

Kingdom Development

4077, 4101 and 4121 Highway 7- Markham
Centre

Sept 24, 2024

Site and Area Context

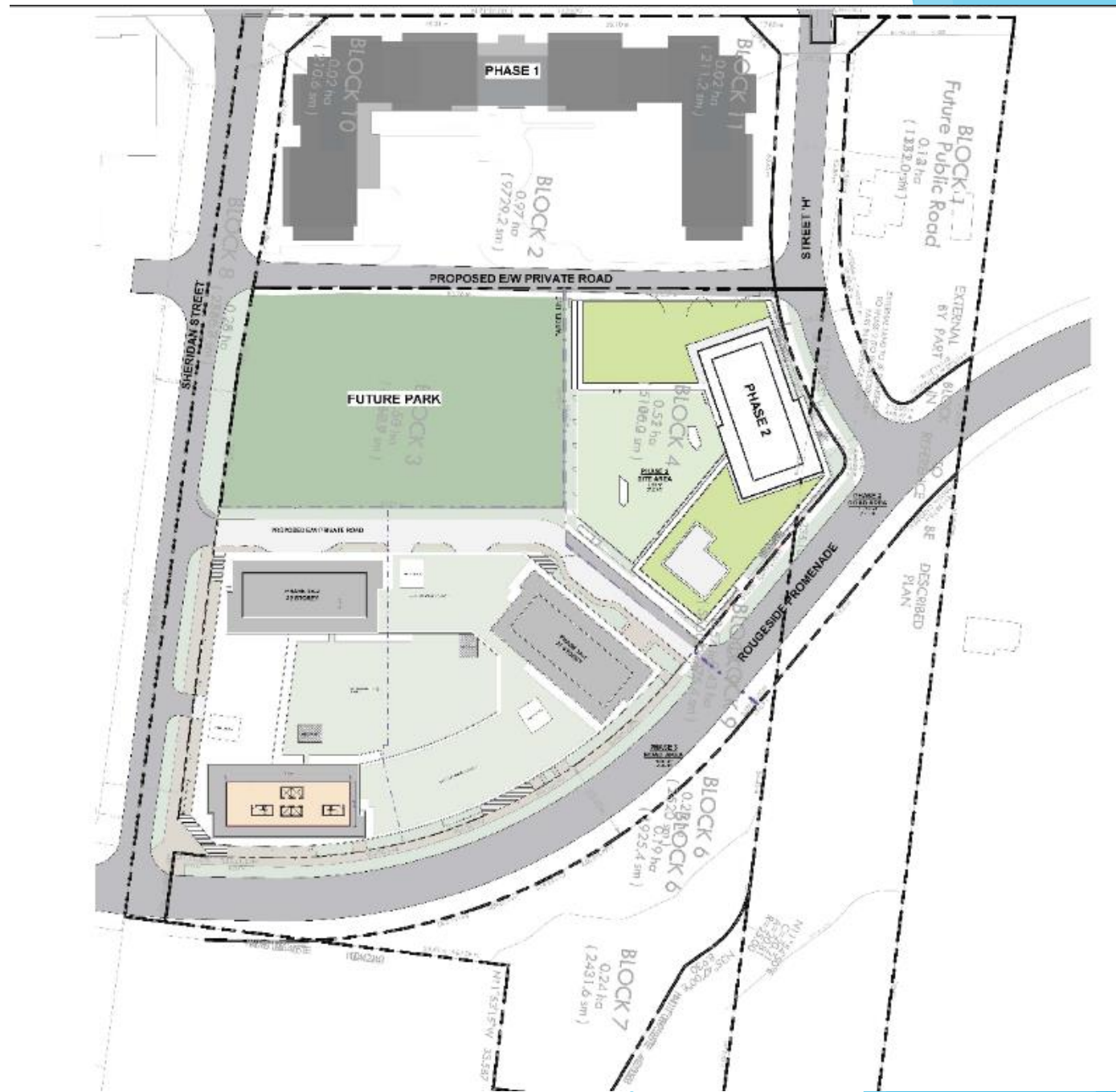


Application Revisions

- ▶ Original Proposal for Phase 4 Mid-Rise Building along Highway 7
- ▶ Kingdom and the City of Markham are in discussions regarding the construction and dedication of community benefit housing units as part of this development
- ▶ The framework of this agreement would see units being conveyed to the City of Markham
- ▶ This is in addition to the 30 affordable market units previously secured as part of the development approvals on Kingdom Lands
- ▶ Therefore, the application for 4121 Highway 7 has been revised to include 4077, 4101 Highway 7 and the revisions to the plans outlined herein

Proposal

Overall site plan Phase 2 and 3



Proposal

- Phase 2:
 - Increased maximum height to **30 storeys** from 25 storeys, and
 - Increased maximum number of units to **550 units** from 465 units.
 - No proposed change to **FSI**.
- Phase 3:
 - Increased maximum height to **42 storeys** from 37 storeys,
 - Increased maximum number of units to **1,415 units** from 1,284 units, and
 - Increased maximum density to **7.5 FSI** from 6.95 FSI.

