



Statutory Public Meeting

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT

2690622 Ontario Inc. (Kingdom Development Inc.) c/o Macaulay Shiomi
Howson Ltd. (Nick Pileggi)

4077, 4101, and 4121 Highway 7 in Markham Centre (Ward 3)

File PLAN 23 129656

September 24, 2024



4077 and 4101 Highway 7 (Phases 2 and 3)

- 1.50 ha (3.71 ac)
- Previous approvals under PLAN 20 140215

4121 Highway 7 (Phase 4)

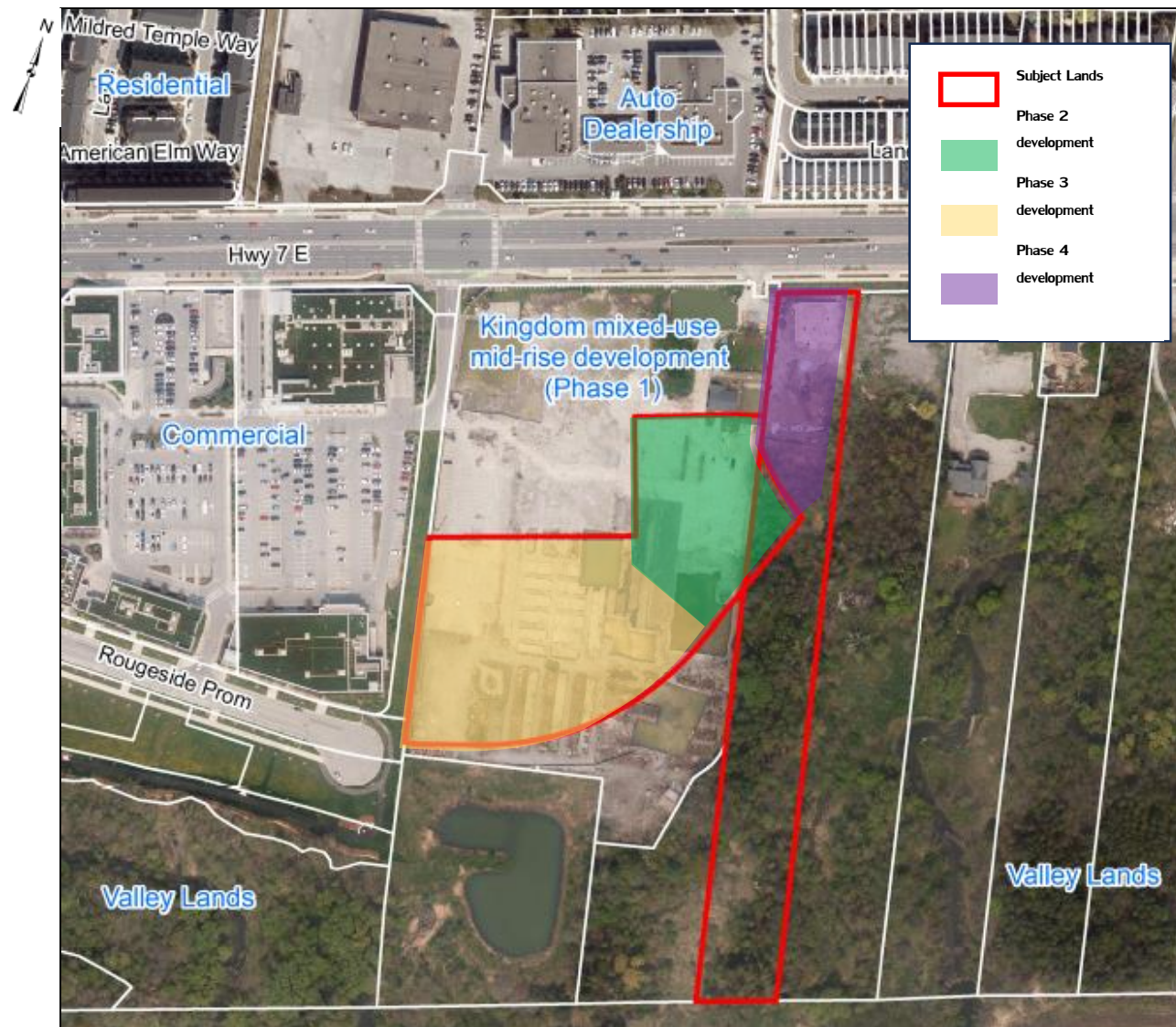
- 0.52 ha (1.82 ac)

