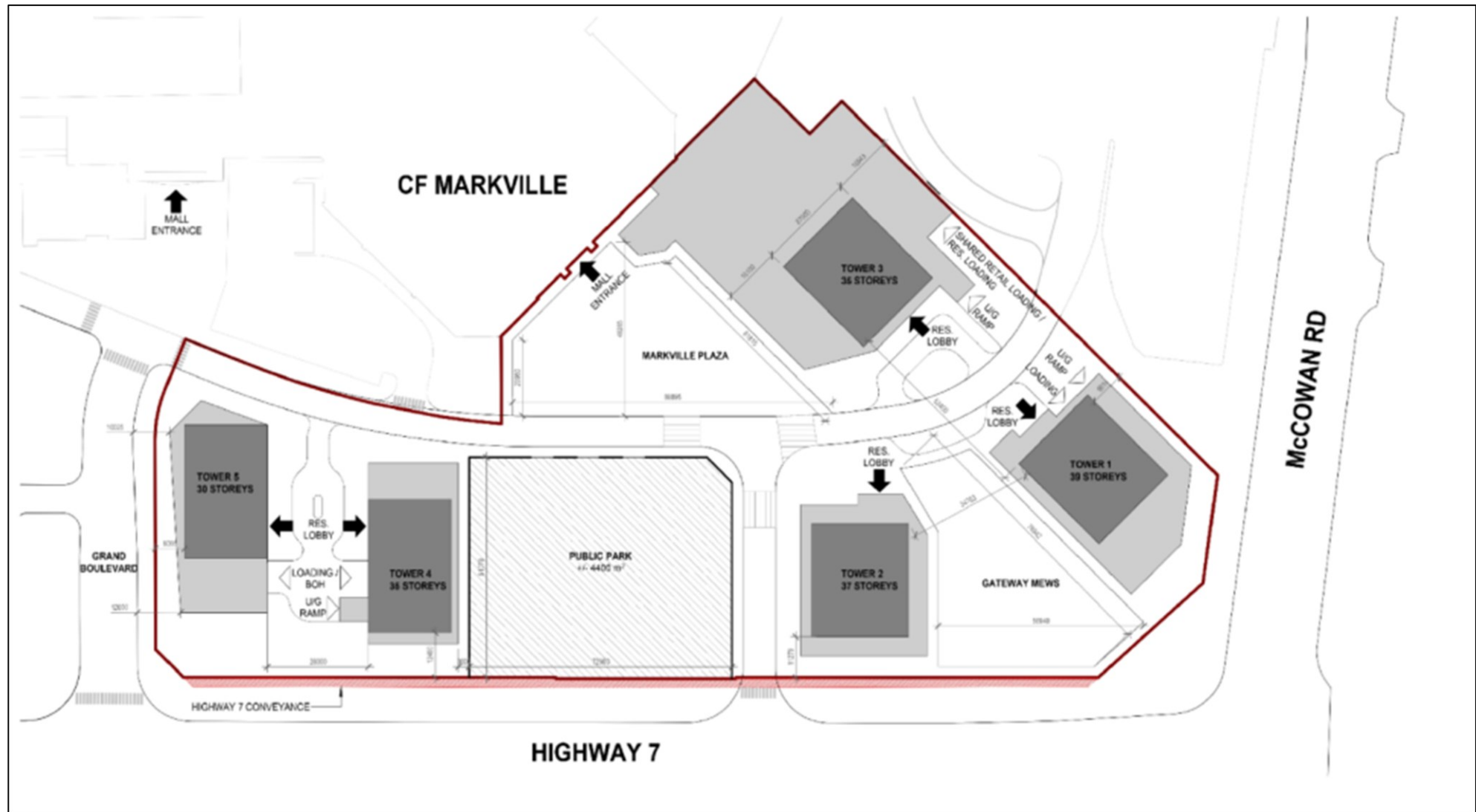


Figure 5 – Conceptual Building Elevations

