

Site Plan Control Application Concept Review

58-72 Main Street North
Markham Village
June 23, 2009.

Proposal

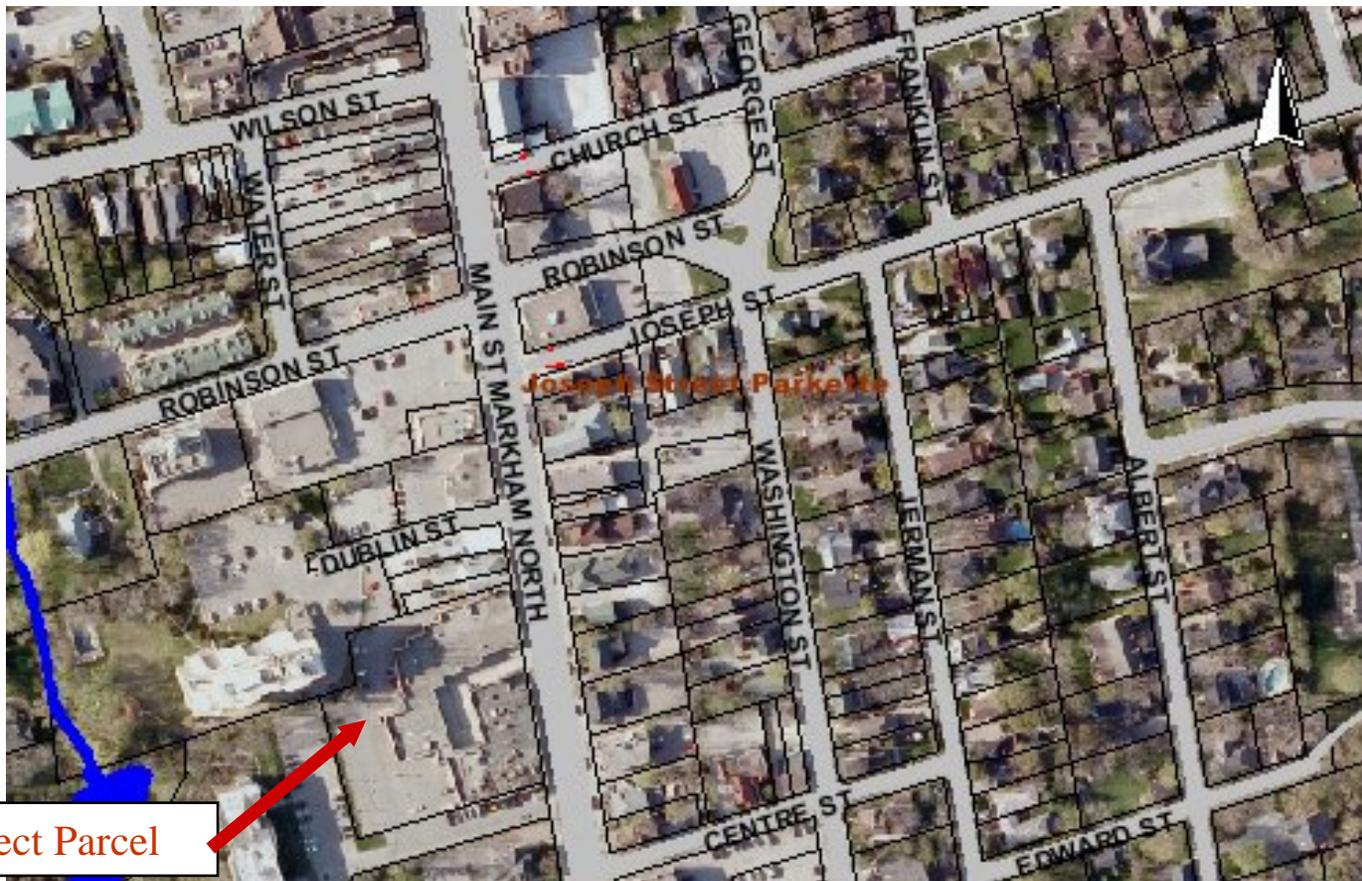
- ◆ Demolish the existing building (non-heritage)
- ◆ Major retail and residential redevelopment of the property is proposed
- ◆ Largest redevelopment in Markham Village since 1980s.

