

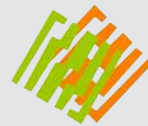
WIGNALL CRESCENT

community meeting

superk |

MPI
GROUP
Inc.

Gatzios Planning +
Development Consultants Inc.



cosburn nauboris LTD
landscape architects

24 JANUARY 2023

• • site and context



• • site context

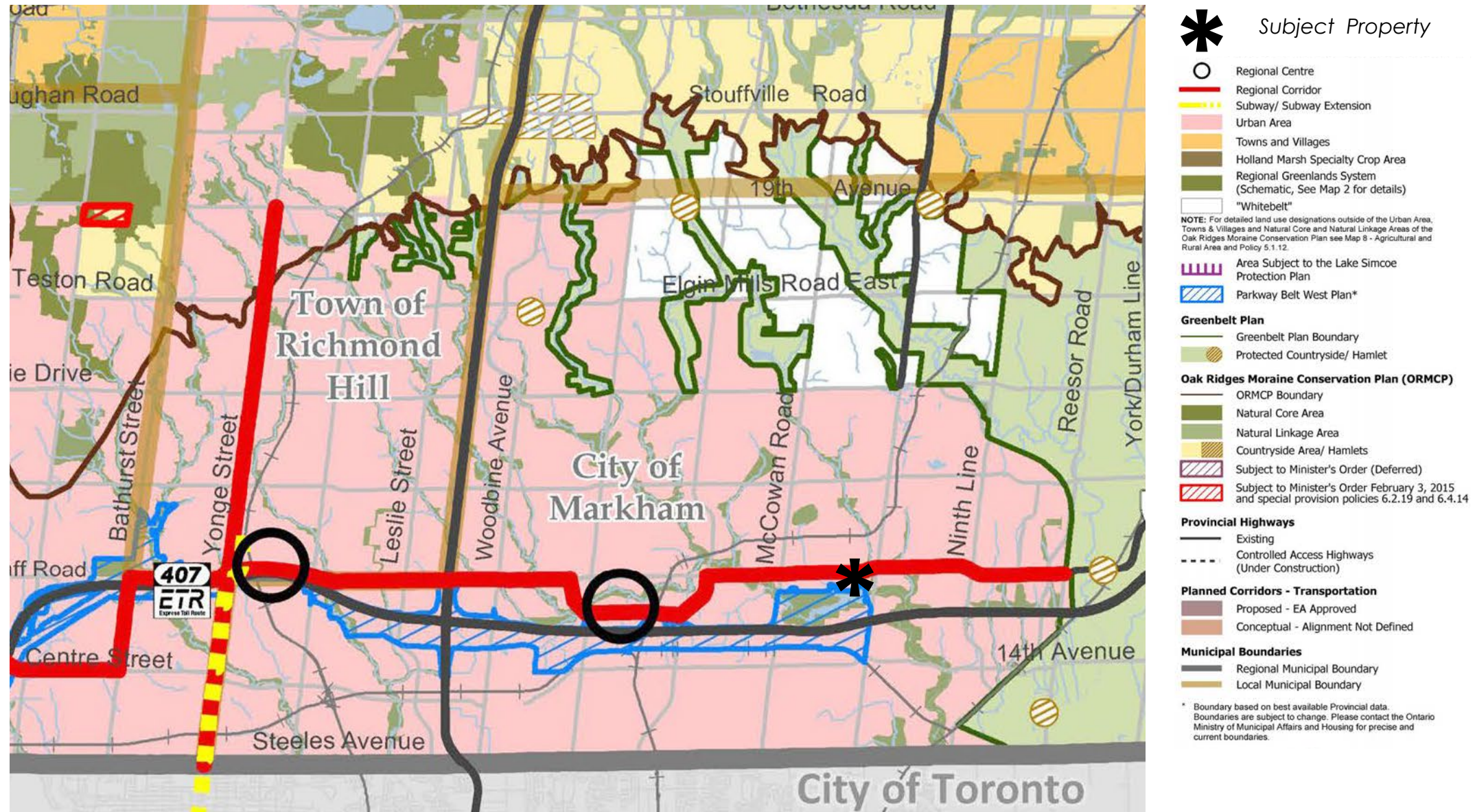


HIGHWAY 7 LOOKING SOUTH EAST