North: Approved phase 1, existing commercial and residential

East: Vacant, existing residential and Montessori School

South: Valley Lands

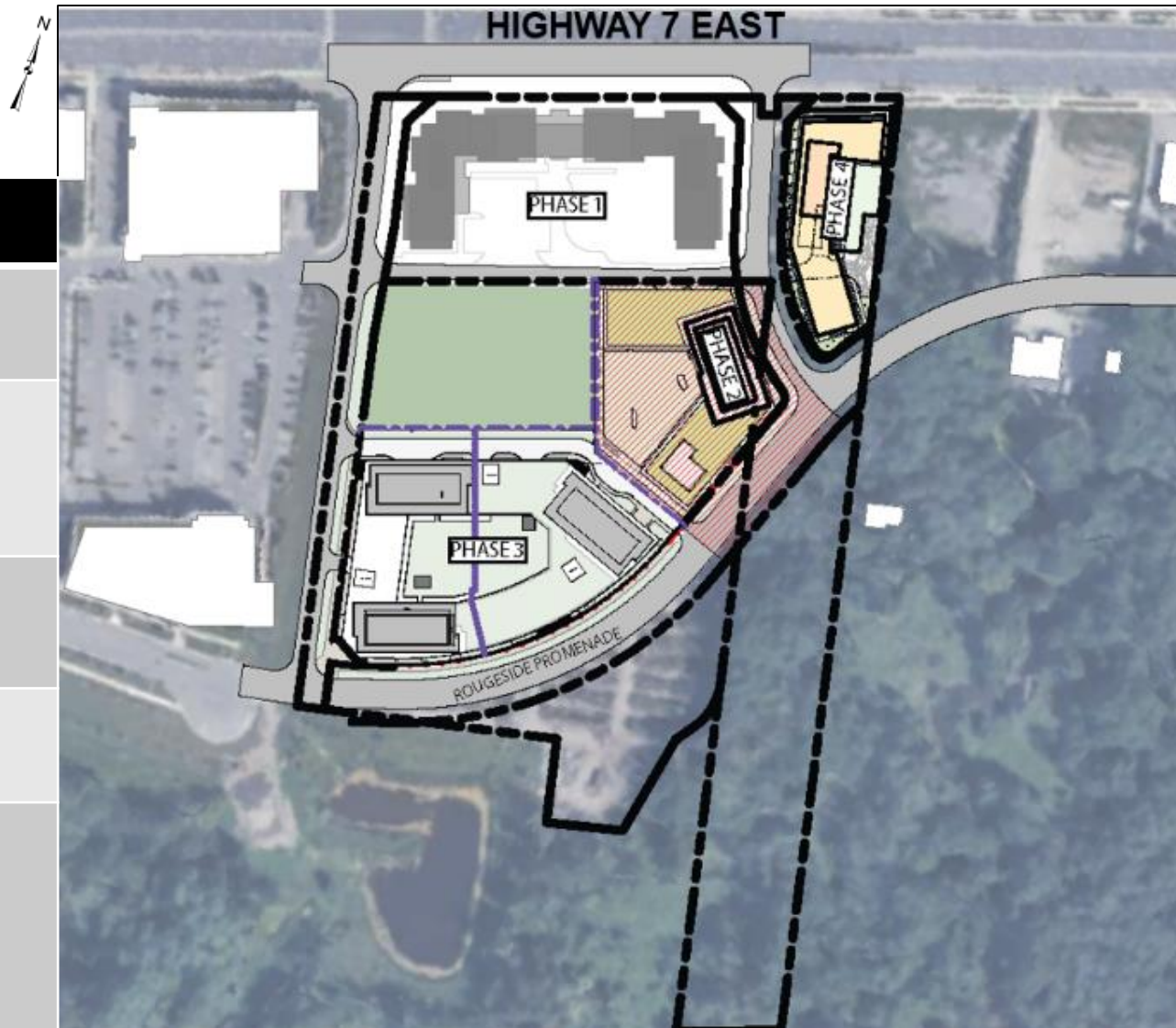
West: existing Commercial





The Proposal

	Phase 2	Phase 3	Phase 4
Retail Space	N/A	847.2 m ² (9,119 ft ²)	N/A
Dwelling Units	621	Total: 1,415 (Tower 1: 489 Tower 2: 398 Tower 3: 528)	231
Building Height (storeys)	30	Tower 1: 37 Tower 2: 32 Tower 3: 42	9
Density ("FSI")	5.62	7.42	3.00
Parking Spaces	516 (including 13 accessible)	1,131 (including 22 accessible)	211 (including 8 accessible)





