

455 FERRIER ST, MARKHAM

Public Meeting

April 21, 2026



PROJECT STATISTICS AT A GLANCE



Site Area

Net Area
5,697.5 sq. m
(0.57 ha)



Density

Net FSI
5.9

Res. GFA
33,280 sq. m.

Non-Res. GFA
1,006 sq. m.



Floors

33 storeys



Height

106.25 m *



Amenity

TOTAL
2,456 sq. m.

Indoor
1,298 sq. m.

Outdoor
1,159 sq. m.



Units

TOTAL
425

1-BED &
1-BED+DEN
348 – 82%

2-BED &
2-BED+DEN
77 – 18%



Parking

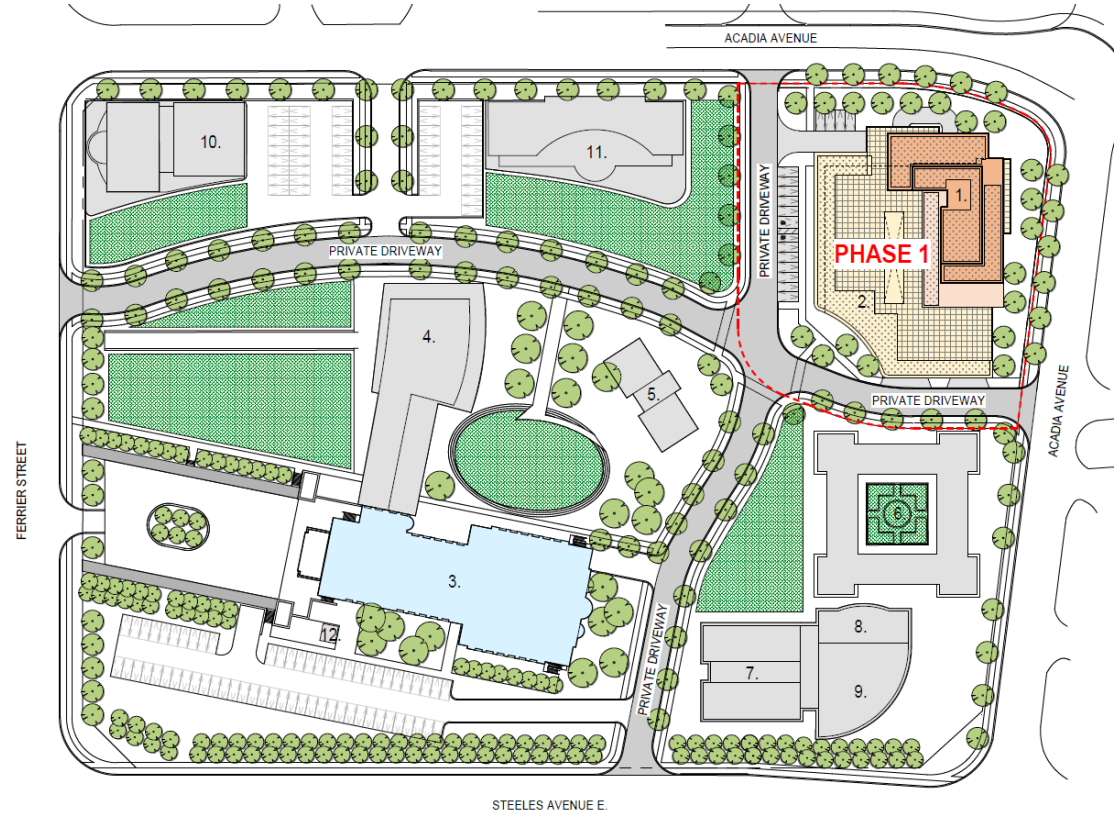
TOTAL
446

Vehicular
340 –
Resident

106 – Visitor

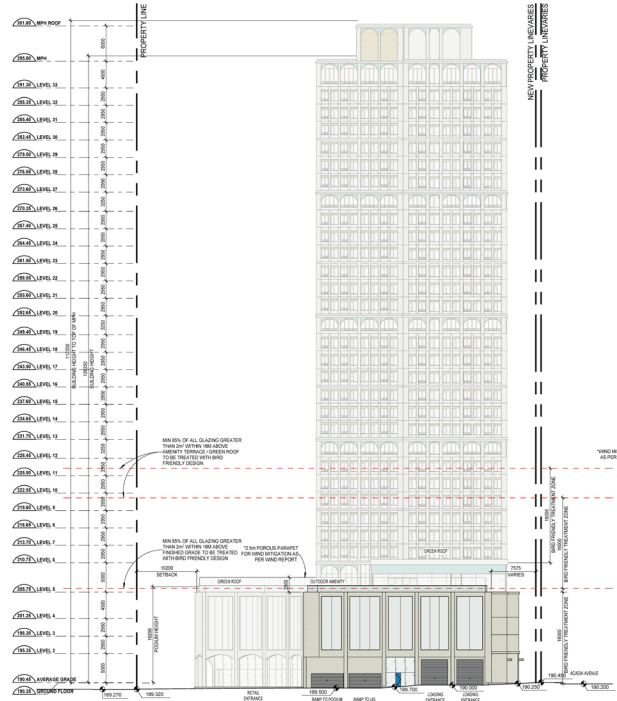
Bicycle
278

MASTER PLAN

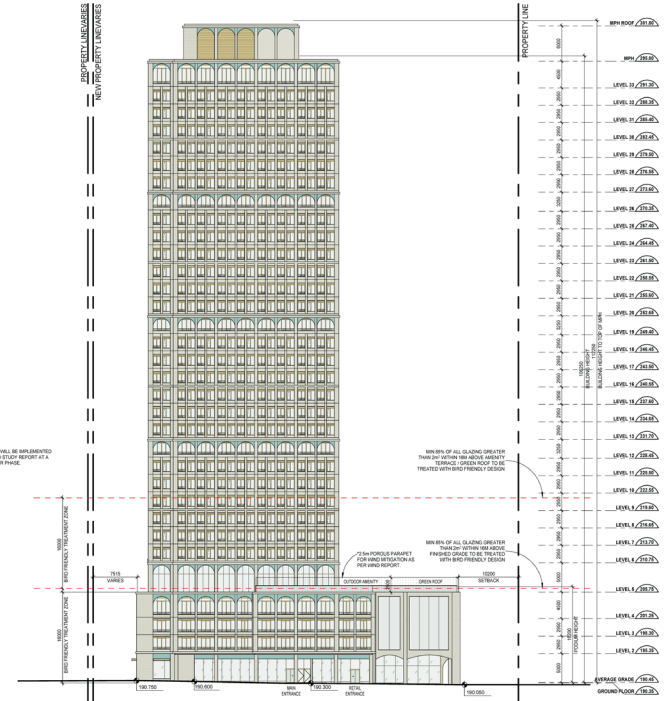


1. Residential Building
2. Retail Component
3. Existing Cathedral
4. Community Center
5. Child Care Center
6. Papal Residency
7. Museum
8. Seminary
9. Conference Center
10. Commercial Office/building
11. Seniors Home
12. Bell Tower

