

Kingdom Development

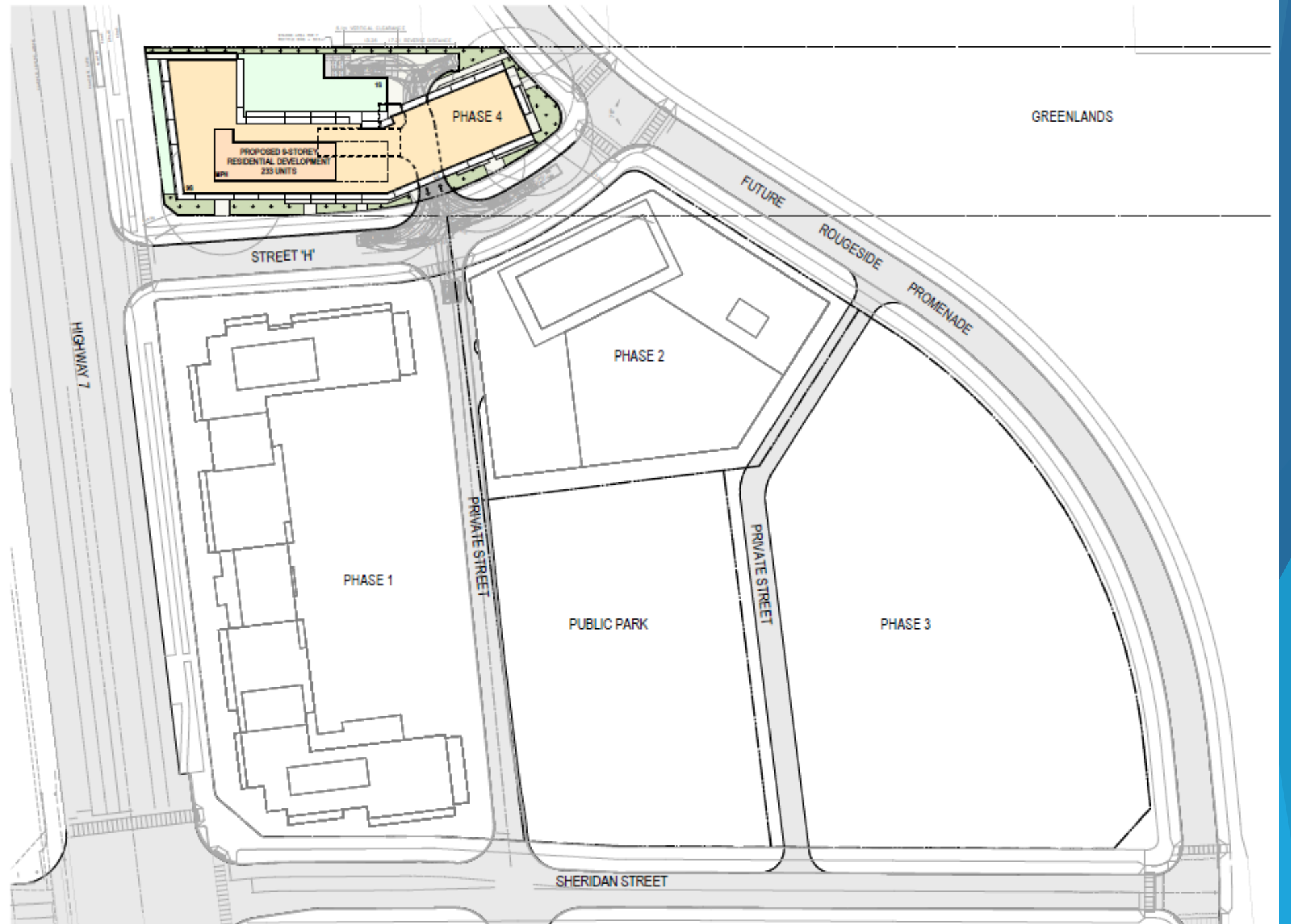
4121 Highway 7- Markham Centre

February 13, 2024

