



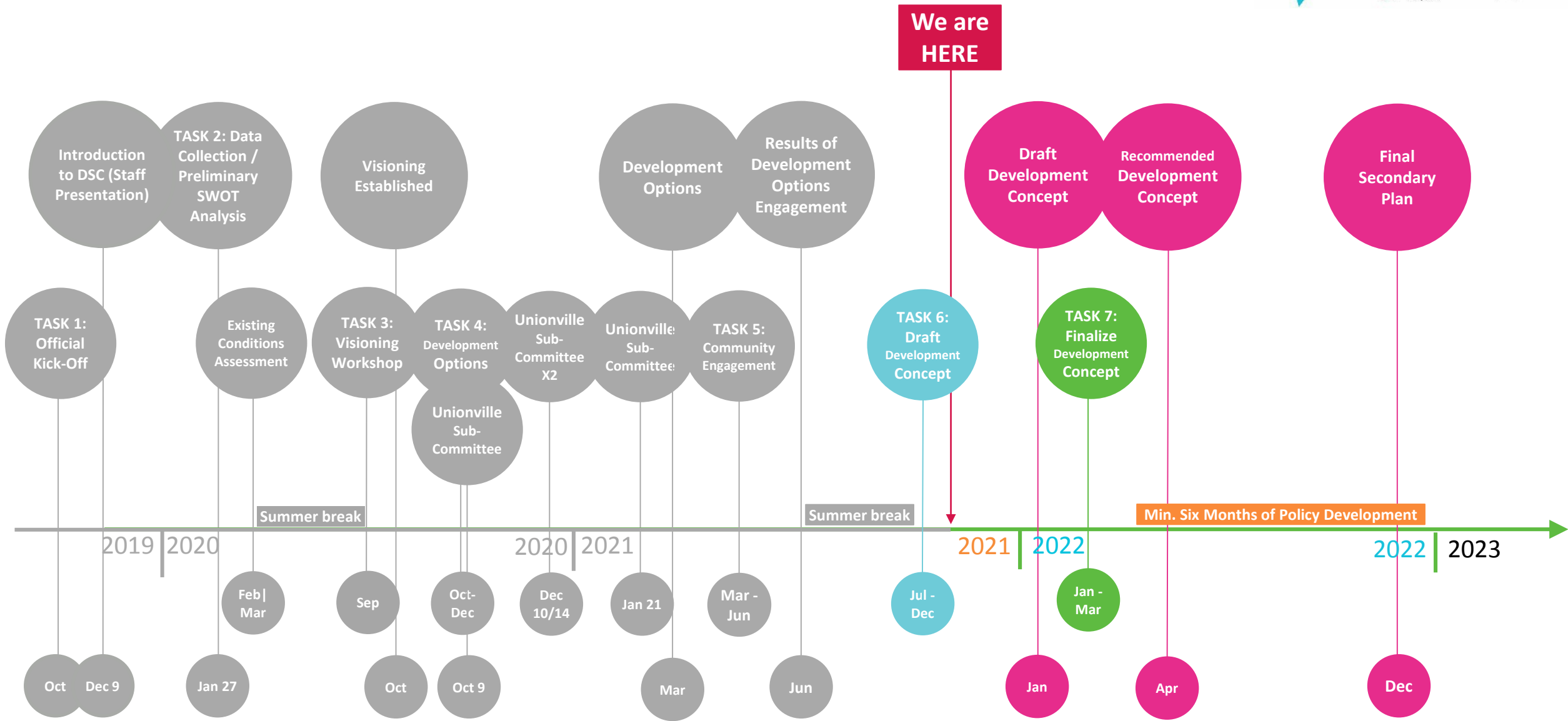
Development Applications Along Highway 7: Rodick Road to Sciberras Road Development Services Committee

November 22, 2021



- 1. Secondary Plan Update**
- 2. Development Applications: Rodick Road to South Town Centre Boulevard**
 - New World
 - Dorsay
 - Brivia
- 3. Development Applications: South Town Centre Boulevard to Warden Avenue**
 - Hilton Suites Hotel
 - Lifetime Developments
- 4. Development Applications: Warden Avenue to Birchmount Road**
 - Times Development
 - Aryeh
 - Kingsberg*
 - Corebridge/Hildebrand*
- 5. Development Applications: Birchmount Road to Sciberras Road**
 - Kingdom Development
 - Scardred Phase 2*

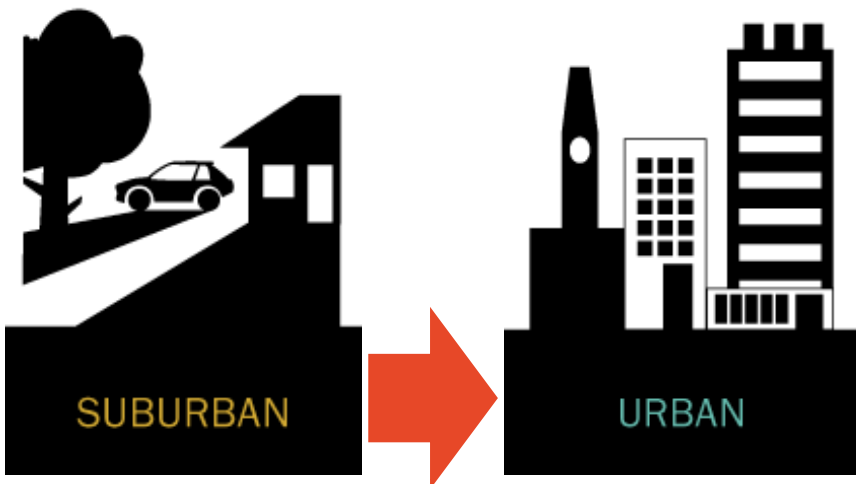
*Not within the Markham Centre Boundary Area





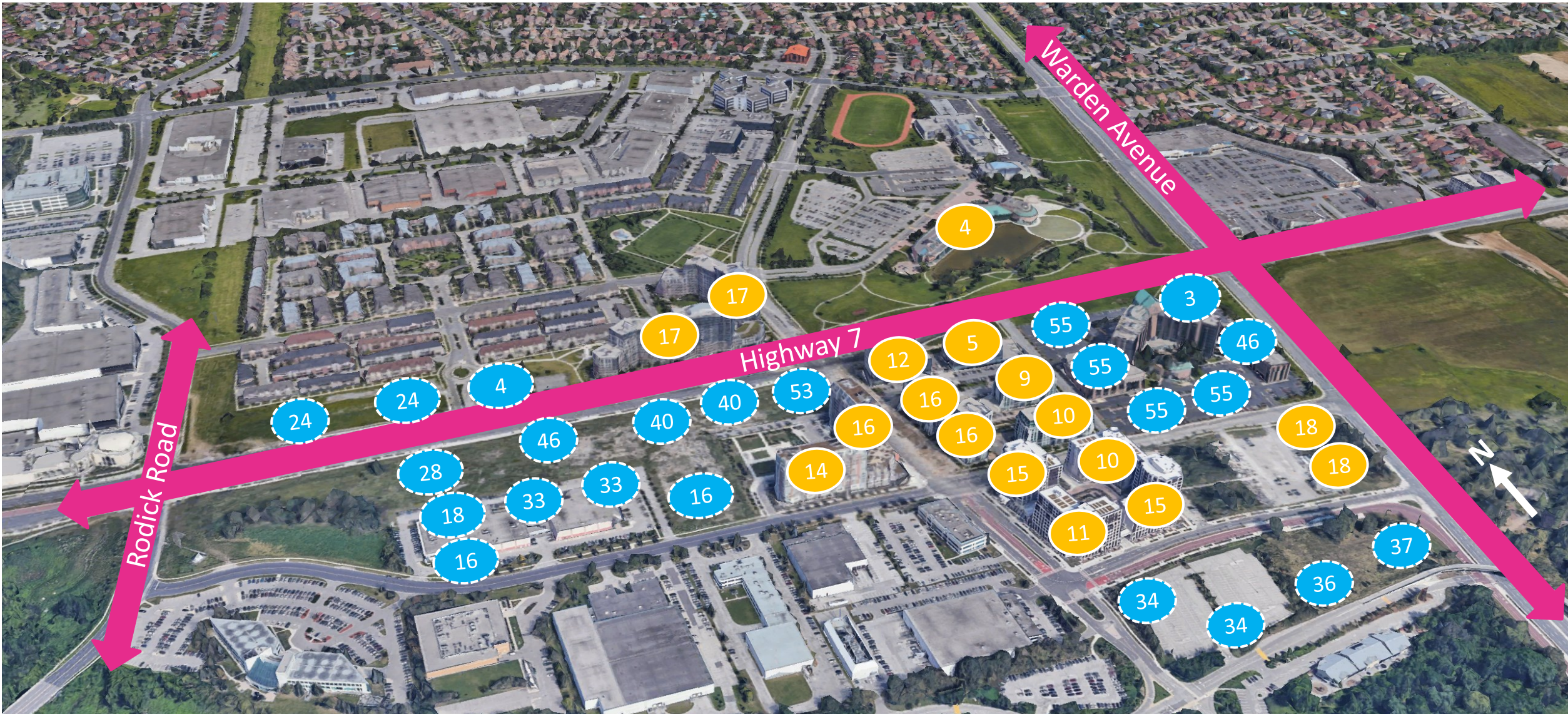
Markham Centre is Markham's downtown.

