



8500 Warden Avenue

**Presentation to Development Services Committee
December 12, 2023**



Project Timeline and Key Milestones

**September
29, 2020**

Initial OPA &
ZBA Submitted
(7 Buildings)

**December
3 2020**

Applications
Deemed
Complete

**May
11, 2021**

Proposal
Presented at
D.S.C. Statutory
Public Meeting

**September
26, 2022**

Proposal
Discussed
With MCSP
Team

**July
11, 2023**

Revised OPA
and ZBA
Resubmitted
(6 Buildings)

**November
21, 2023**

Community
Information
Meeting Held

Technical Circulation, Meetings and Design Charettes with Staff

**October
9, 2020**

Proposal
Presented at
Unionville Sub-
Committee's
MCSP Update

**March
8, 2021**

Proposal's
Preliminary
Report Heard
by D.S.C.

**November
22, 2021**

Proposal
Presented at
D.S.C.'s MCSP
Update

**February
2, 2023**

Proposal
Discussed
With MCSP
Team

**October
27, 2023**

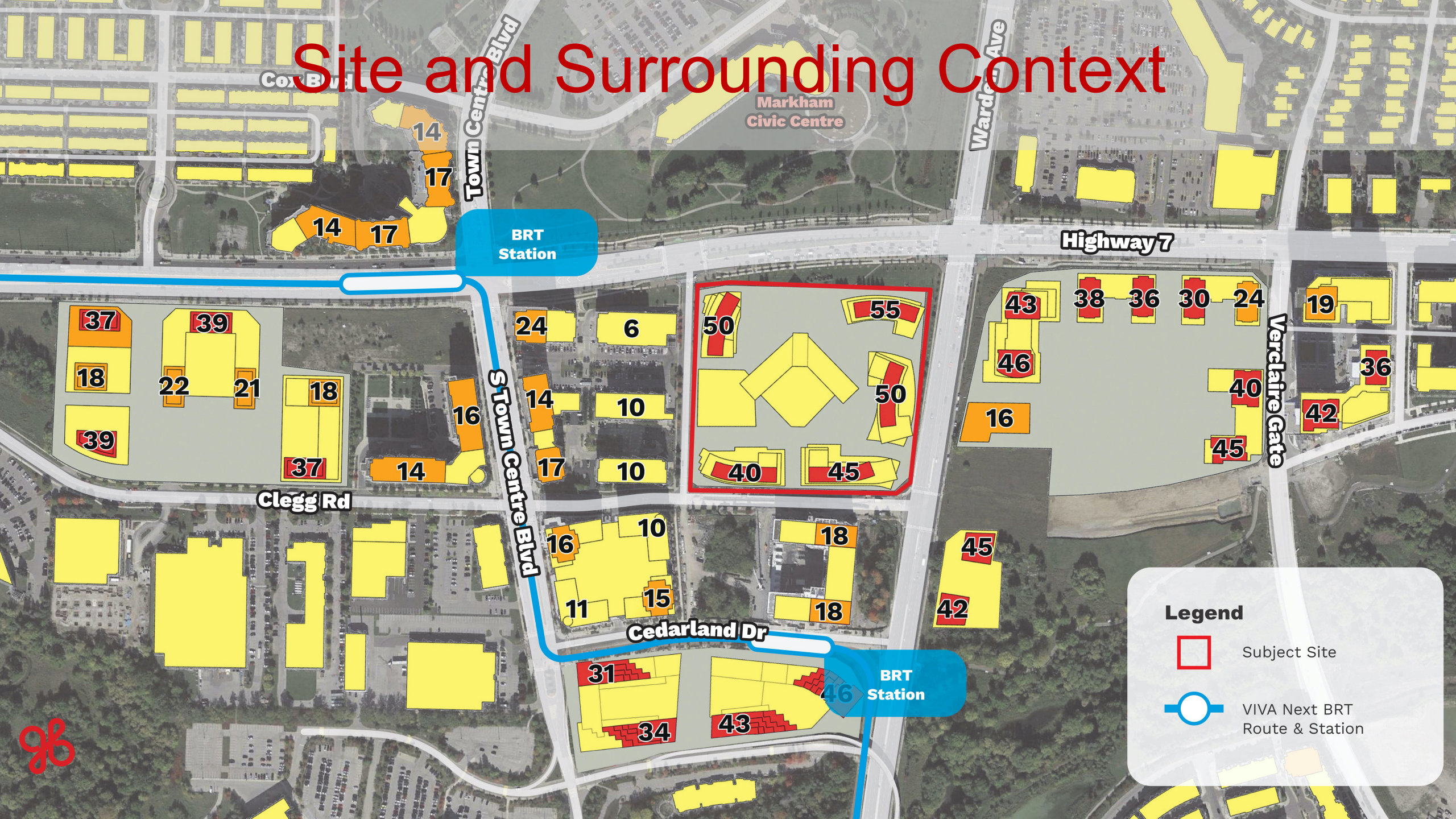
Revised OPA
and ZBA
Resubmitted
(5 buildings)