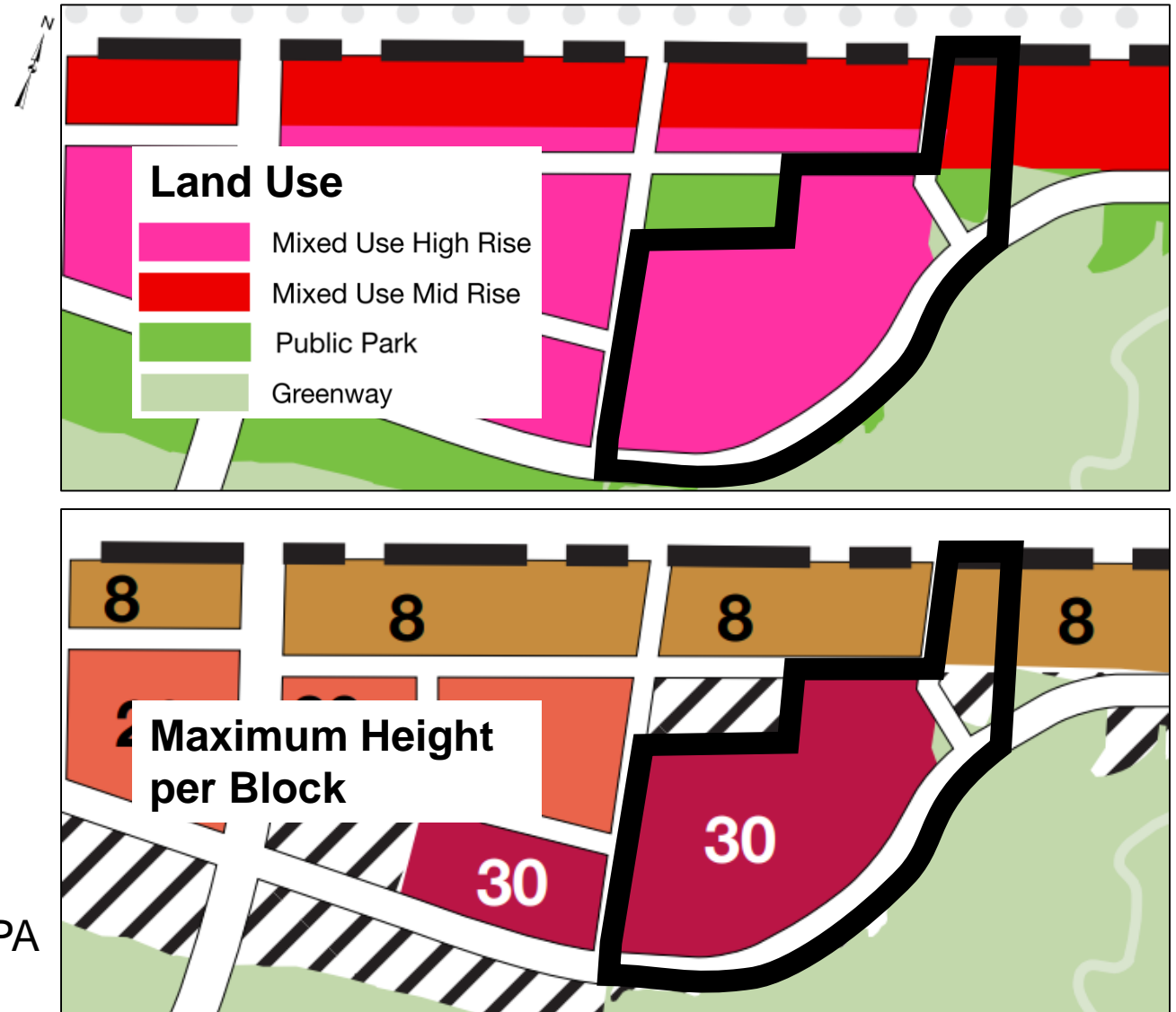
Phases 2 and 3

- Mixed Use High Rise
- Max. 30 storeys
- Max. 7 FSI

Phase 4

- Mixed Use Mid Rise
- Max. 8 storeys
- Max. 3 FSI

Until Council adopts the updated secondary plan, OPA 21 remains in effect.