It is the heart of the city
and a vibrant, intensive,
mixed use urban core.



1. Create a place that is the heart of Markham.
2. Support a diverse and prosperous economy.
3. Support arts, culture and recreation.
4. Create an efficient and safe transportation system.
5. Create a great public realm.
6. Foster diverse built form.
7. Build neighbourhoods with access to all the things needed for daily life.
8. Realize the full potential of the Rouge River Valley as an environmental and placemaking feature.
9. Champion sustainability and environmental performance.
10. Plan for inclusive and diverse neighbourhoods.
11. Transition from suburban to urban.

Rodick to Warden: Heights





Markham Centre Limits

Dorsay

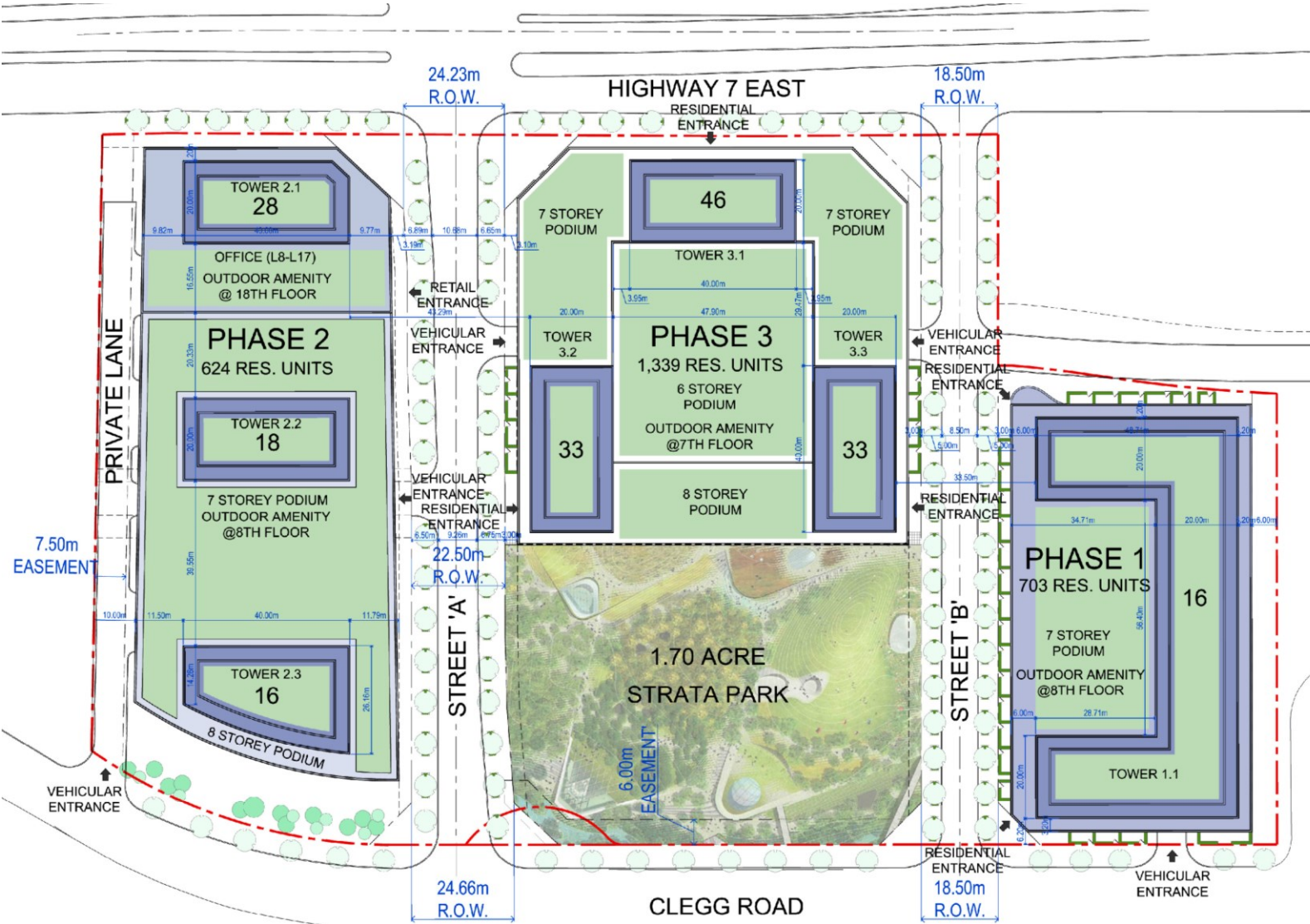


Brivia



New World





Proposal

Density: 5.9 FSI

Building Heights: Max. 46 storeys

Units (Uses): 2,666 (residential, office, retail)