Phase 2 Rendering



WEST PERSPECTIVE



SOUTH PERSPECTIVE

Phase 3 Rendering



MCSP DRAFT

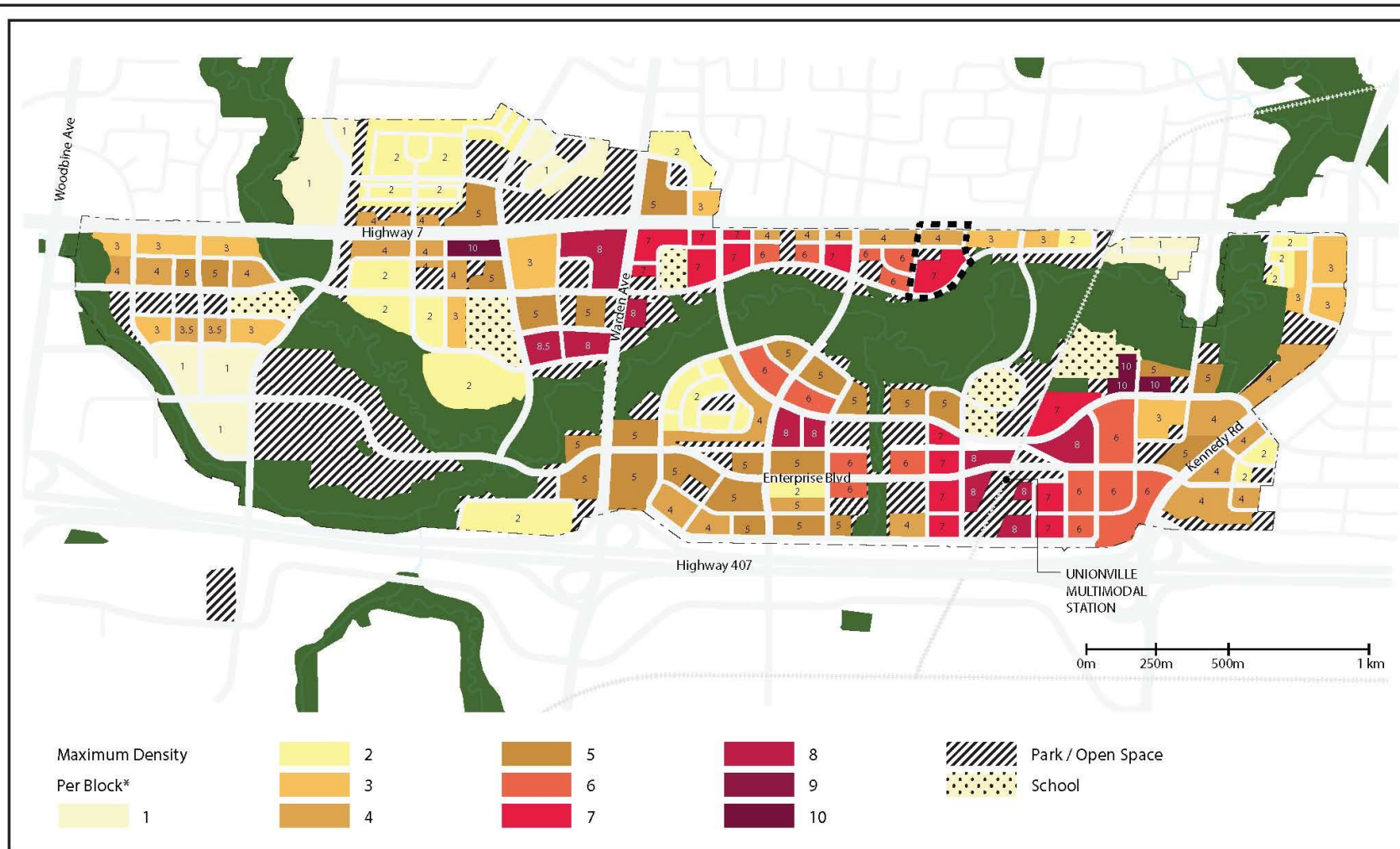


Figure 8 - MCSP Update
Recommended Development Concept (FSI)

