

July 4, 2022

Regional Councillor Jim Jones, Chair of Development Services Committee  
Members of Council  
Stephen Lue, Senior Planning Manager

Re: Markham Centre Secondary Plan  
Preferred Development Concept  
City of Markham

Dear Mr. Chair and Members of Council,

Macaulay Shiomi Howson Ltd. (MSH) is the planning consultant for Wyview Group, who own the property at 4151 Highway 7.

The subject site is generally located in the south east quadrant of Highway 7 and Warden Avenue in the City of Markham. More specifically, it is located on the south side of Highway 7 and east of Birchmount Road (east of the Whole Foods Commercial Plaza). The subject site is currently home to single family dwelling which has been used for office and other commercial uses over the last number of years.

The lands have lot frontage on Highway 7 (approximately 47.9 metres or 157 feet) and an area of 1.88 hectares (4.64 acres).

The subject lands are designated 'Community Amenity Area – General' and 'Hazard Land' by the Markham Centre Secondary Plan (OPA 21). In 2014, the City of Markham approved a new Official Plan, the subject lands are designated 'Mixed Use – Mid Rise' and 'Greenway' by the new Official Plan. The new Official Plan states that until such time as a new Secondary Plan is approved for Markham Centre, that the policies of OPA 21 shall continue to be in effect. Wyview has met with staff for a pre-submission consultation to discuss a potential mid-rise building on the subject lands.

Wyview has prepared plans for the subject site, which include a building of up to 23 storeys, with a density of approximately 4.5 (FSI). The Preliminary Concept outlines a density maximum for the subject lands of 3.0 FSI and a height range of 6-8 storeys.

At the time, Wyview provided comments on the Preliminary Concept noting that it was unlikely that the 3.0 FSI can be accommodated in a 6-8 storey building. The proposed density and height range have been brought forward in the Preferred Concept and it is our view that a disconnect continues to exist. In addition, it is our view that additional height and density can be accommodated on the subject lands.

We would recommend the following to Development Services Committee (DSC):

- That DSC direct staff to address the Wyview concerns regarding the appropriate height and density on the subject lands, prior to moving ahead with the Secondary Plan;
- That DSC choose to refer the Preferred Development Concept back to staff to attempt to resolve the discrepancies and achieve greater consensus;

In our view, the Preferred Concept will only serve to continue the same pattern of amendments and LPAT cases as currently occur throughout Markham Centre, as it does not achieve a balance between development interests and City interests for the downtown of Markham.

Wyview would like to continue to engage in meaningful discussions with the City in this regard. Should you have any questions regarding the information contained herein, please contact me directly, thank you.

Sincerely,  
MACAULAY SHIOMI HOWSON LTD.

*Nick Pileggi*

Nick Pileggi, MCIP, RPP  
Principal