MCSP Preliminary Concept

Density: 3 to 5 FSI

Building Height: Max. 16-storeys

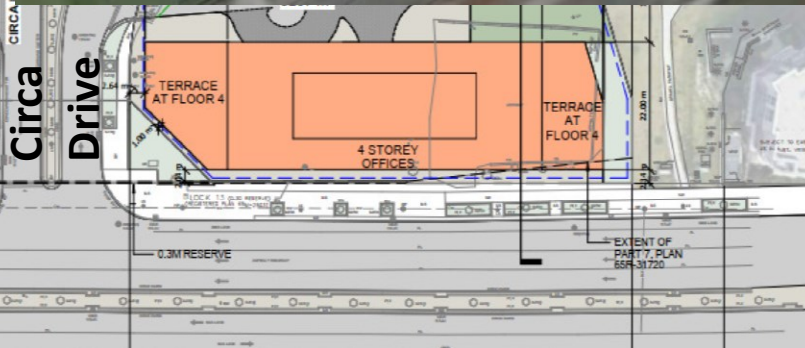
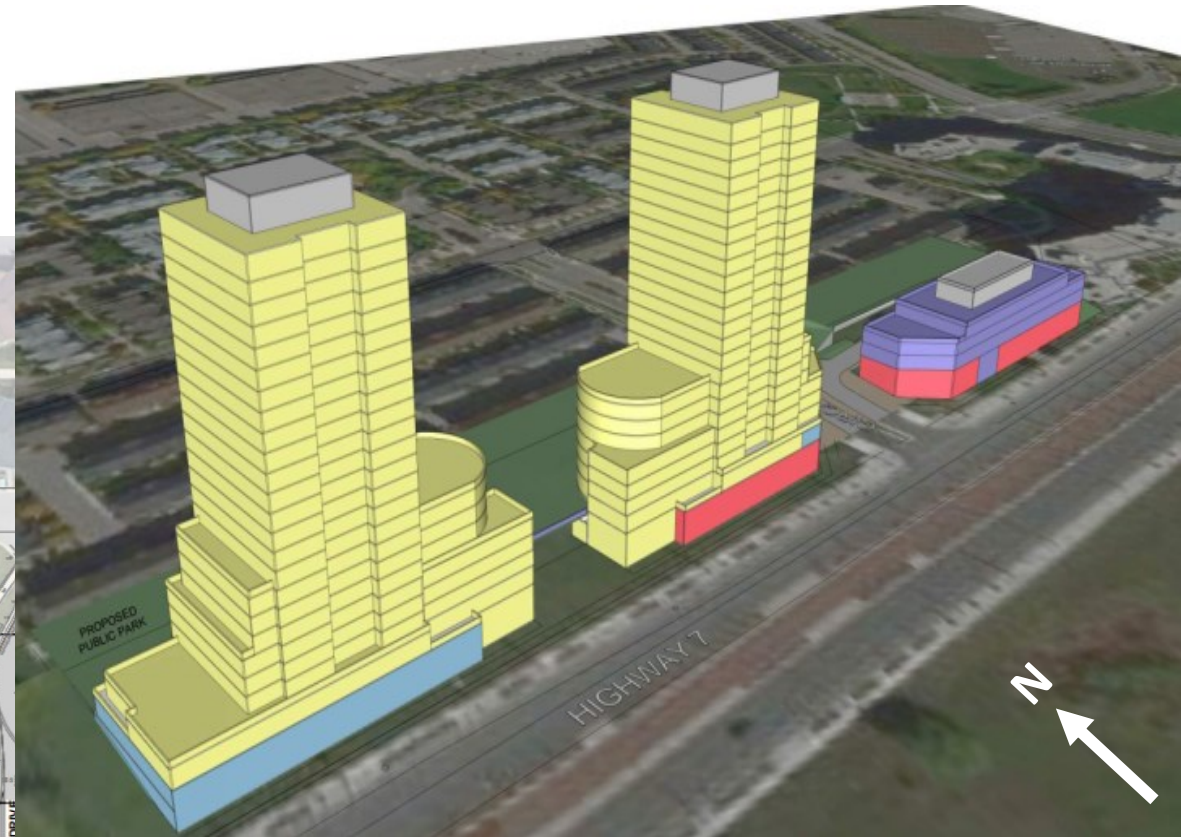
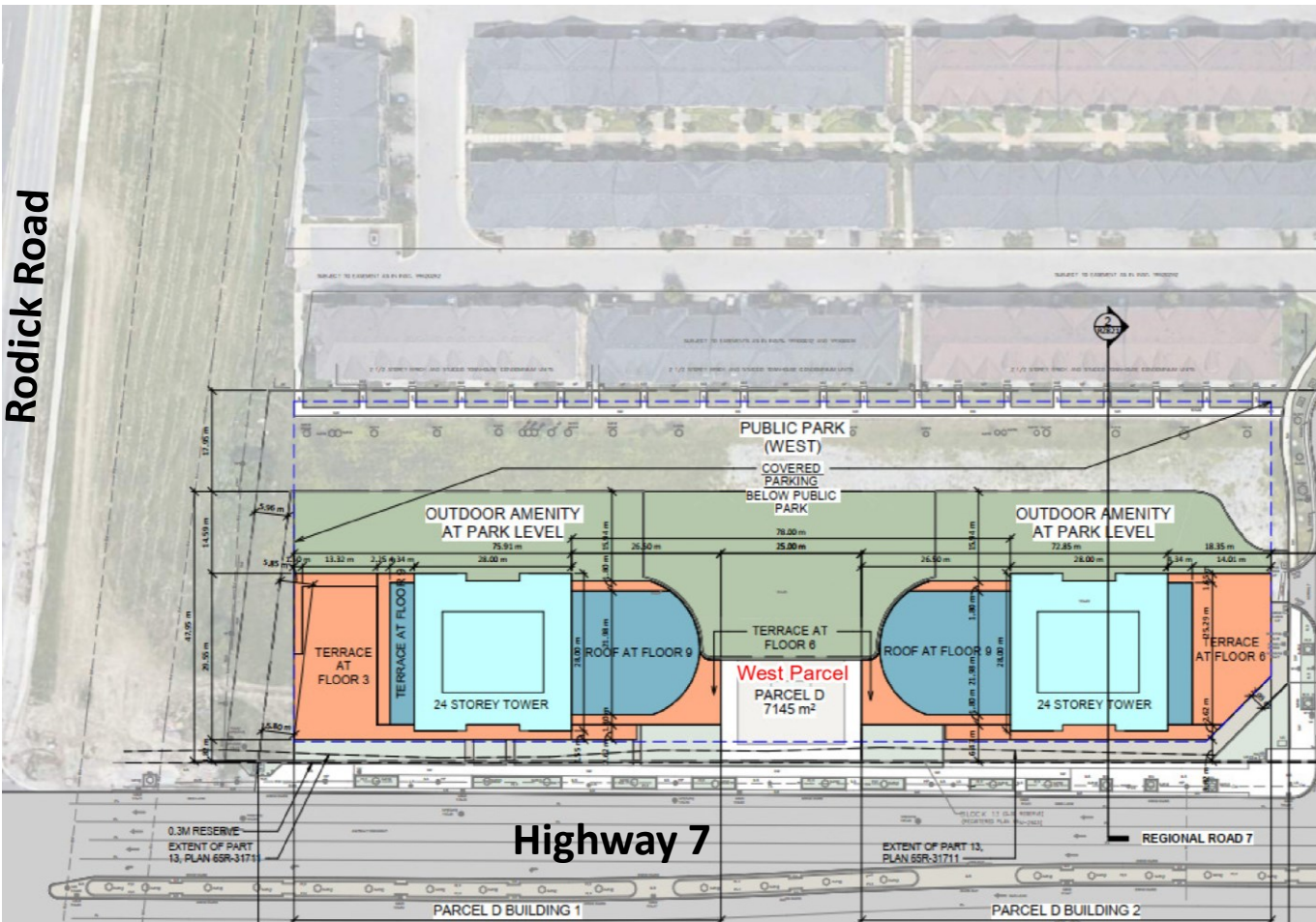


Proposal

Density: 7.1 FSI West Parcel; 2.05 FSI East Parcel

Building Heights: Max. 24 storeys

Units (Uses): 559 West Parcel (residential, retail); 0 (office, retail)





Proposal

Density: 10.2 FSI

Building Heights: Max. 53-storeys

Units (Uses): 1,134 (residential, office, retail, day care, 100 affordable housing units, commercial gym, supermarket)