SOUTH AND NORTH ELEVATIONS

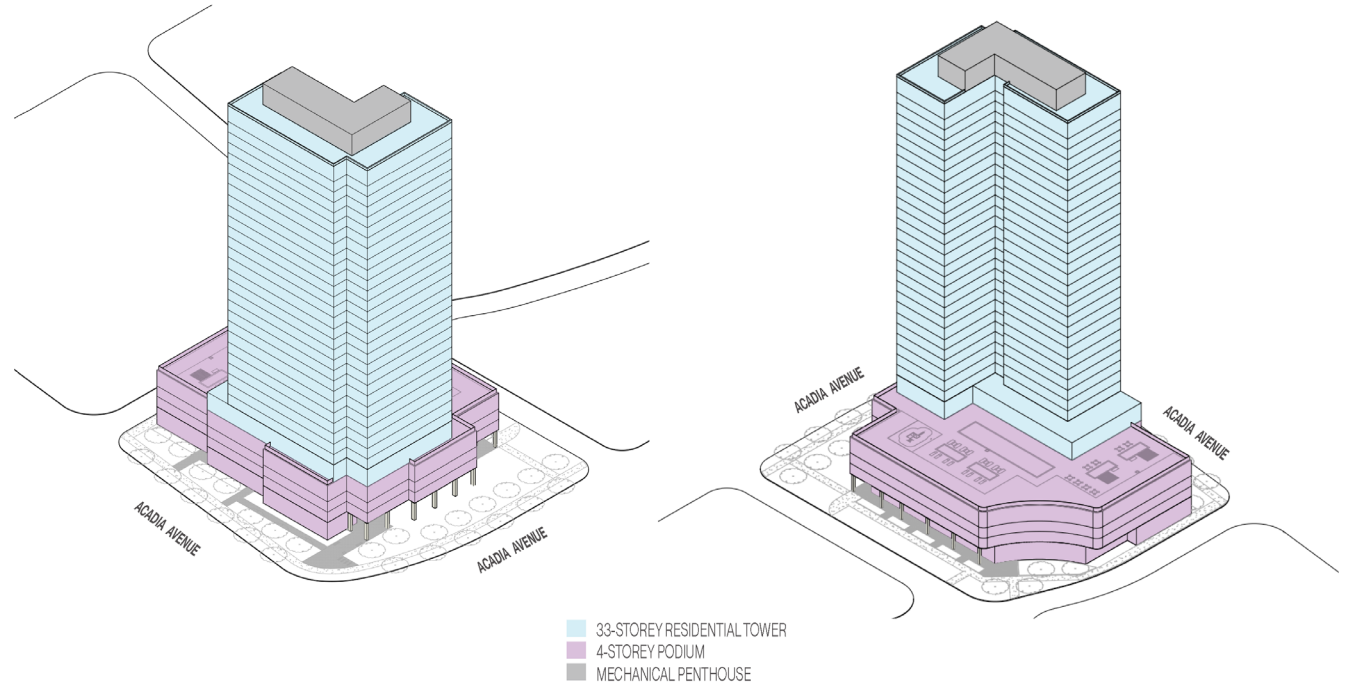


1 SOUTH ELEVATION

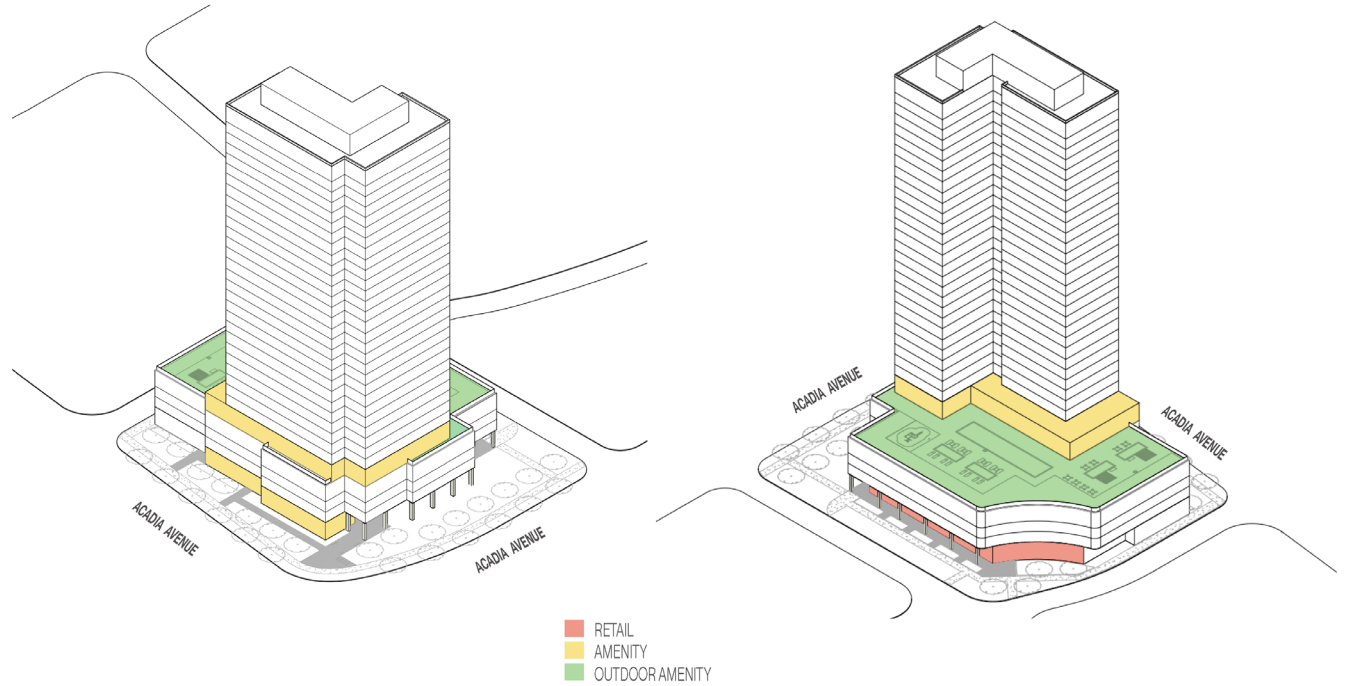


2 NORTH ELEVATION

MASSING DIAGRAM



MASSING DIAGRAM – PROPOSED USES



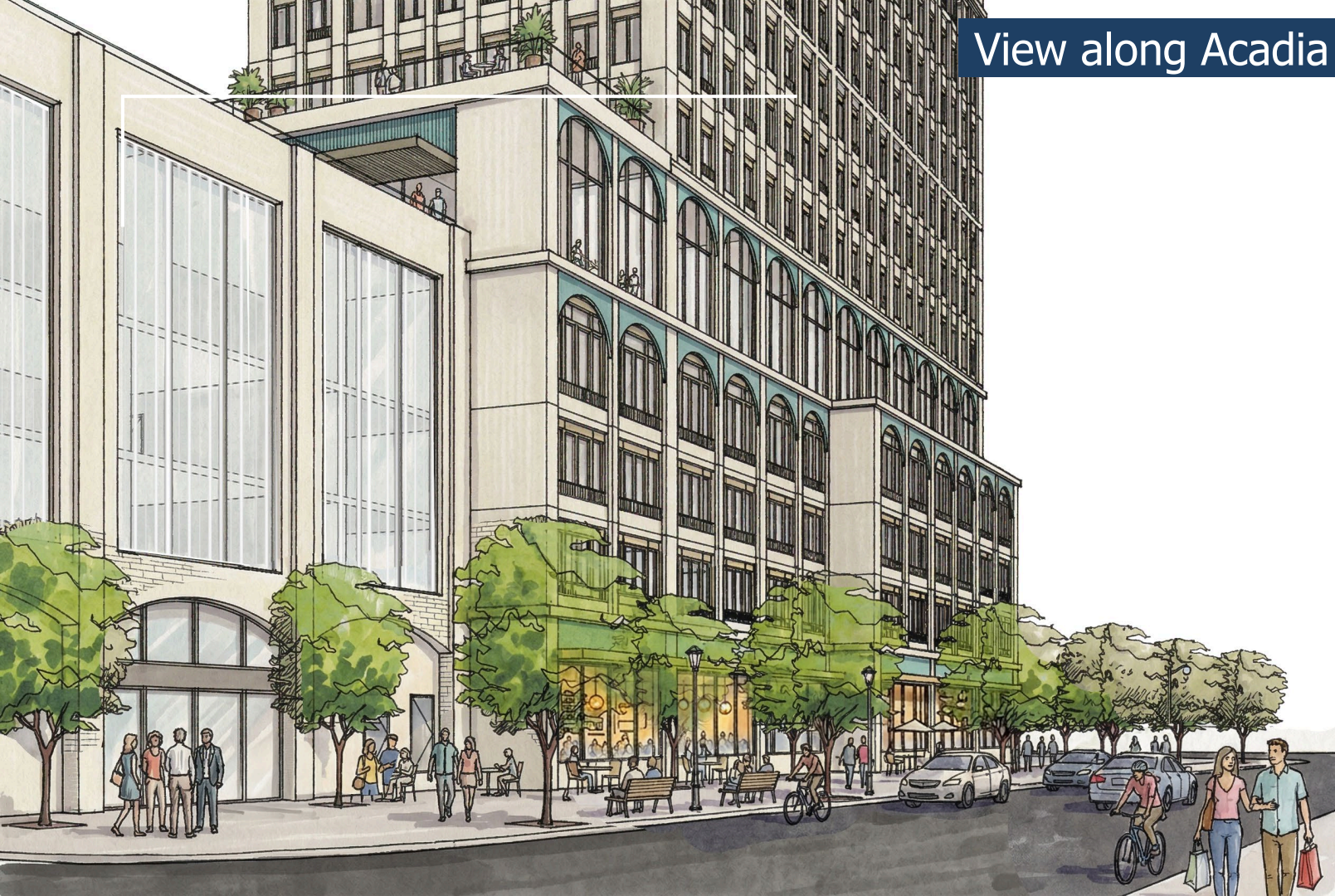


