

# **Site Plan Control Application Concept Review**

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

# Proposal

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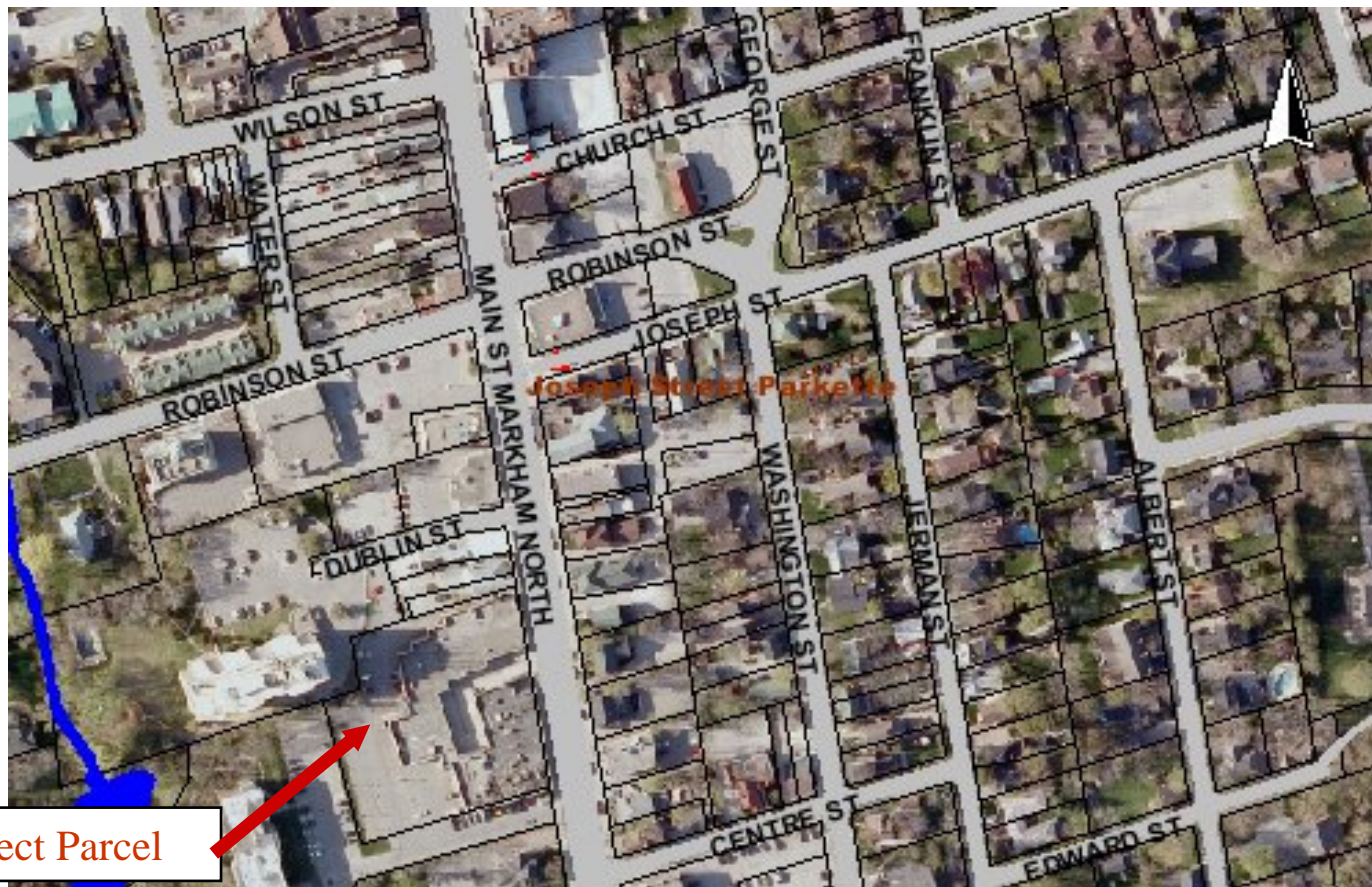
- ◆ Demolish the existing building (non-heritage)
- ◆ Major retail and residential redevelopment of the property is proposed
- ◆ Largest redevelopment in Markham Village since 1980s.