MCSP Preliminary Concept

Density: 5 FSI

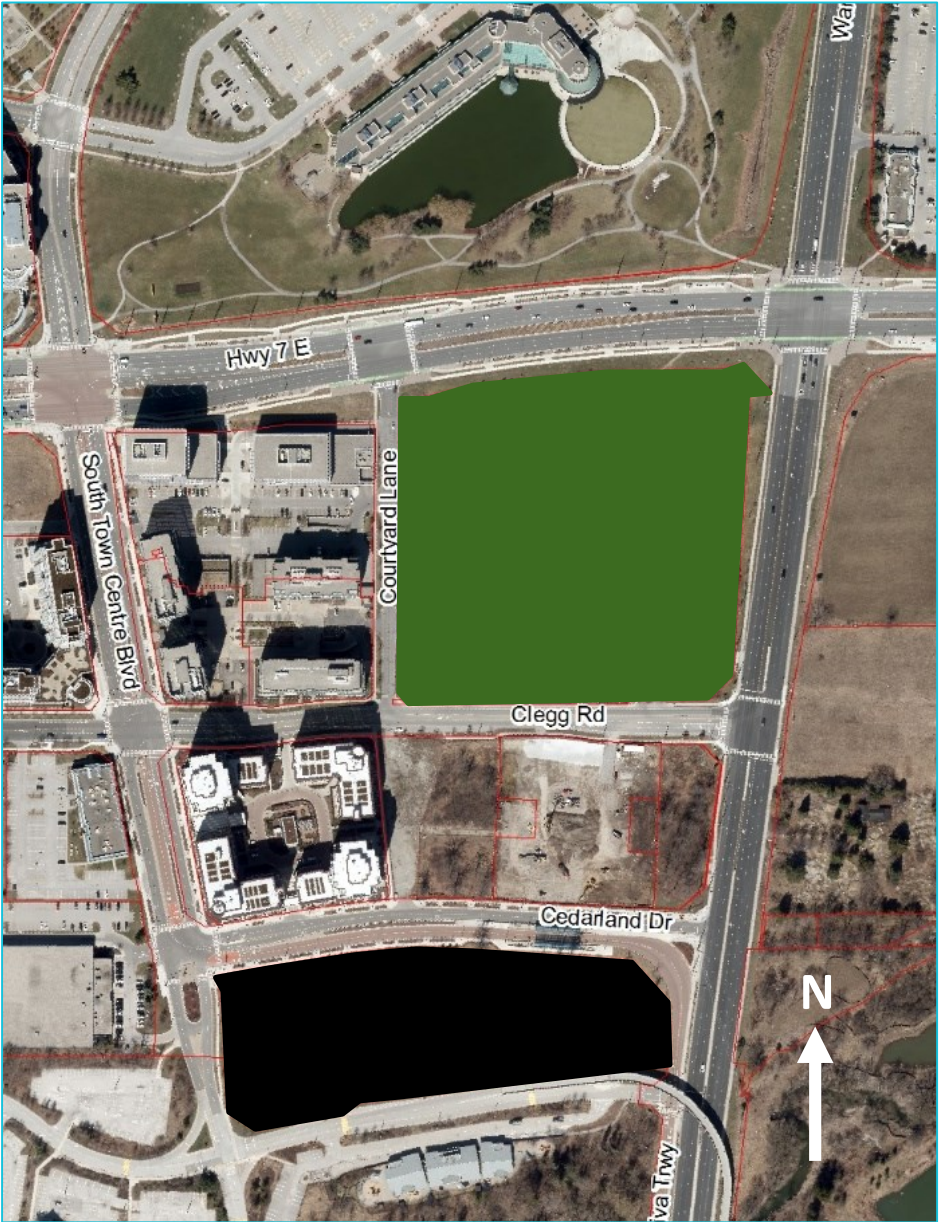
Building Height: Max. 16-storeys

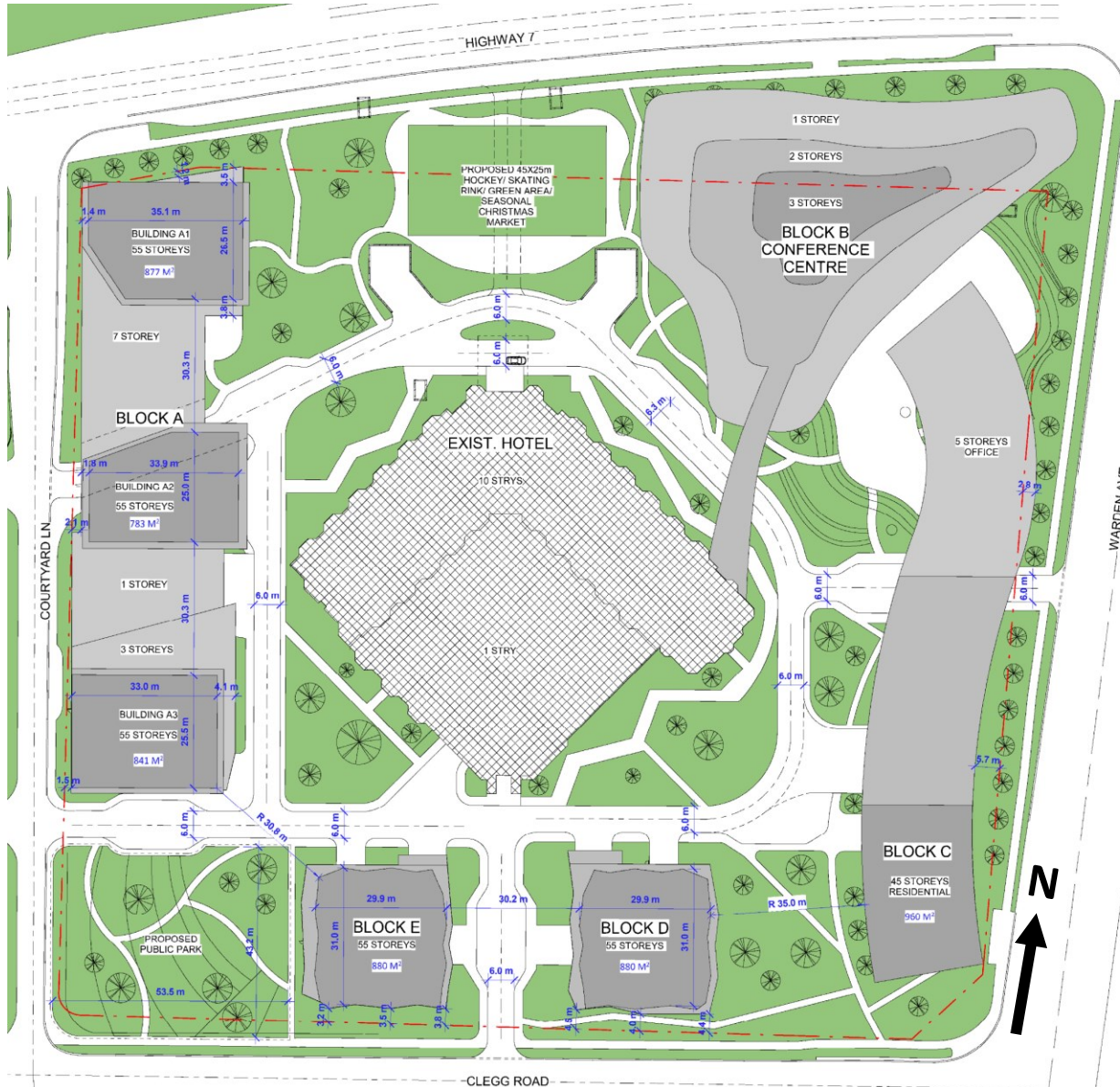


Hilton Suites Hotel



Lifetime Developments





Proposal

Density: 7.78 FSI

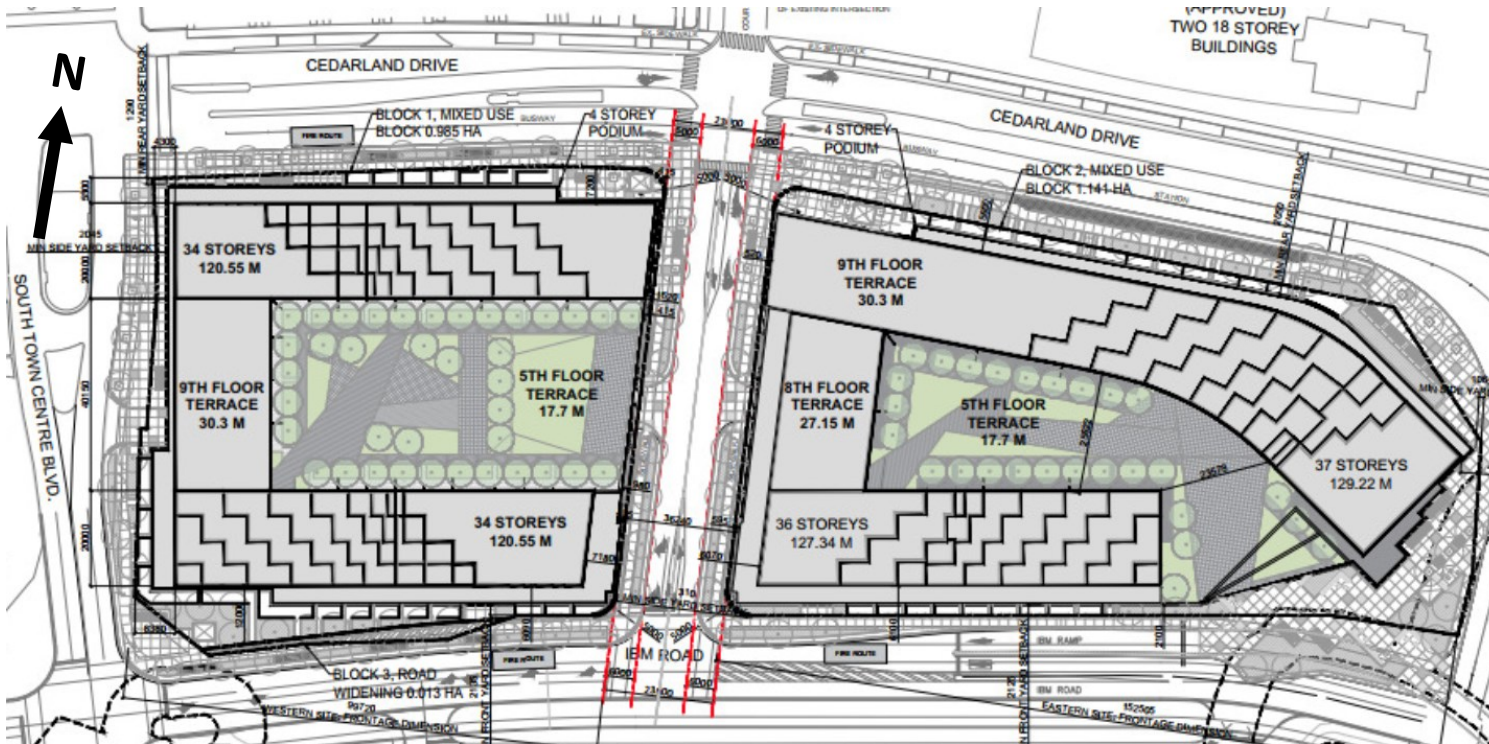
Building Heights: Max. 55-storeys

Units (Uses): 3,552 (residential, office, retail, convention centre, hotel, publicly accessible amenity space)

MCSP Preliminary Concept

Density: 5 FSI

Building Height: Max. 35-storeys



Proposal

Density: 10.2 FSI (net floor area 7.69 FSI)
Building Heights: Max. 37-storeys
Units (Uses): 1,950 (residential, retail, possible day care)

MCSP Preliminary Concept

Density: 4 FSI
Building Height: Max. 16-storeys (west parcel);
Max. 20-storeys (east parcel)