**December
12, 2023**

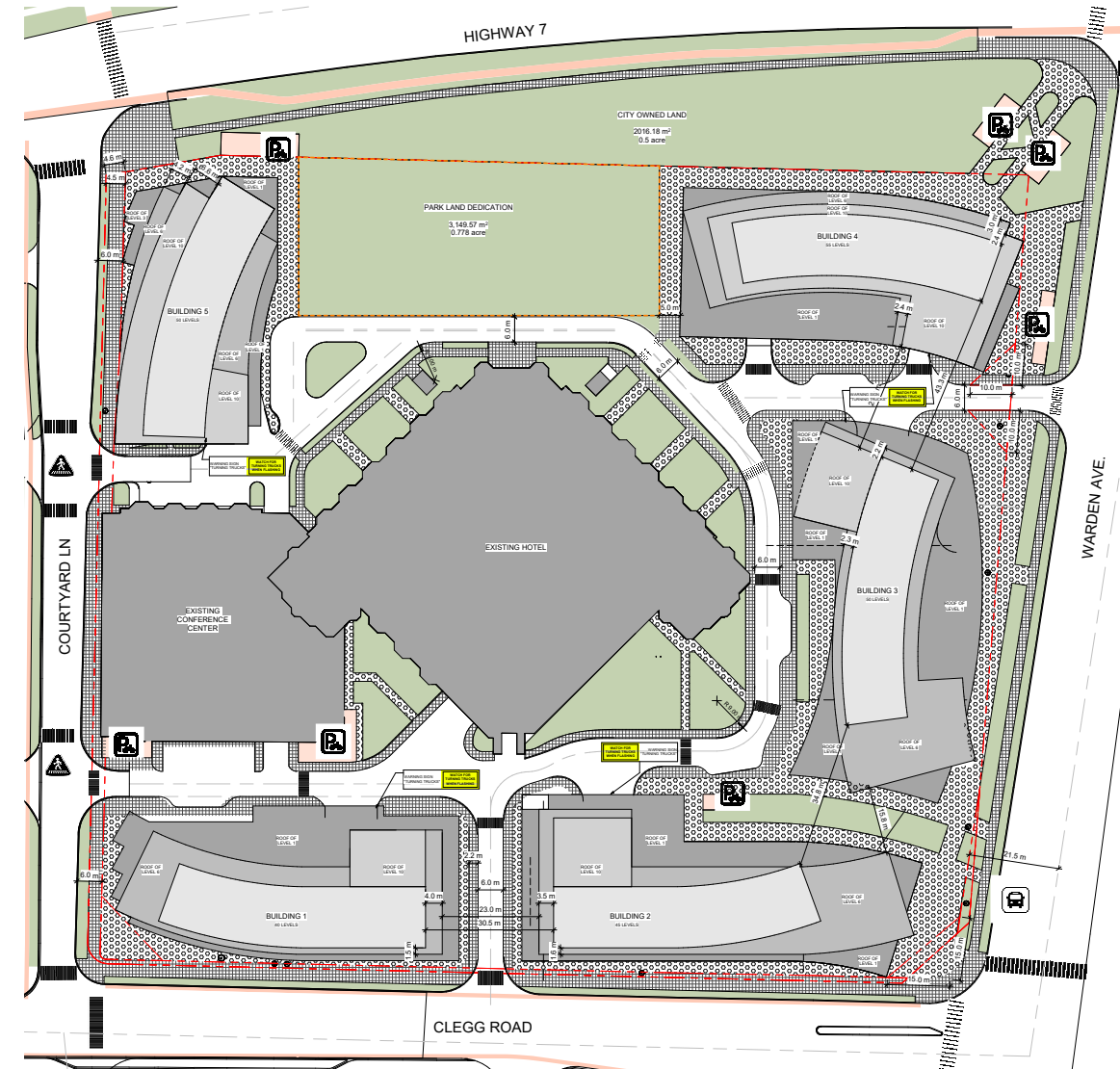
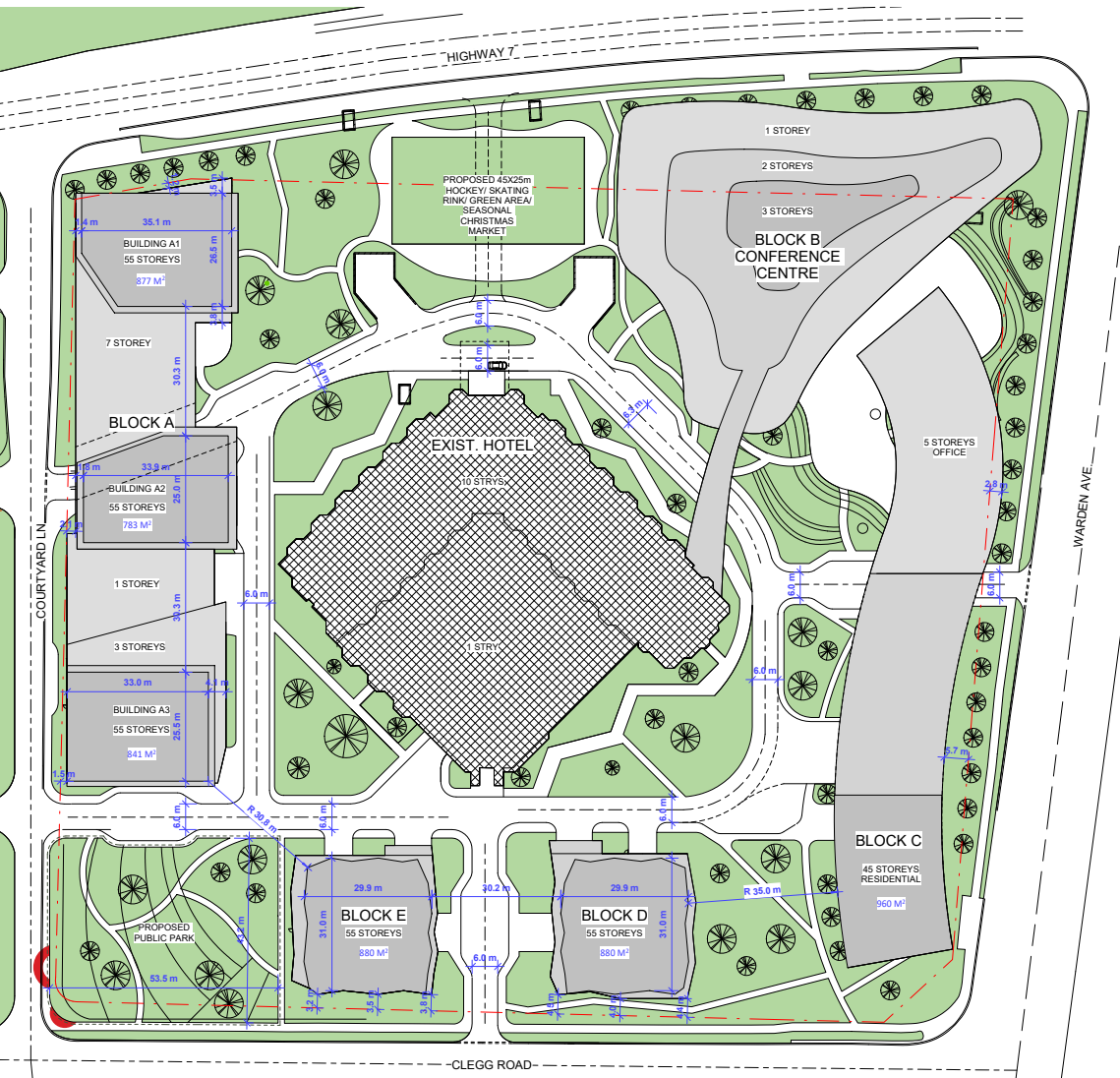
Staff
Recommend-
ation Report
Heard by D.S.C.