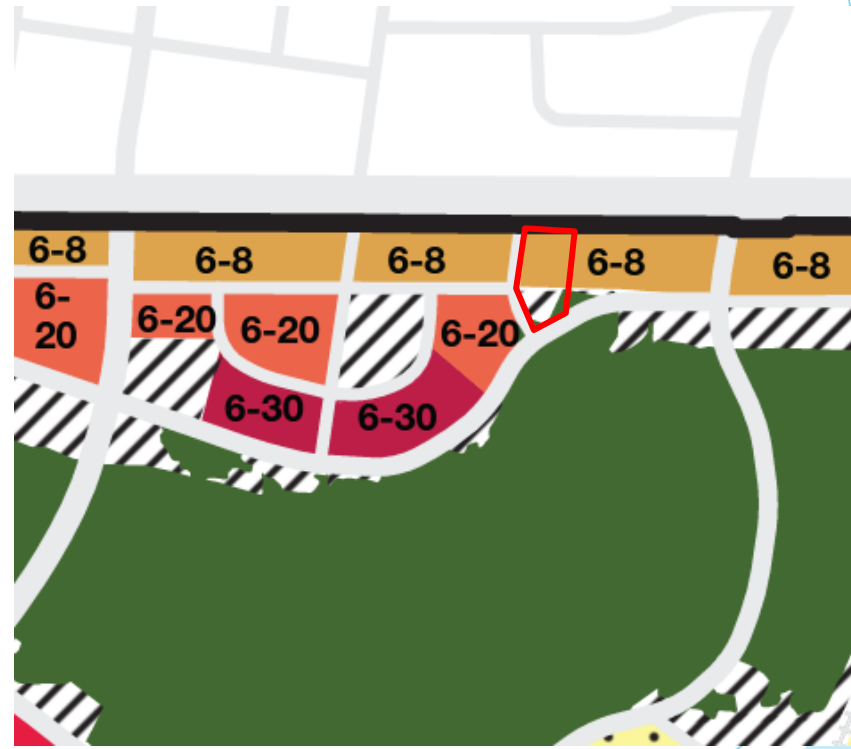
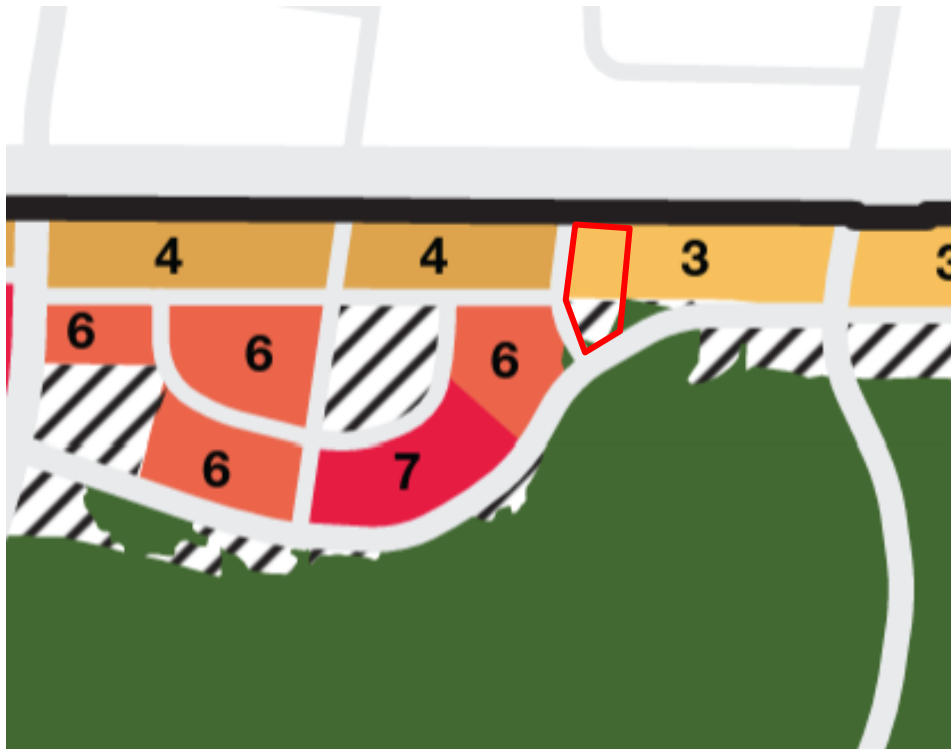
Site and Area Context