Rendering of south elevation

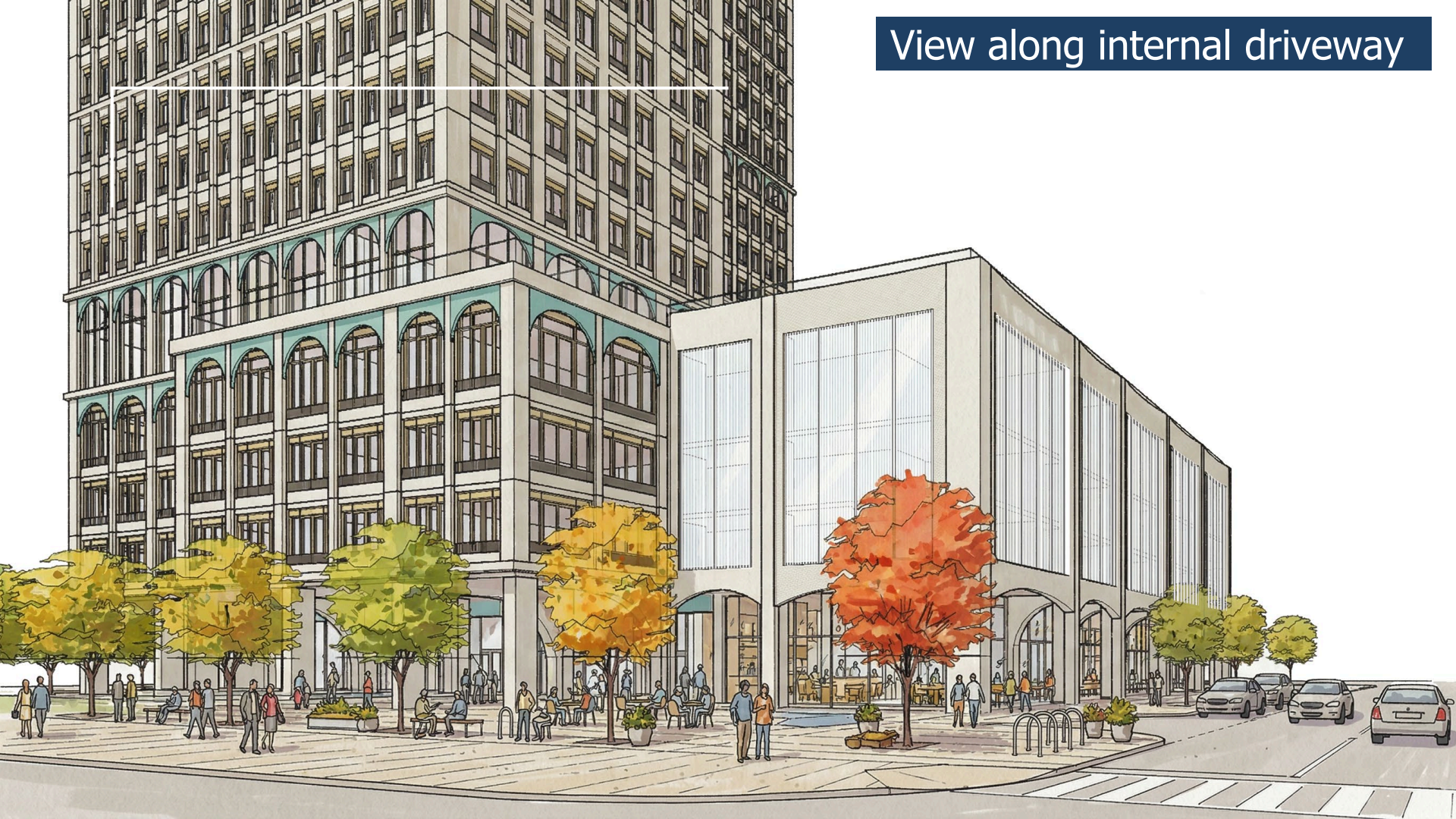
Rendering of north elevation



View along Acadia Avenue



View along internal driveway



SUMMARY AND REQUEST

- Application is in the public interest and represents good planning
- Advances key housing objectives including rental housing and affordable housing
- Working very closely with City staff to work through technical matters expeditiously
- Intend to submit Site Plan Approval next month
- As this is a Housing Accelerator Fund (HAF) application, it is critical to get shovel in the ground before the end of 2026

We respectfully request that Council endorse the approval of the applications tonight to help keep this application on track



THANK YOU!
QUESTIONS?