Subject Site

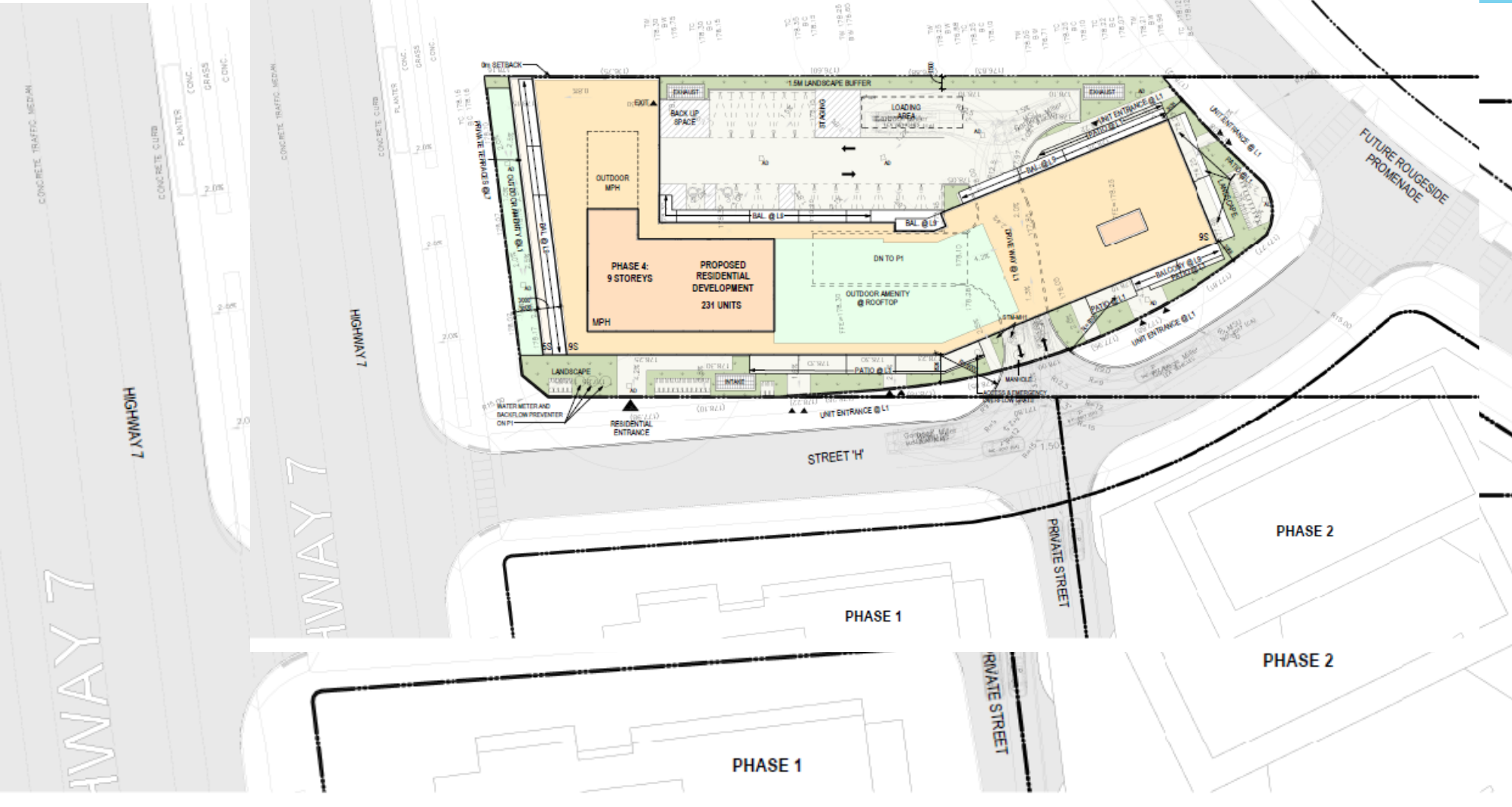


Prepared By:

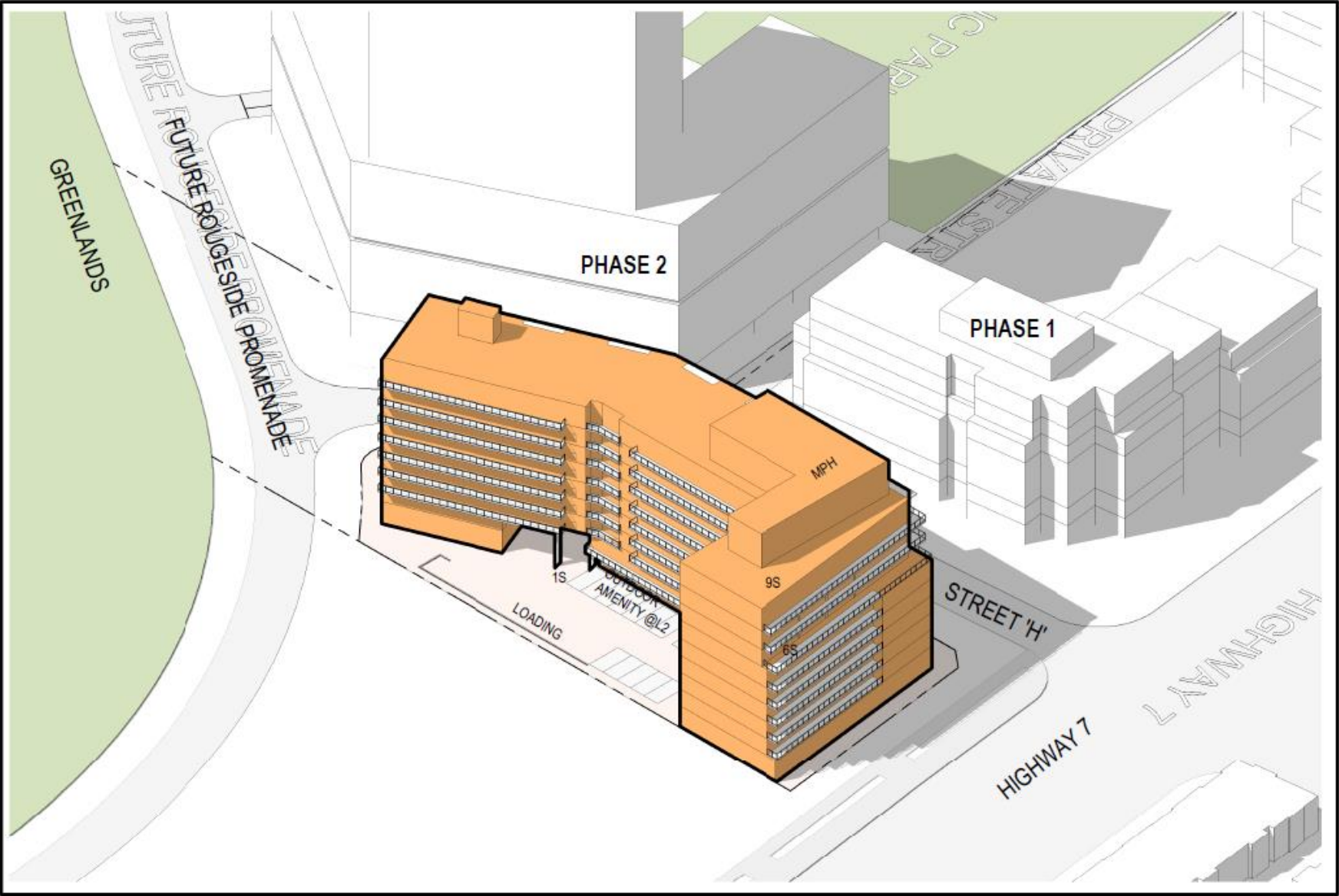


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Proposed Phase 4 Site Plan



Proposed Phase 4 Massing



Conclusion

- ▶ Revised application to deal with Phase 2, 3 and 4 of the Kingdom Development
- ▶ Intent is that this development approval would incorporate a final agreement which includes community benefit units conveyed to the City
- ▶ Resultant increase in height of 5 storeys per tower, requiring revisions to height provisions
- ▶ There is already a HOLD provision, which would remain in the by-law requiring Kingdom to enter into agreements, as required by the City
- ▶ Resultant increase in units (216), however the overall density (FSI) is in keeping with the Markham Centre draft Secondary Plan
- ▶ Phase 4 generally unchanged from previous Public Meeting, max 9 storeys and 3.0 FSI
- ▶ Recommend that the application be forwarded directly to Council for approval