Warden to Sciberras: Heights





Kingsberg

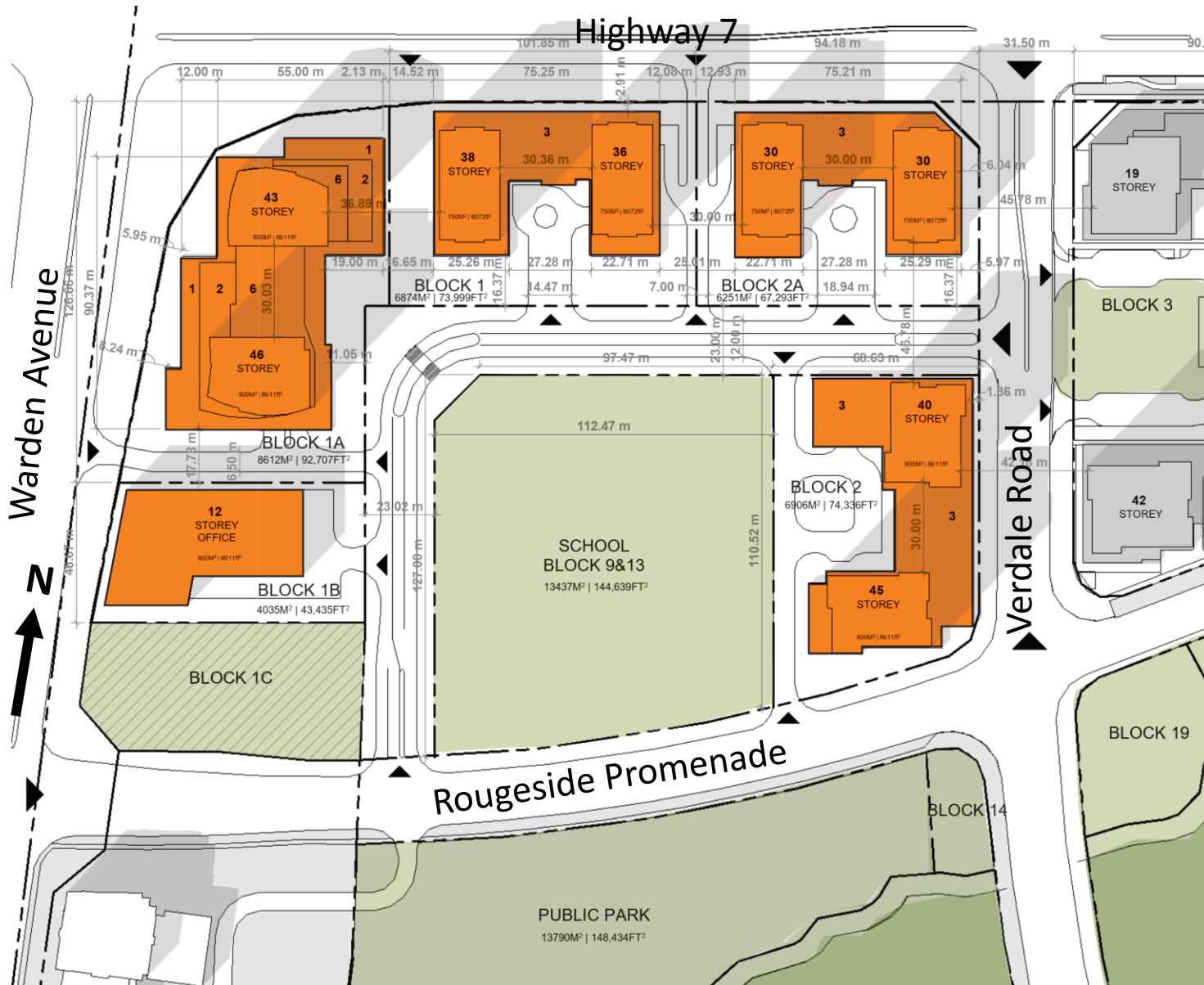


Corebridge/Hildebrand



Times
Development

Aryeh



OLT Approved *

Density: 9 FSI

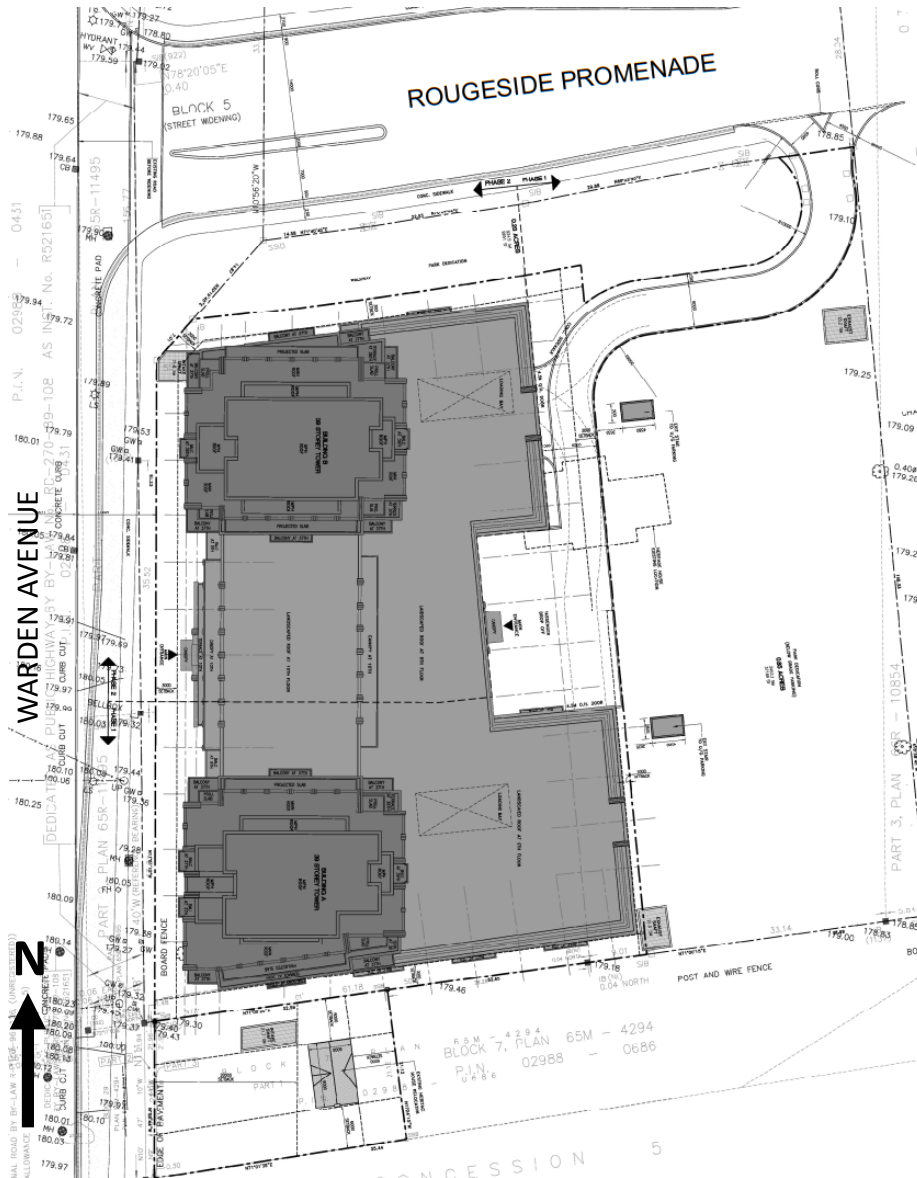
Building Heights: Max. 46-storeys

Units (Uses): Up to 3,400 (residential, office, retail)

MCSP Preliminary Concept

Density: 9 FSI

Building Height: Max. 46-storeys



Proposal (Appealed to the OLT)

Density: 5.99 FSI

Building Heights: Max. 39-storeys

Units (Uses): 833 (residential, retail, public stratified park)

2012 OMB Approval

Density: 4 FSI

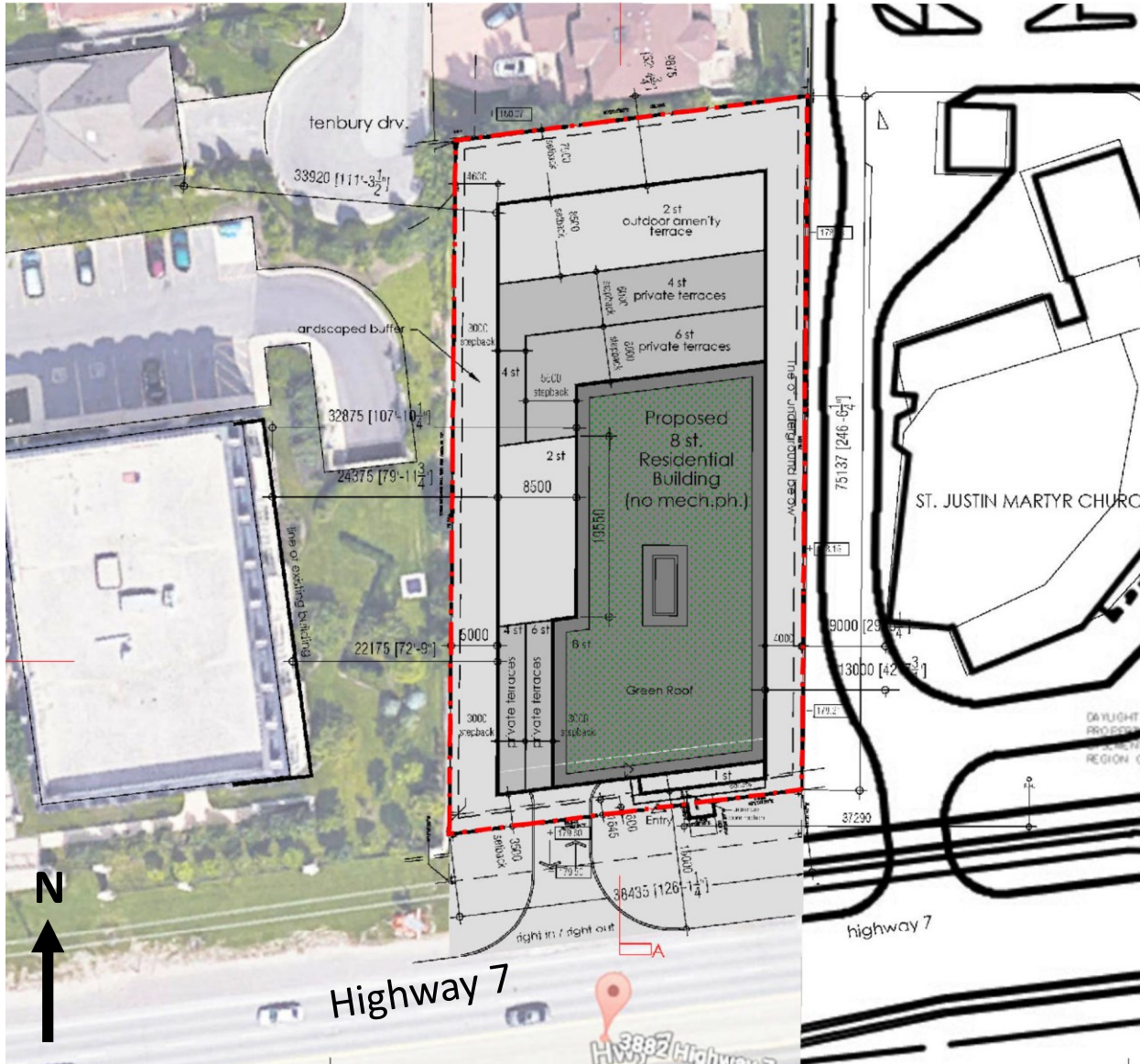
Building Heights: Max. 19-storeys

Units (Uses): 530 (residential)