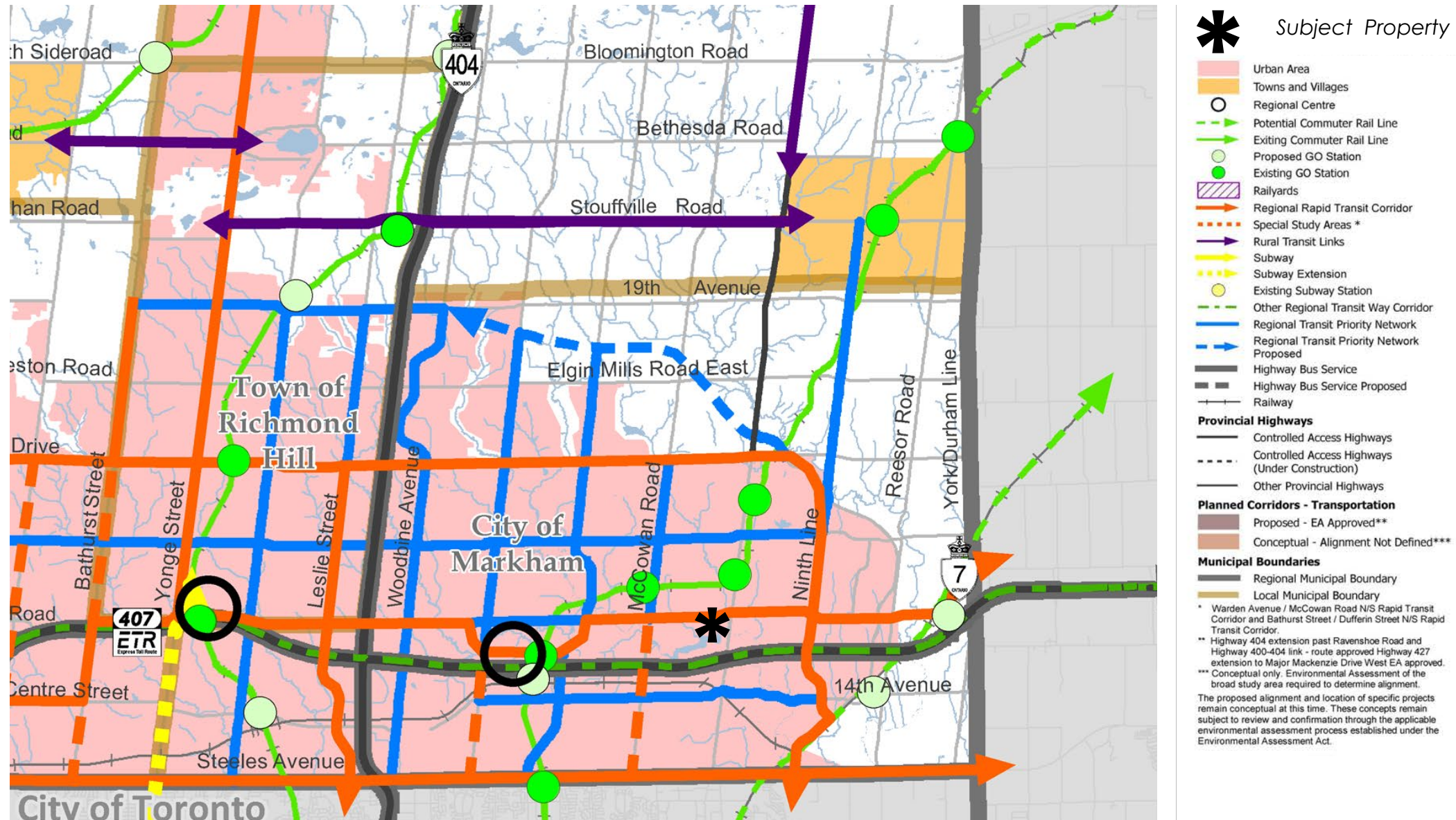


WIGNALL CRESCENT LOOKING NORTH WEST

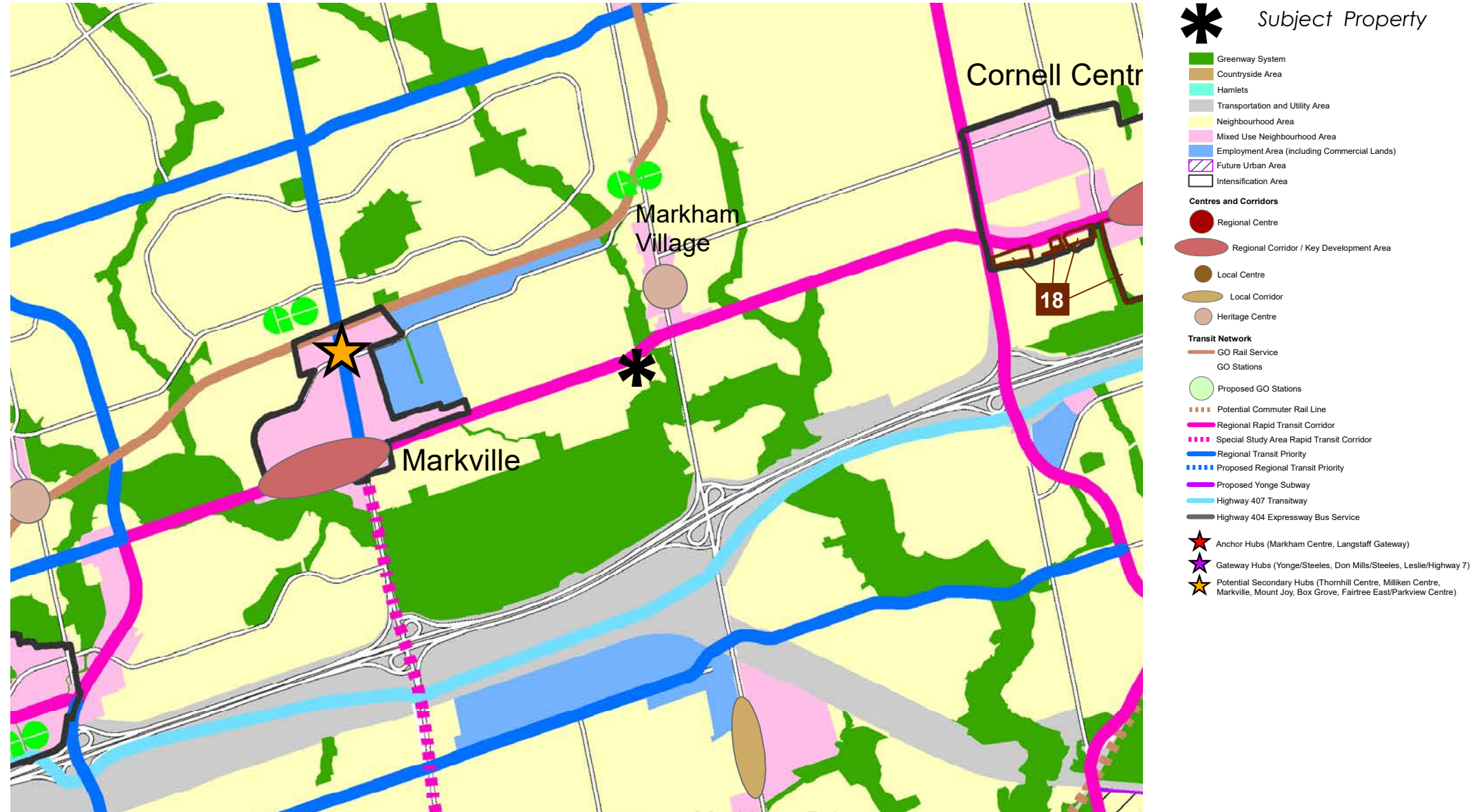
• • York Region 2010 Official Plan – Map 1, Regional Structure