# Location



Subject Parcel

# Location - Aerial Photograph



# Location

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





# Adjacent to the Property

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56 Main St N (to the west)



14 Dublin Street (to the northwest)

# Adjacent to the Property

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52 Main St N (to  
the south)



76 Main St N ( to  
the north)

# Official Plan

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



# Zoning By-law

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

# Heritage District

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- ◆ 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

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- ◆ New retail/condominium apartment complex
- ◆ Retail storefronts along Main Street
- ◆ 3 storeys on Main with recessed 4<sup>th</sup> floor
- ◆ 5<sup>th</sup> and 6<sup>th</sup> 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

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# Artist Rendering-looking north

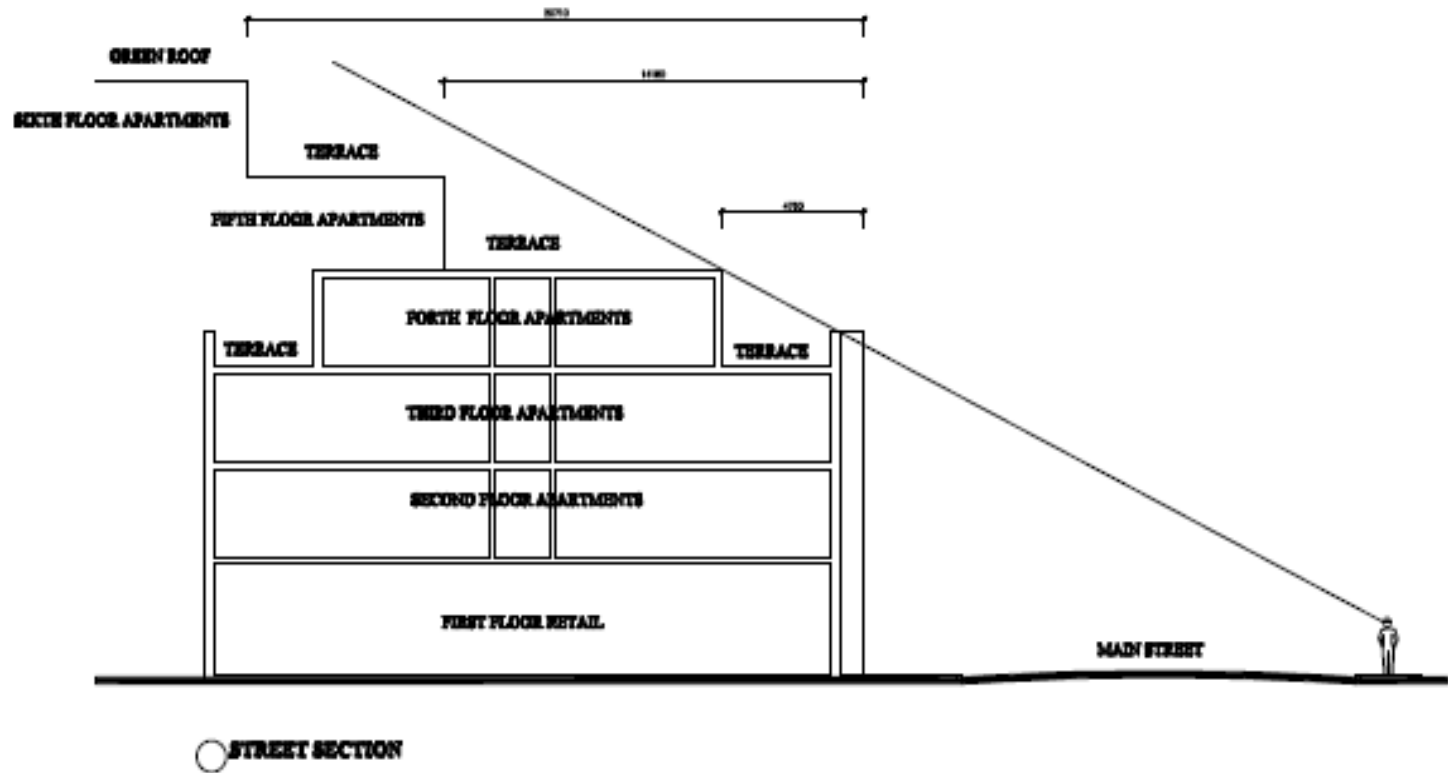






Artist Rendering-Retail Storefronts on  
Main Street

# Streetscape Cross Section





Artist Rendering – Looking South

# Green Roof Plan

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# Next Steps

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