MCSP Preliminary Concept

Density: 5 FSI

Building Height: Max. 25-storeys



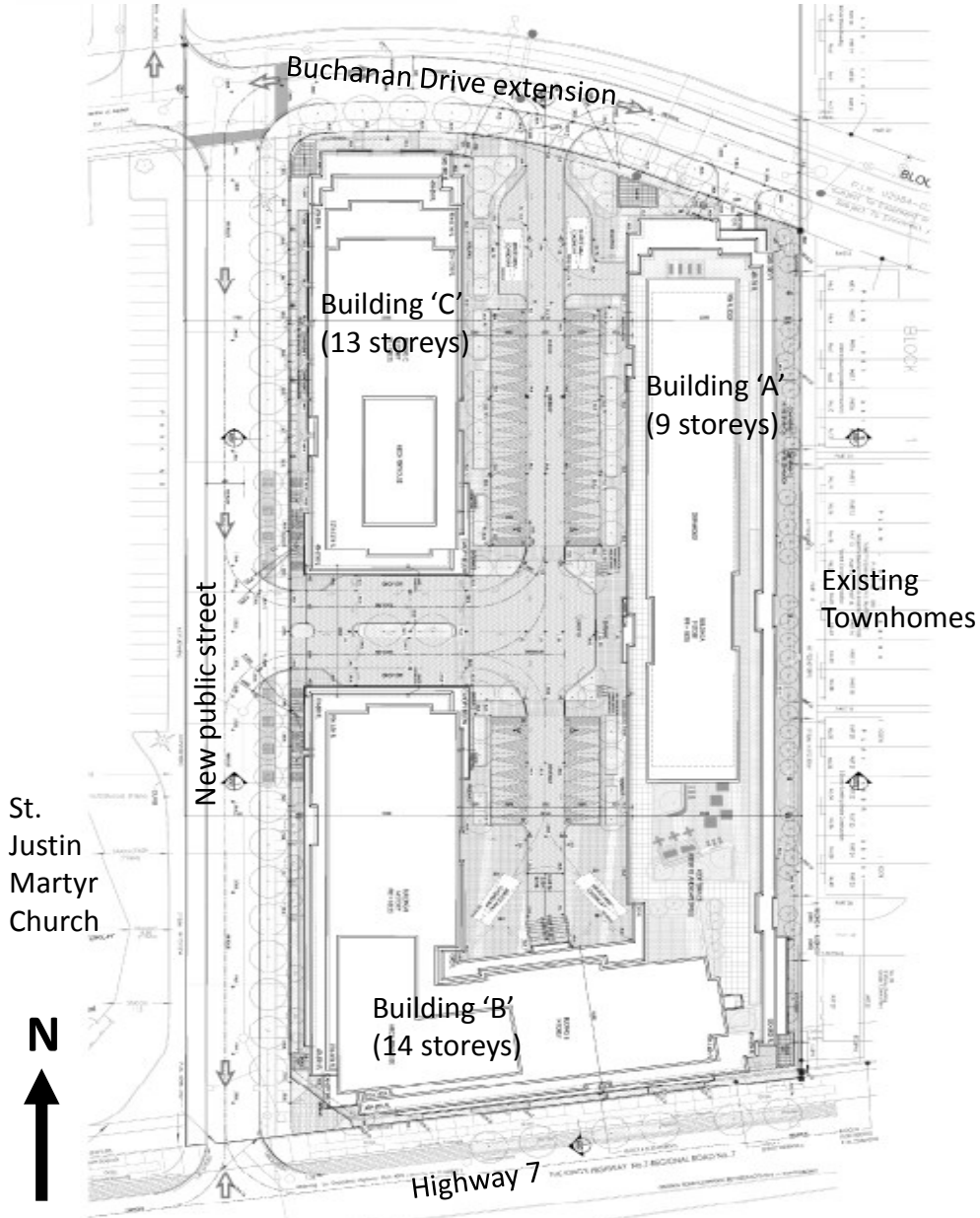
Proposal *Not within Markham Centre Boundary

Density: 3.36 FSI

Building Heights: Max. Eight-storeys

Units (Uses): 91 (residential)

Corebridge/Hildebrand*



Proposal *Not within Markham Centre Boundary

Density: 3.36 FSI

Building Heights: Tiered with Max. 14-storeys

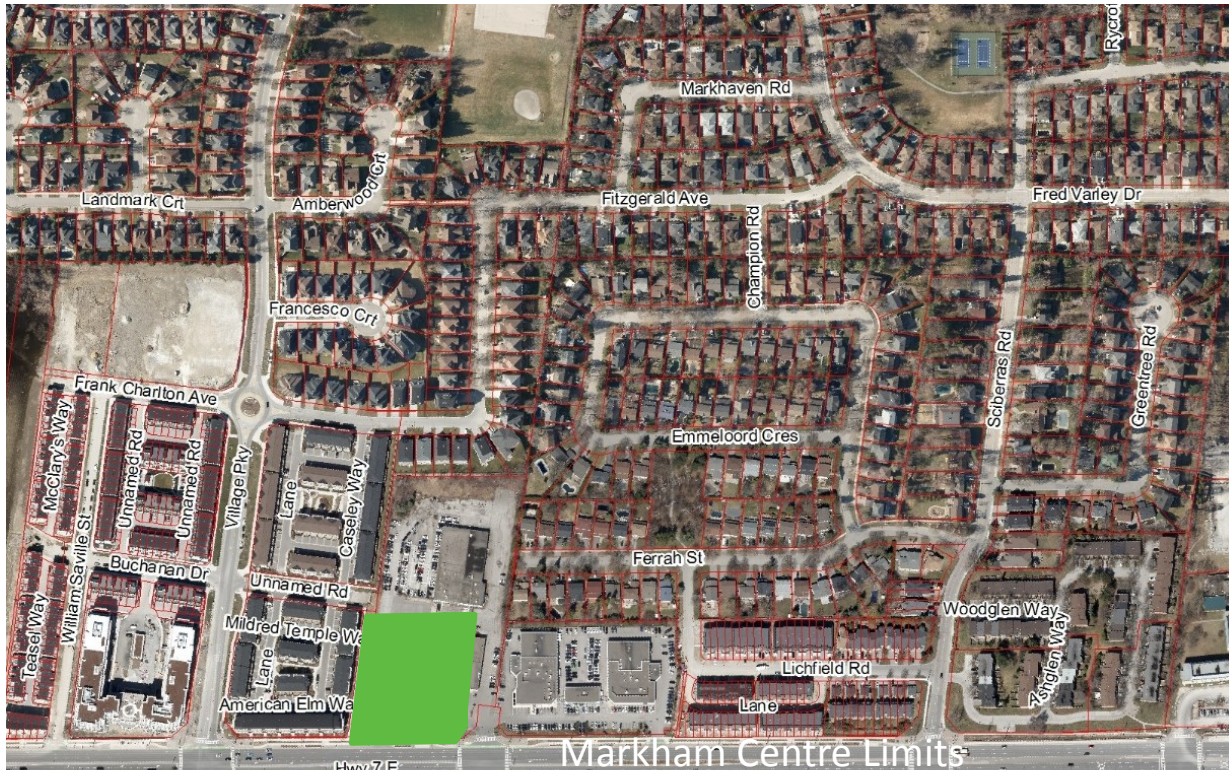
Units (Uses): 1,136 (independent living retirement home complex)