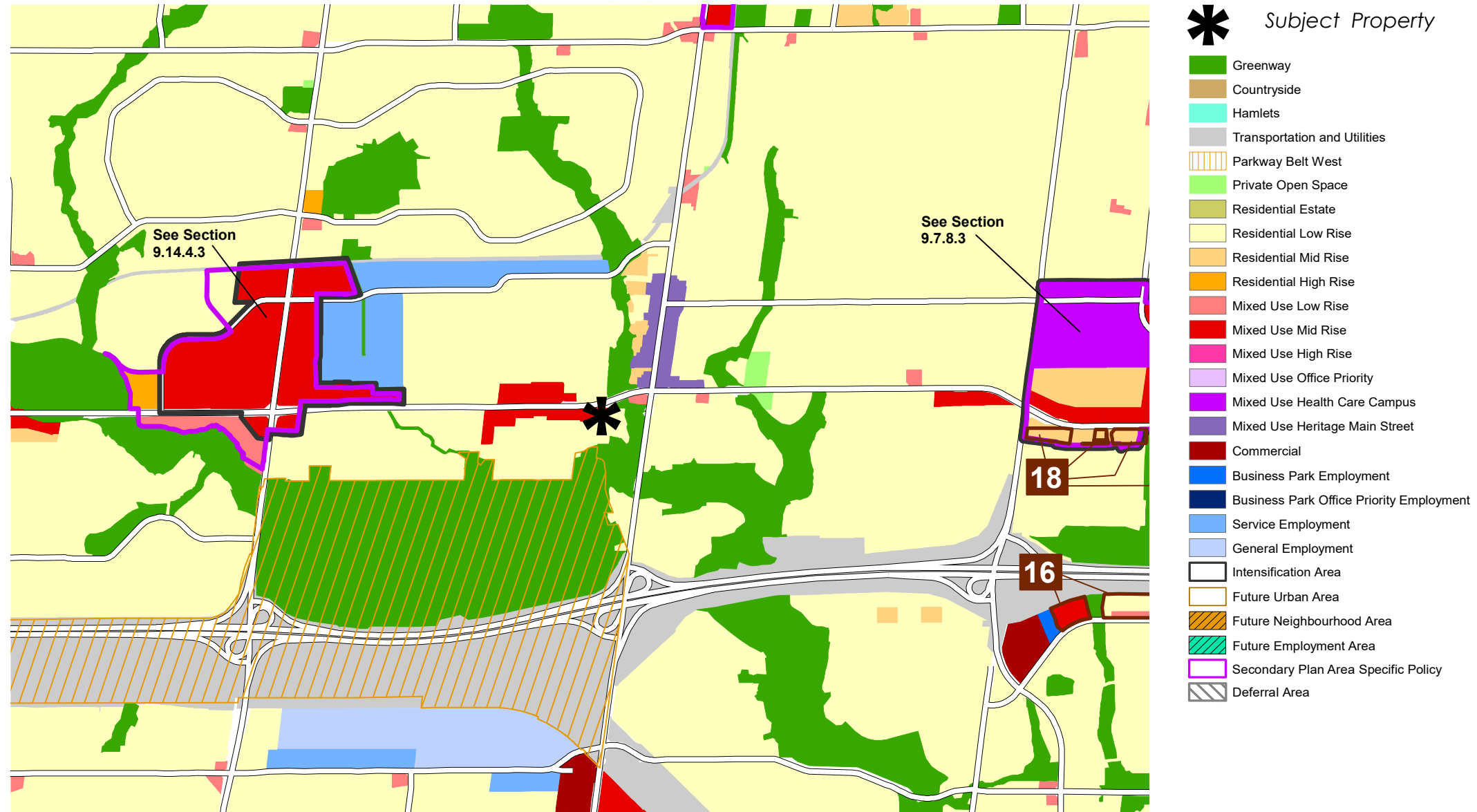
• • York Region 2010 Official Plan – Map 11, Transit Network