Location



Subject Parcel

Location - Aerial Photograph



Subject Parcel

Location

- ◆ 58-72 Main St N
- ◆ Markham Village Heritage District
- ◆ One storey retail commercial plaza
- ◆ Markham Village Shoppes Limited



Adjacent to the Property



56 Main St N (to the west)



14 Dublin Street (to the northwest)

Adjacent to the Property



52 Main St N (to
the south)

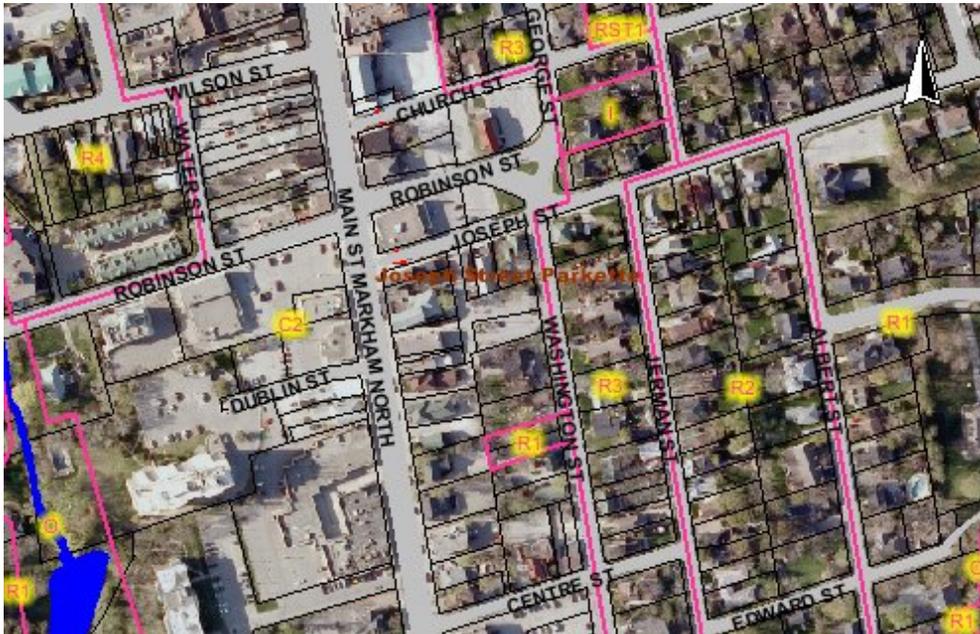


76 Main St N (to
the north)

Official Plan

- ◆ Commercial designation- Heritage Main Street
- ◆ Residential Uses- subject to the planned function being maintained

Zoning By-law



- ◆ By-law 1229, as amended
- ◆ Central Commercial (C2)
- ◆ General commercial uses permitted
- ◆ Apartment house dwellings permitted

Heritage District

- ◆ Property designated under Part V of the Ontario Heritage Act
- ◆ Existing buildings not significant
- ◆ New construction subject to heritage design policies and guidelines
- ◆ Supported by Heritage Markham

Proposal

- ◆ New retail/condominium apartment complex
- ◆ Retail storefronts along Main Street
- ◆ 3 storeys on Main with recessed 4th floor
- ◆ 5th and 6th storeys to the rear of the property.
- ◆ 156 units
- ◆ U shaped design with central open space
- ◆ 2 storey underground parking, some surface spaces, 220 spaces