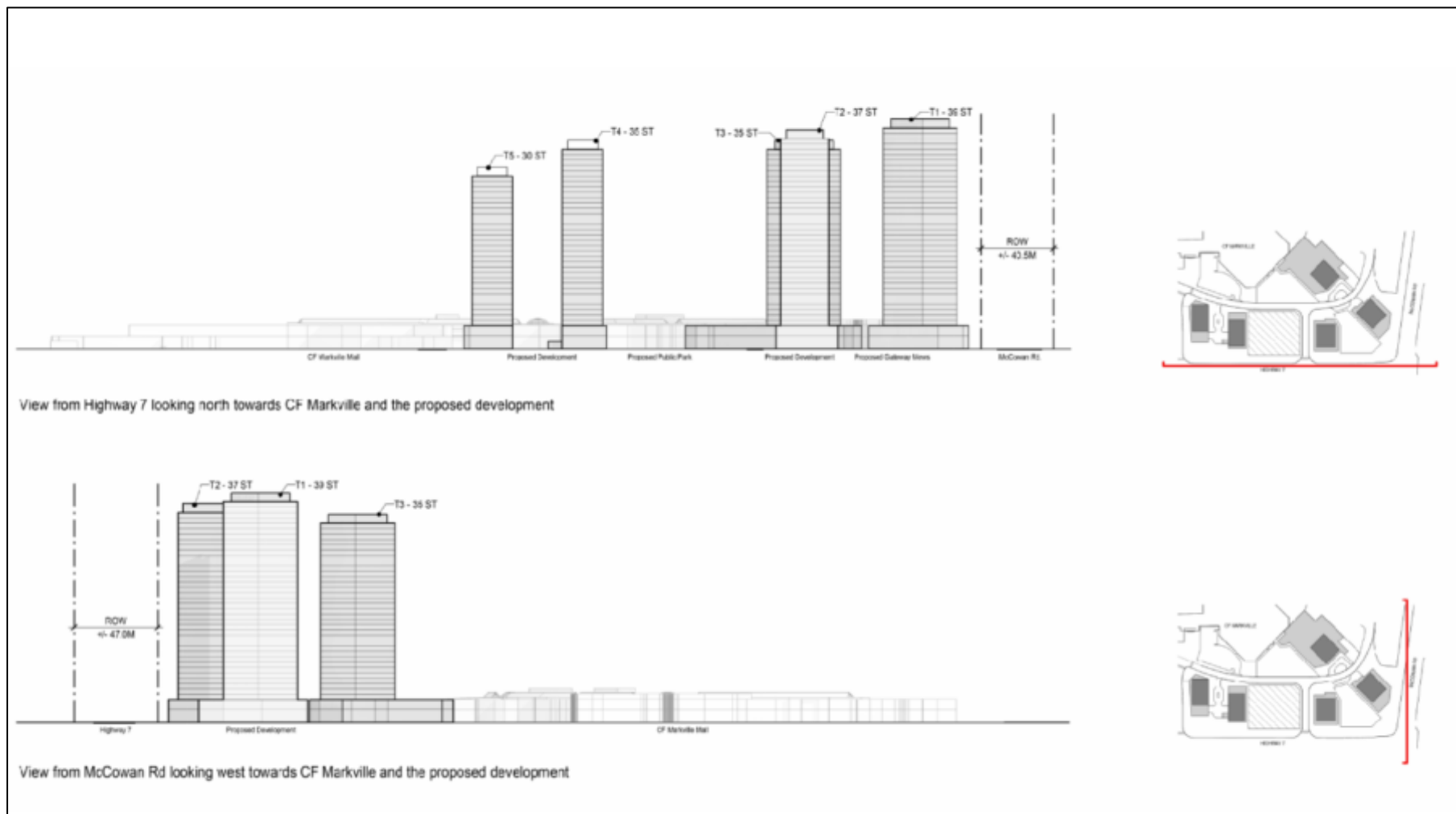


Figure 6 – Conceptual Rendering