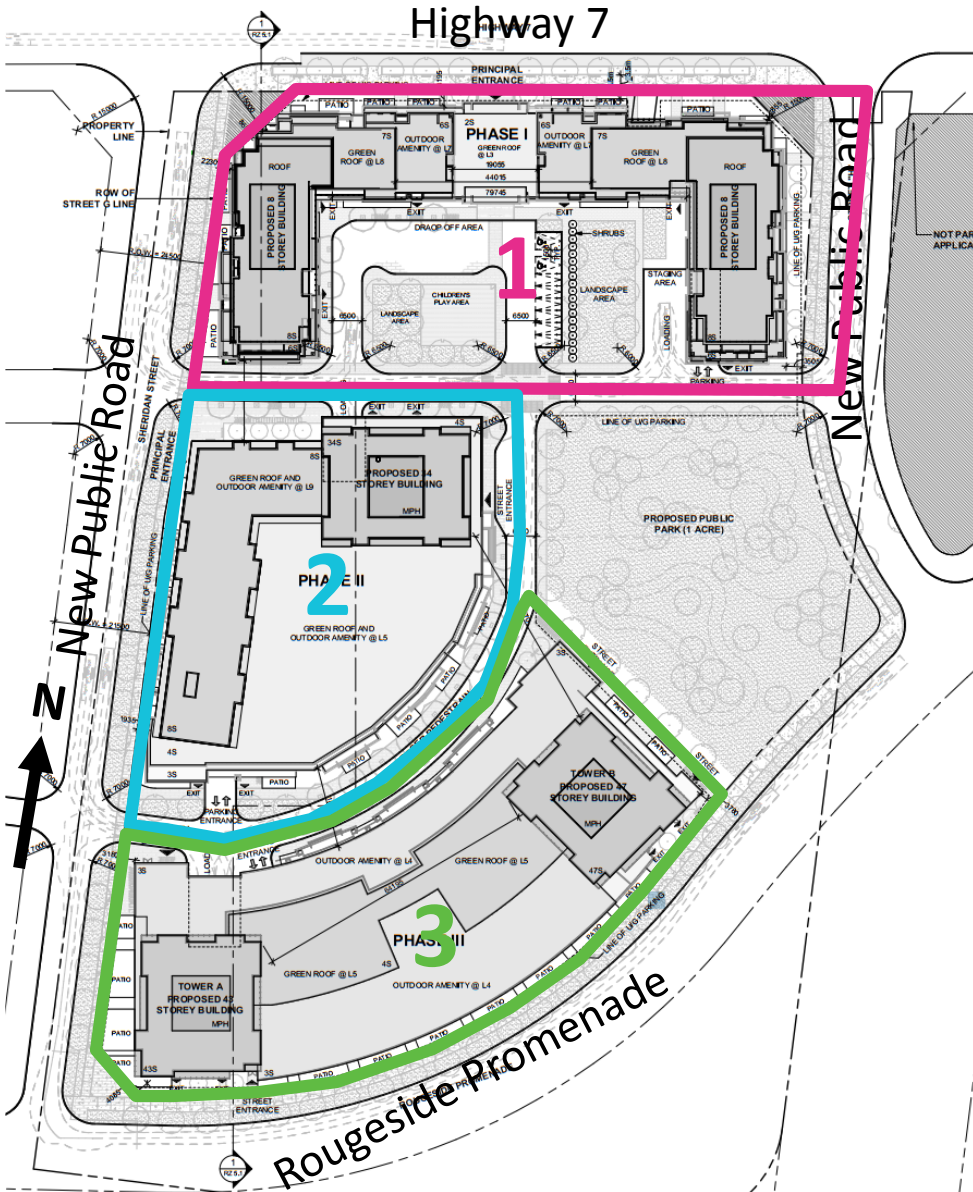


Scardred Phase 2



Kingdom Development





Proposal

Density: 5.69 FSI (overall)

Building Heights: Max. 47-storeys

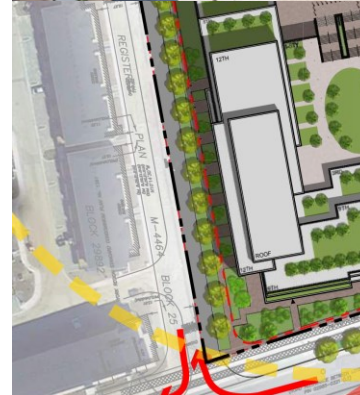
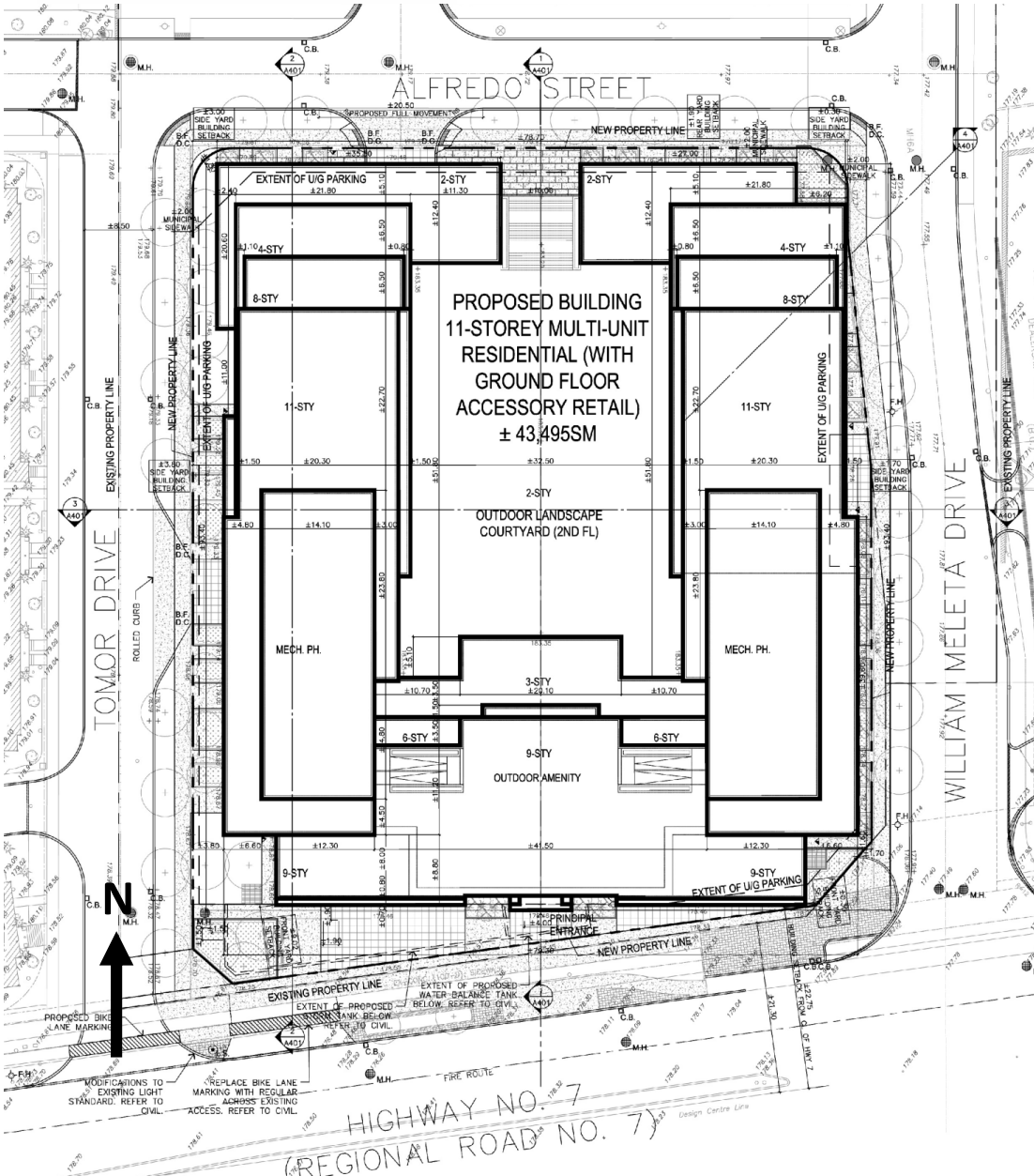
Units (Uses): 2,000 (residential, retail, possible affordable housing, public park, extension of Rouge Side Promenade)

MCSP Preliminary Concept

Density: 3 FSI (Phase 1); 4 FSI (Phase 2); 5 FSI (Phase 3)

Building Height: Max. eight-storeys (Phase 1); 16-storeys (Phase 2); 25-storeys (Phase 3)

Scardred Phase 2*



Proposal *Not within Markham Centre Boundary

Density: 5.24 FSI

Building Heights: Tiered with Max. 11-storeys

Units (Uses): 450 (residential, retail)



	1 – Smart Centres Markham Town Square		2 – Wyview		3 – Numbered Company		Smart Centres Woodside Square	
	Pre-Con	MSCP	Pre-Con	MSCP	Pre-Con	MSCP	Pre-Con	MSCP
Height	TBD	Max 6 and 20 Storeys	14 Storeys	Max 8 Storeys	14 Storeys	Max 8 Storeys	36, 41 Storeys	Max 8 Storeys
Density	TBD	1-4 FSI	0.77 FSI (211 units)	3 FSI	4.25 FSI	3 FSI	9.99 FSI (645 units)	4 FSI
Uses	Mixed-Use	Mixed-Use	Mixed-Use	Mixed-Use	Residential	Mixed-Use	Mixed-Use	Mixed-Use



Thank you