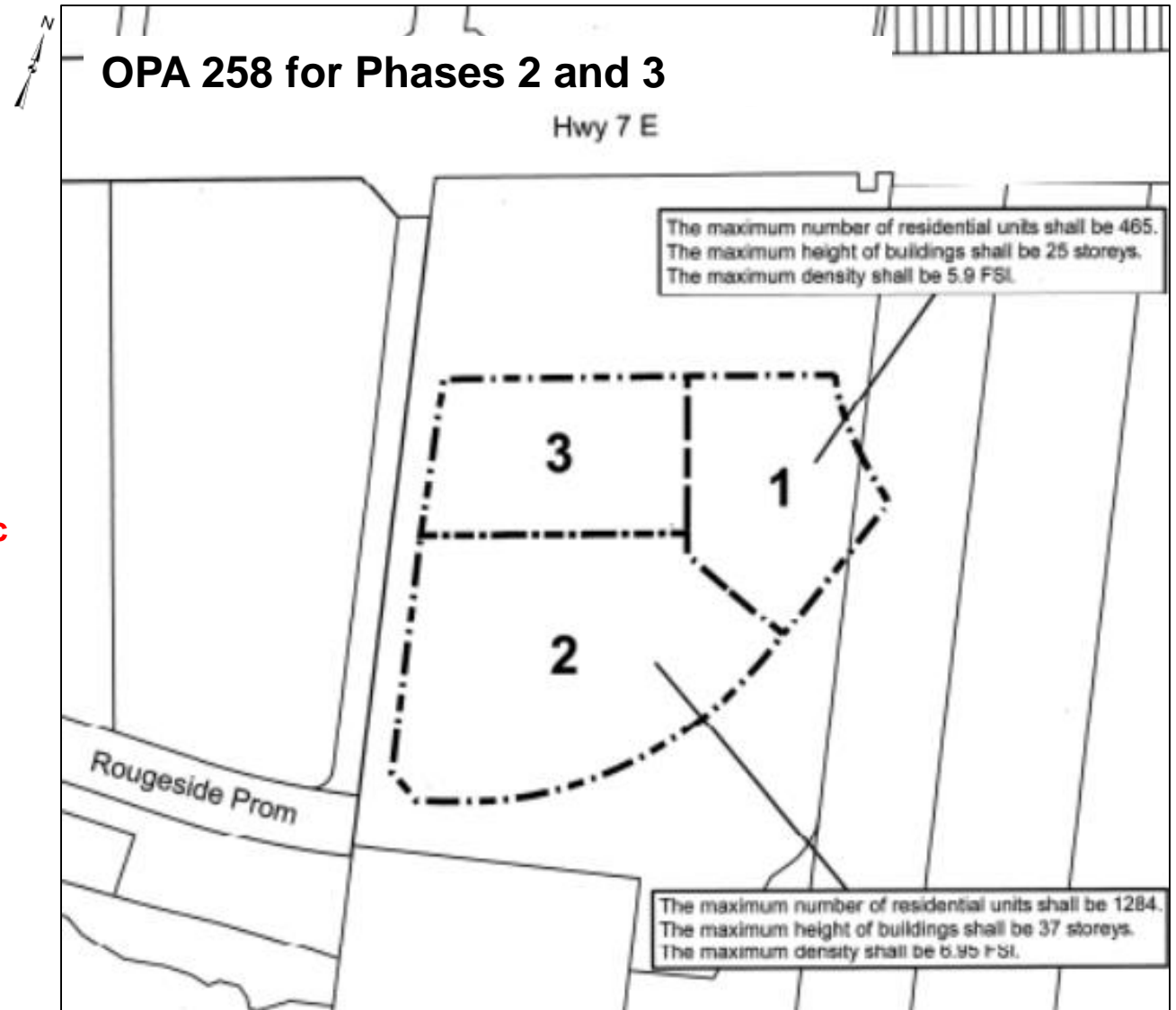
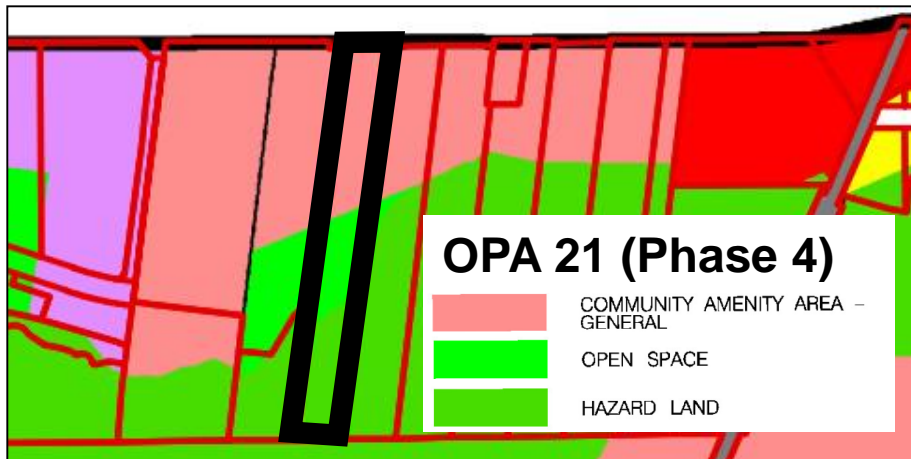


Phases 2 and 3

- “Community Amenity Area – Major Urban Place”
- **The Owner submitted an amendment to permit increased units, height and density**

Phase 4

- “Community Amenity Area – General”
- **The Owner submitted an amendment to permit site-specific height and density provisions**





