



## **NOTICE OF ELECTRONIC PUBLIC MEETING**

You are invited to attend an electronic Public Meeting to be held by the Development Services Committee of the City of Markham to consider the following applications submitted by Springhill Homes Inc. for 7128, 7170 and 7186 Highway 7 East, as shown on the map below.

- Amendment to the City's 2014 Official Plan (as partially approved on November 24<sup>th</sup>, 2017 and further updated on April 9<sup>th</sup>, 2018)
- Amendment to the City's Official Plan (Revised 1987) and 2008 Cornell Secondary Plan, both as amended
- Amendment to Zoning By-law 177-96, as amended.

**DATE:** Tuesday, February 16, 2021

**TIME:** 7:00 p.m.

**PLACE:** Members of the Development Services Committee will be participating in the meeting remotely. Due to the on-going COVID-19 emergency, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to [bpatel@markham.ca](mailto:bpatel@markham.ca)

Members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, may do so by completing the online [Request to Speak form](#) located online at [www.markham.ca](http://www.markham.ca) or by emailing the Clerk's Office at [clerkspublic@markham.ca](mailto:clerkspublic@markham.ca) or by calling 905-477-7000 extension 3990 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak so that information can be provided on how you can make a virtual deputation.

All meetings are video and audio streamed on the City's website at: <https://pub-markham.escribemeetings.com/>

Please note that all proceedings of the Public Meeting are recorded.

### **BACKGROUND**

The 1.6 ha (3.96 ac) "subject property" is located on the north side of Highway 7, south side of Arthur Bonner Avenue, east side of Cornell Centre Boulevard and west side of William Forster Road. The subject lands contain three existing single detached dwellings, including the Francis Pike House circa 1875, which is designated under Part IV of the Ontario Heritage Act.

Surrounding land uses include townhouses and stacked townhouses to the north and northwest and a woodlot to the northeast. Vacant lands located to the east and west are anticipated for future high rise development in accordance with the Cornell Secondary Plan. Vacant lands to the south are proposed to be developed as a commercial shopping centre as per a site plan application under review with the City.

The subject lands are designated 'Mixed Use Mid Rise' in the 2014 Official Plan as partially approved on November 24, 2017 and further updated on April 9, 2018. This designation contemplates apartment buildings, multi-storey mixed use or non-residential buildings, stacked townhouses and townhouses. The contemplated built form is minimum building heights of 3-storeys, maximum building heights of 8 storeys and a maximum Floor Space Index (FSI of 2.0). Notwithstanding, the 2014 Official Plan also identifies the subject lands are within a Key Development Area for Cornell Centre, which requires a new Secondary Plan. The policies of the 1987 Markham Official Plan and 2008 Cornell Secondary Plan remain applicable until this new secondary plan is approved for Cornell Centre.

The 1987 Markham Official Plan and 2008 Cornell Secondary Plan designates the subject lands 'Urban Residential' and 'Avenue 7 Corridor – Mixed Residential' which contemplates apartment buildings and multiple unit buildings (stacked townhouses). Apartment buildings are required to be mixed use and residential uses on the ground floor cannot exceed 45% of the total gross ground floor area. The contemplated built form is minimum building heights of 4 storeys to 8 storeys, maximum building heights of 12 storeys and a minimum FSI of 2.5.

The subject lands are zoned 'Community Amenity Two Exception 411 (Holding) (CA2\*411(H))' under By-law 177-96, as amended. This permits apartment dwellings and a number of non-residential uses within the first and second floors of a multi-storey building. The current zoning also provides development standards to implement the built form contemplated by the Cornell Secondary Plan, noted above, including minimum building heights of 8 storeys, maximum building heights of 12 storeys, a minimum FSI of 2.5 and site specific setbacks and parking standards.

### **PROPOSAL**

Springhill Homes is proposing Official Plan and Zoning By-law amendments to permit development of the site with two 'U' shaped residential apartment buildings containing a total of 977 apartment units.

The buildings are proposed to have a height of three-storeys along the Arthur Bonner Avenue frontage, with four towers along the Highway 7 frontage with heights ranging between 18 to 24 storeys. The proposed development includes three levels of underground parking, an 813 sq m public park in the centre portion of the site and preservation of the Francis Pike House. Access to the site and underground parking garages is at two locations, both from Arthur Bonner Avenue.