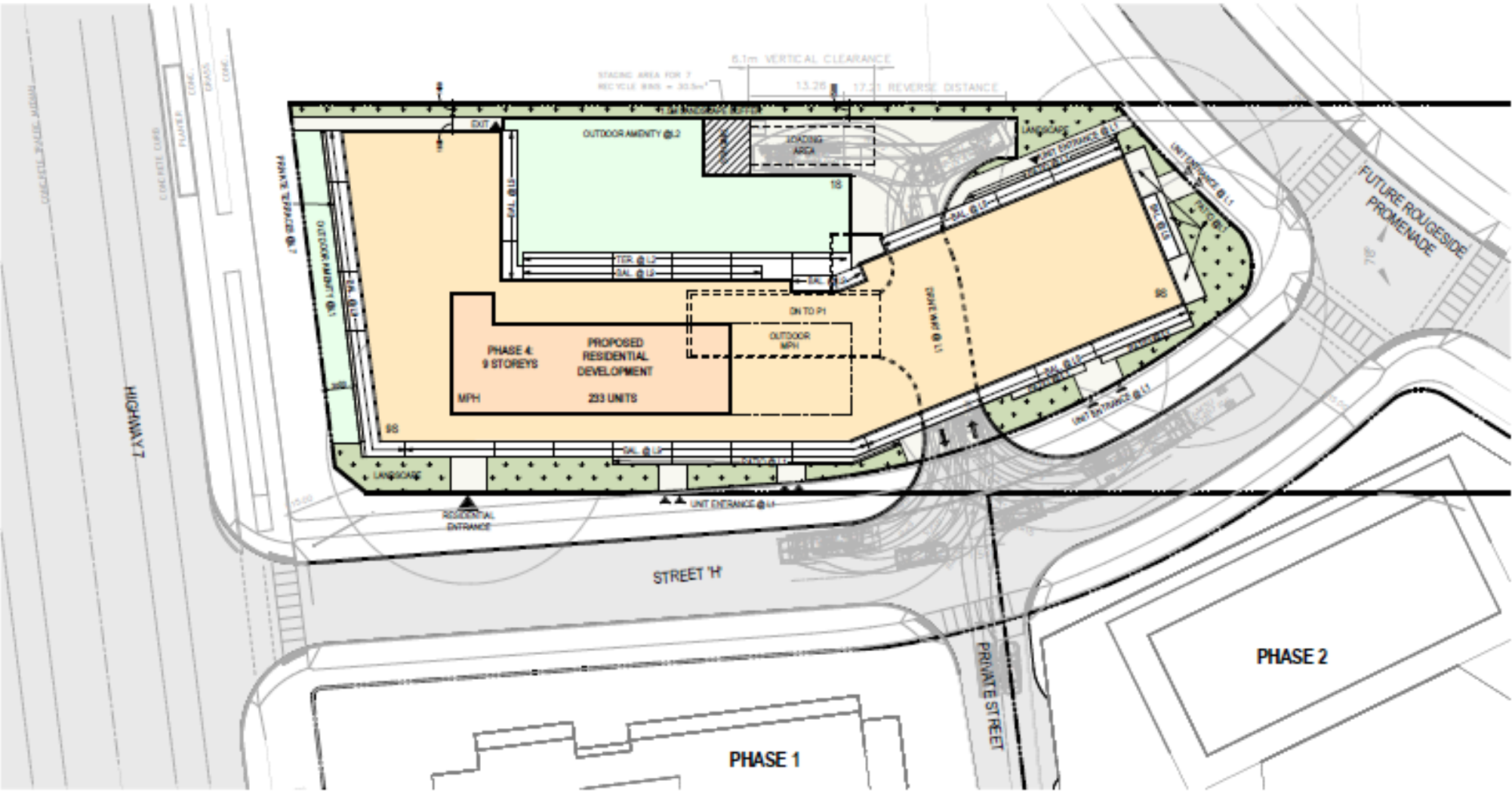
Kingdom Overall Site Plan



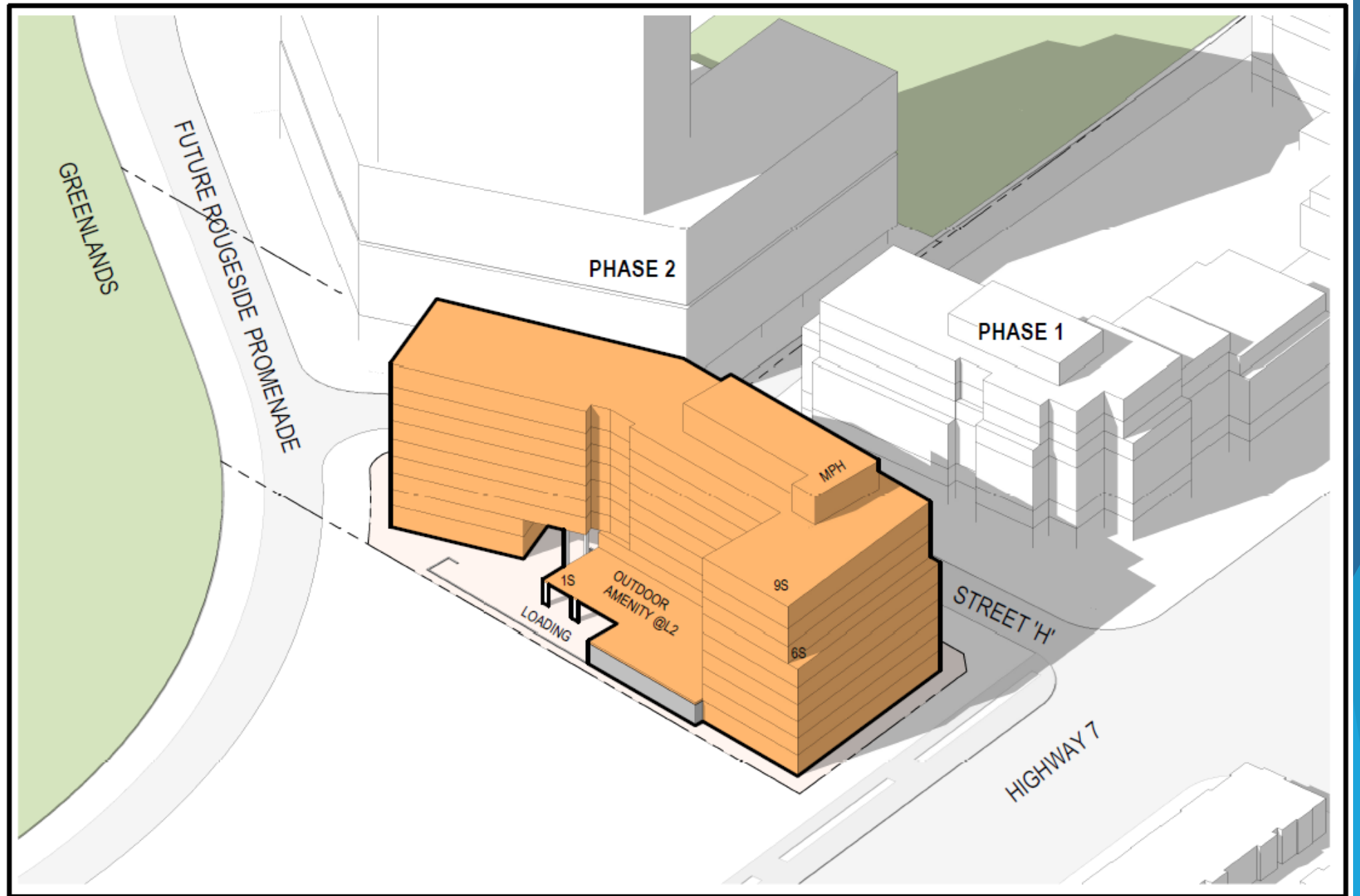
MCSP Concept Density and Height



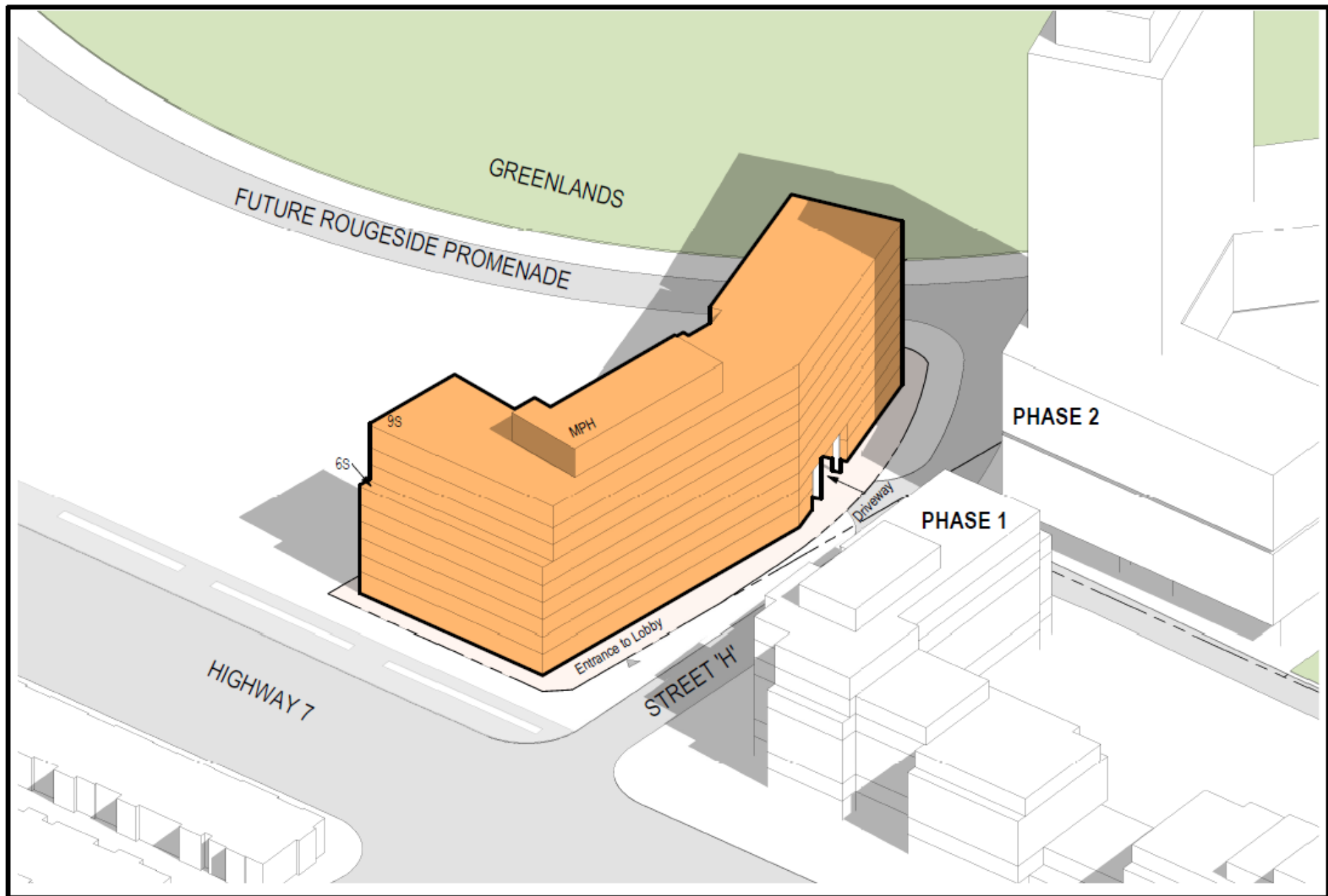
Proposed Site Plan



Massing



Massing



Conclusion

- ▶ Proposed Mid-Rise Building along Highway 7
- ▶ Proposed Density (3.0FSI) is within the parameters of the MCSP Concept
- ▶ Proposed Height is generally in keeping with the MCSP Concept (includes a step-back at the 6th floor)
- ▶ Massing of the building presents the ‘short side’ to Highway 7, and along Street ‘H’, is compatible with adjacent Kingdom buildings
- ▶ Support the staff recommendation and look forward to coming back to Committee and Council soon with a final report