Required Zoning Amendment

Strategic Plan 2020-2026

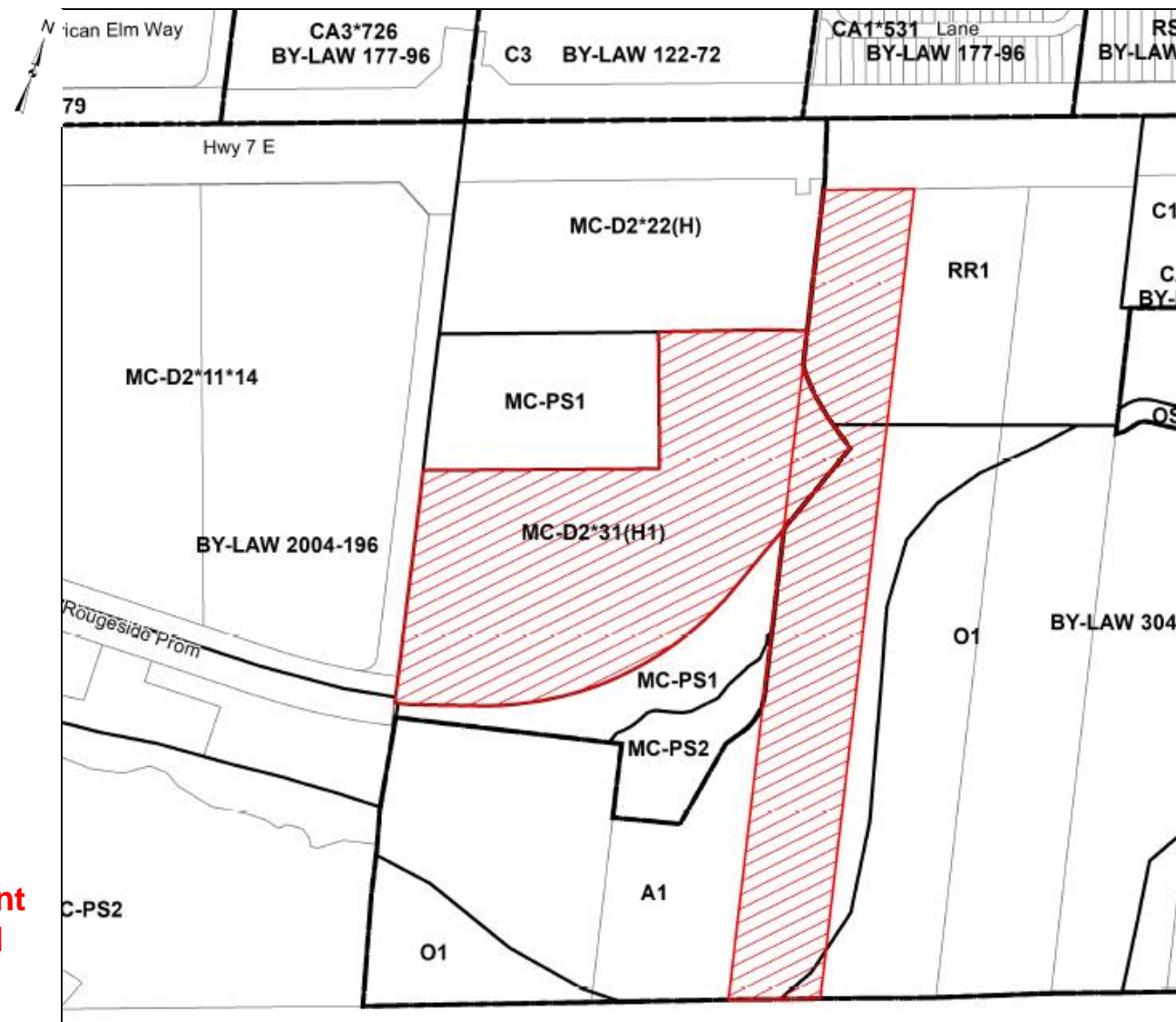
Building Markham's Future Together

Phases 2 and 3

- “Markham Centre Downtown Two Exception 31 (Hold)” – MC-D2*31(H1)
- **The Owner submitted an amendment to permit increased height and units**

Phase 4

- “Rural Residential One” – RR1
- “Agriculture One” – A1
- “Open Space One” – O1
- **The Owner submitted an amendment to permit an apartment building use, modify setbacks, and increase the height and maximum number of units**





1. Staff will continue to review the Proposal

- Review the technical studies submitted in support of the Proposal, having regard for density and building heights, surrounding land uses, sun and shadow analysis, wind analysis, and municipal servicing

2. Committee may approve the OPA and ZBA

- The Official Plan and Zoning By-law be approved, and that the draft instruments be finalized and brought to a future Council meeting for enactment without further notice, **OR**
- Staff to prepare a Recommendation Report for a future DSC

3. Applicant will provide a detailed presentation on the Proposal



Thank you!