Site Plan



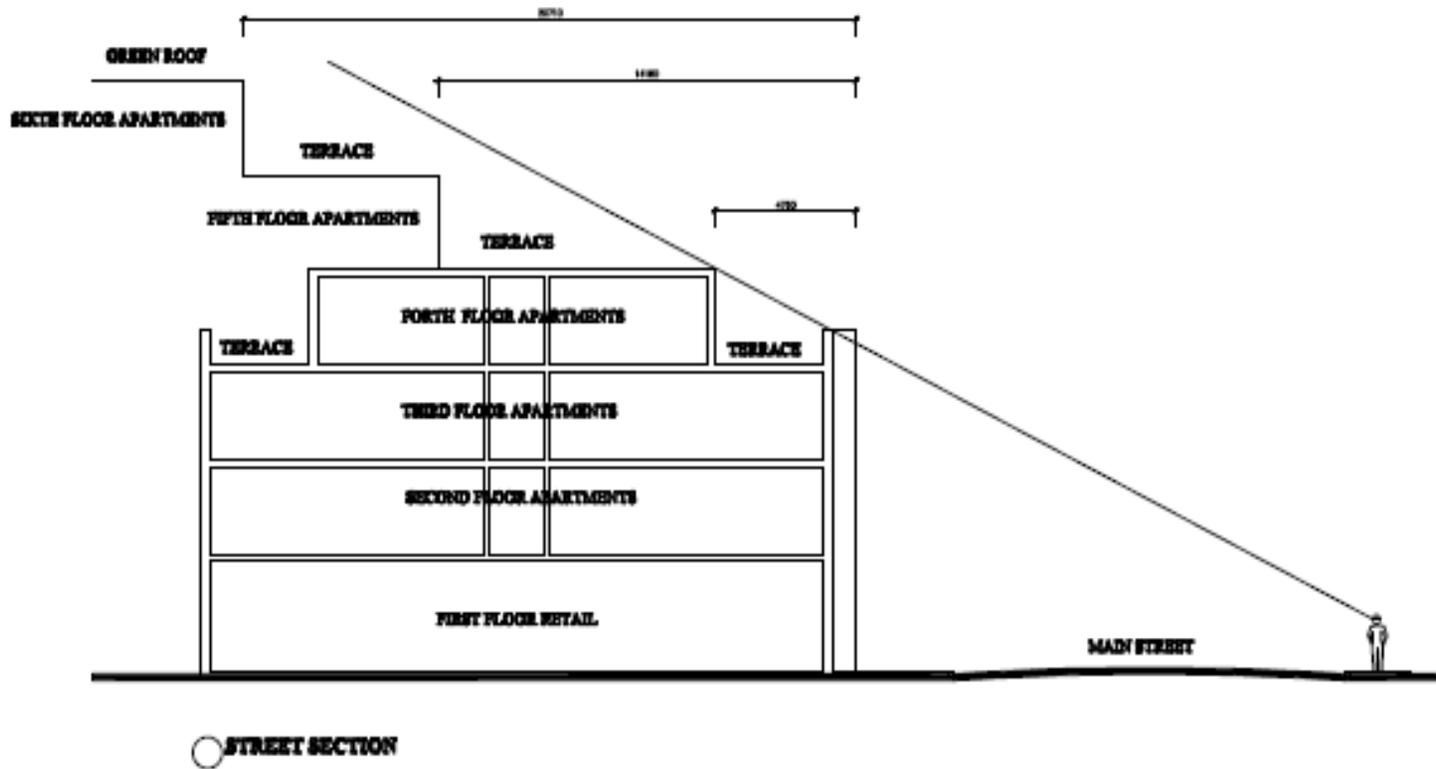
Artist Rendering-looking north





Artist Rendering-Retail Storefronts on
Main Street

Streetscape Cross Section





Artist Rendering – Looking South

Green Roof Plan



Next Steps

- ◆ Address zoning by-law issues (setbacks, parking)- Committee of Adjustment
- ◆ Refine architectural details
- ◆ Prepare site plan recommendation report for Development Services Committee (Sept 2009)