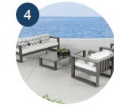
LANDSCAPE CONCEPT - ROOFTOP



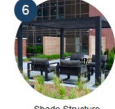
SITE FURNISHING



3 Outdoor Dining Set
Form+Surfaces



4 Sofa Set
Cabana Coast



6 Shade Structure
Hasser



7 BBQ
Napoleon



8 Lounge Chair
Landscape Forms



9 Green Roof
Next Level Stormwater Management



10 Kids Playground

P2 Floor Plan



P1 Floor Plan



2nd Floor Plan



3rd and 4th Floor Plan



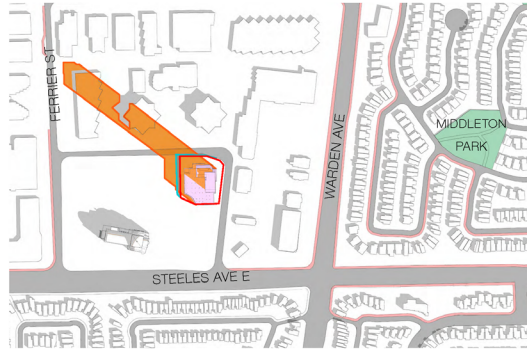
Typical Tower Floor Plan



MPH Roof & MPH Floor Plan



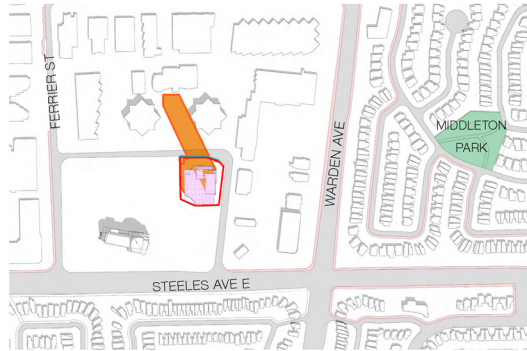
SUN SHADOW STUDY - MARCH 21



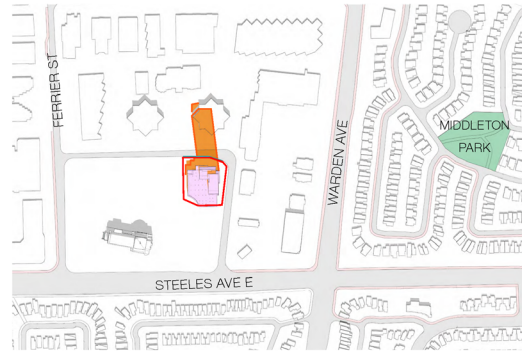
9:18 am











10:18 am



11:18 am



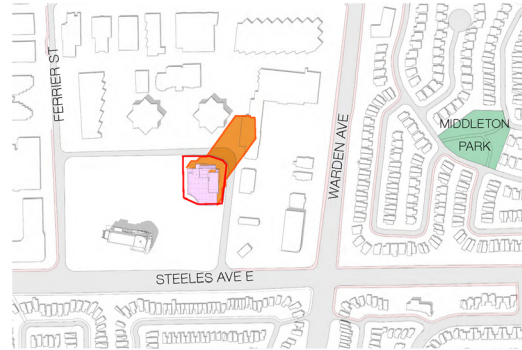
12:18 pm

- Existing Built Form Massing 
- Existing Shadows 
- Development Site Boundary 
- Applicant's Proposed Shadow 
- As-Of-Right Shadow 
- Public Parks & Open Spaces 
- Pedestrian Sidewalks 
- Road/Street 

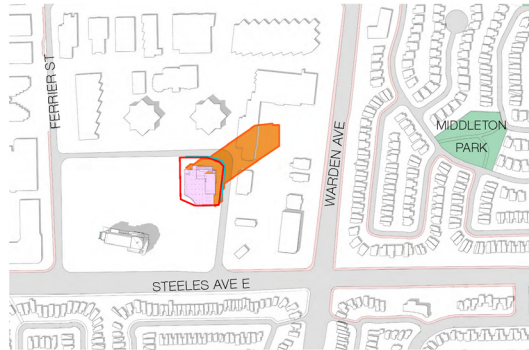
SUN SHADOW STUDY - MARCH 21



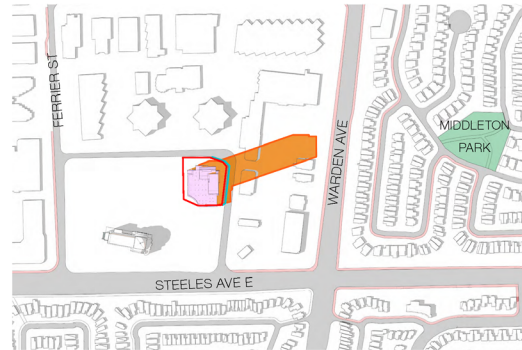
1:18 pm











2:18 pm



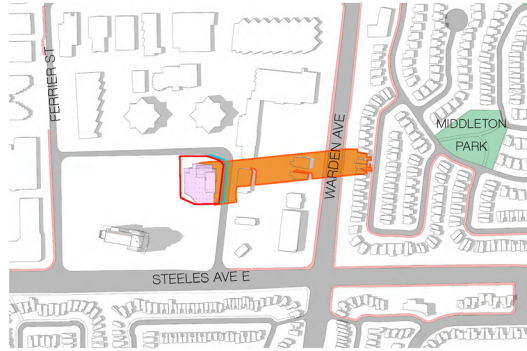
3:18 pm



4:18 pm

- Existing Built Form Massing 
- Existing Shadows 
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- Road/Street 








SUN SHADOW STUDY - MARCH 21



5:18 pm



6:18 pm

- Existing Built Form Massing 
- Existing Shadows 
- Development Site Boundary 
- Applicant's Proposed Shadow 
- As-Of-Right Shadow 
- Public Parks & Open Spaces 
- Pedestrian Sidewalks 
- Road/Street 