Site and Surrounding Context



Original Proposal vs. Revised Proposal



Comparison Table

	Original Proposal	Revised Proposal	Draft Secondary Plan Concept
Dwelling Units	3,552	3,049	N/A
Residential GFA	270,888 m ²	250,934.03 m ²	N/A
Non- Residential GFA	Retail: 6,774.9 m ² Hotel/Conference: 39,074.6 m ² Office: 14,917 m ²	Retail: 3,639.6 m ² Hotel/Conference: 39,074.6 m ² Office: 9,369.96 m ²	N/A
Parkland Dedication	1,940 m ²	3,144.44 m ² (on-site) 2,016.18 m ² (City-owned lands) 1.275 acres (total parkland)	1,940 m ²
Density	8.41 FSI	8.06 (7.45 including park)	Illustrates 5.0 FSI
Number of Buildings	7	5	Illustrates 6 towers
Building Heights (Storeys)	55, 55, 55, 55, 55, 45, 3 (average 53)	40, 45, 50, 55, 50 (average 48)	Illustrates a maximum of 30 storeys
Parking Spaces	2,651 spaces	2,655 spaces	No direction
Bicycle Parking Spaces	1,191 spaces	1,882 spaces	No direction



Community Benefits

- Providing a range of residential dwelling types and sizes, with flexibility for units to be adapted to meet future housing demand.
- Reimagining Highway 7 with a 1.275-acre central park, which will complement the Civic Centre greenspace on the north side of Highway 7.
- Providing public realm improvements throughout the site, including new pedestrian infrastructure on all street frontages, street-oriented development with pedestrian scaled streetwalls, active uses at-grade, improved porosity through the site, and a high-quality landscape program with new trees and soft open space.
- Retaining the Hilton Markham Suites and Conference Centre, recognizing its role as a key economic driver for Markham Centre.
- Providing a critical mass of new non-residential space (13,009 square metres of retail space and office space) to create new jobs, and shopping, dining and entertainment opportunities in Markham Centre, contributing to its ongoing transformation into a complete community.













Thank You!



 BOUSFIELDS INC.