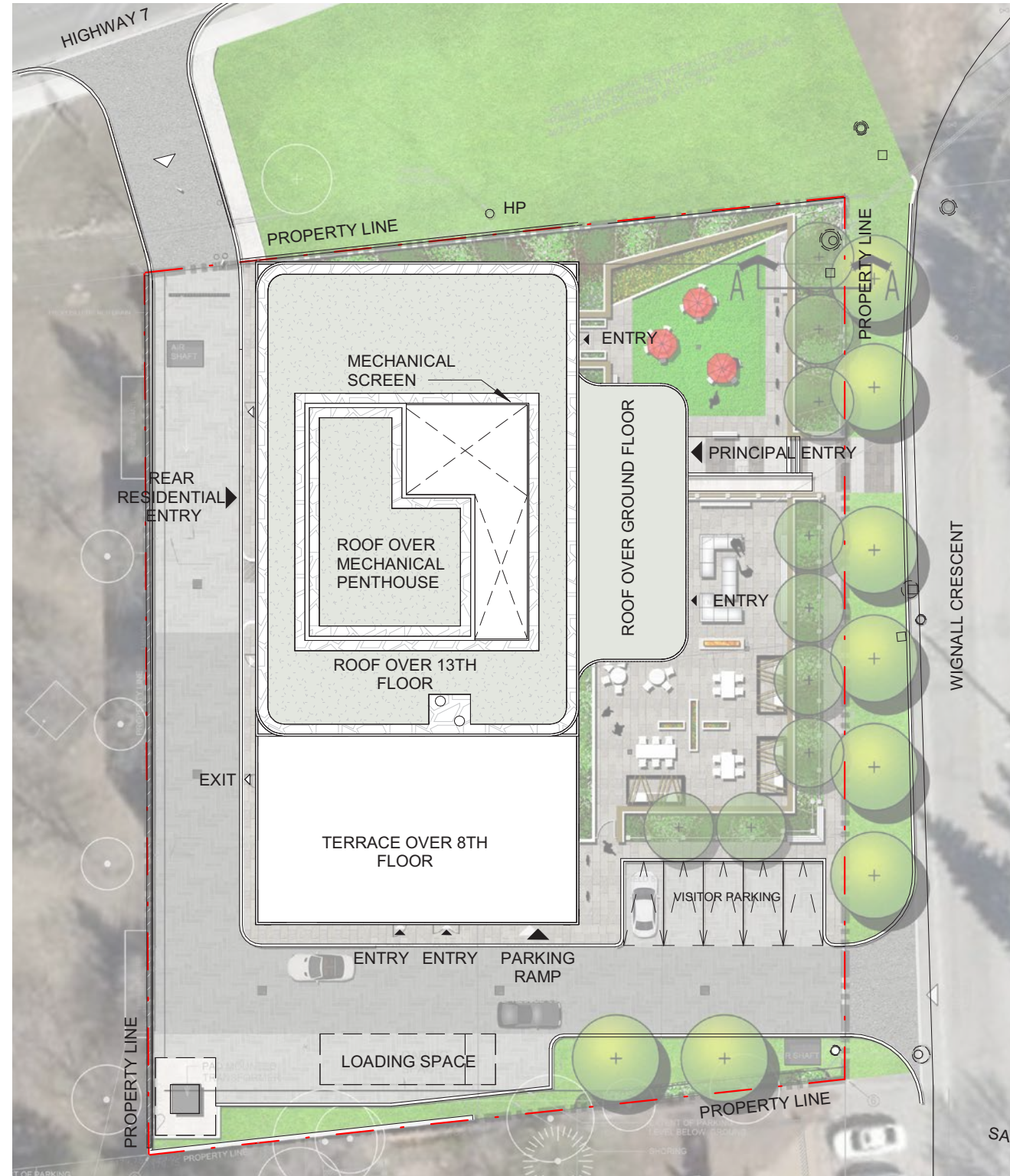
• • City of Markham 2014 Official Plan – Map 1, Markham Structure



• • City of Markham 2014 Official Plan – Map 3, Land Use



• • site plan



• • Summary of Re-Development Plan

- RESIDENTIAL ONLY - NO NON-RESIDENTIAL SPACE
- SINGLE BUILDING- 13 STOREYS ALONG HIGHWAY 7, STEP BACK TO 8 STOREYS
- TOTAL OF 146 UNITS
- 150 PARKING SPACES, 49 BICYCLE PARKING SPACES
- ACCESS TO HIGHWAY 7 AND WIGNALL CRESCENT
- ON-SITE RECREATIONAL AMENITY SPACE AND ROOFTOP AMENITY SPACES

• • Summary of Planning Applications

OFFICIAL PLAN AMENDMENT

Current designation: Mixed Use Mid Rise

- maximum 8 storeys
- maximum 2.0 FSI

Proposed designation: Residential High Rise

- maximum 15 storeys (proposal is for 13 storeys)
- maximum 5.6 FSI

ZONING BY-LAW AMENDMENT

Current zoning: 'C3', Community Commercial zone

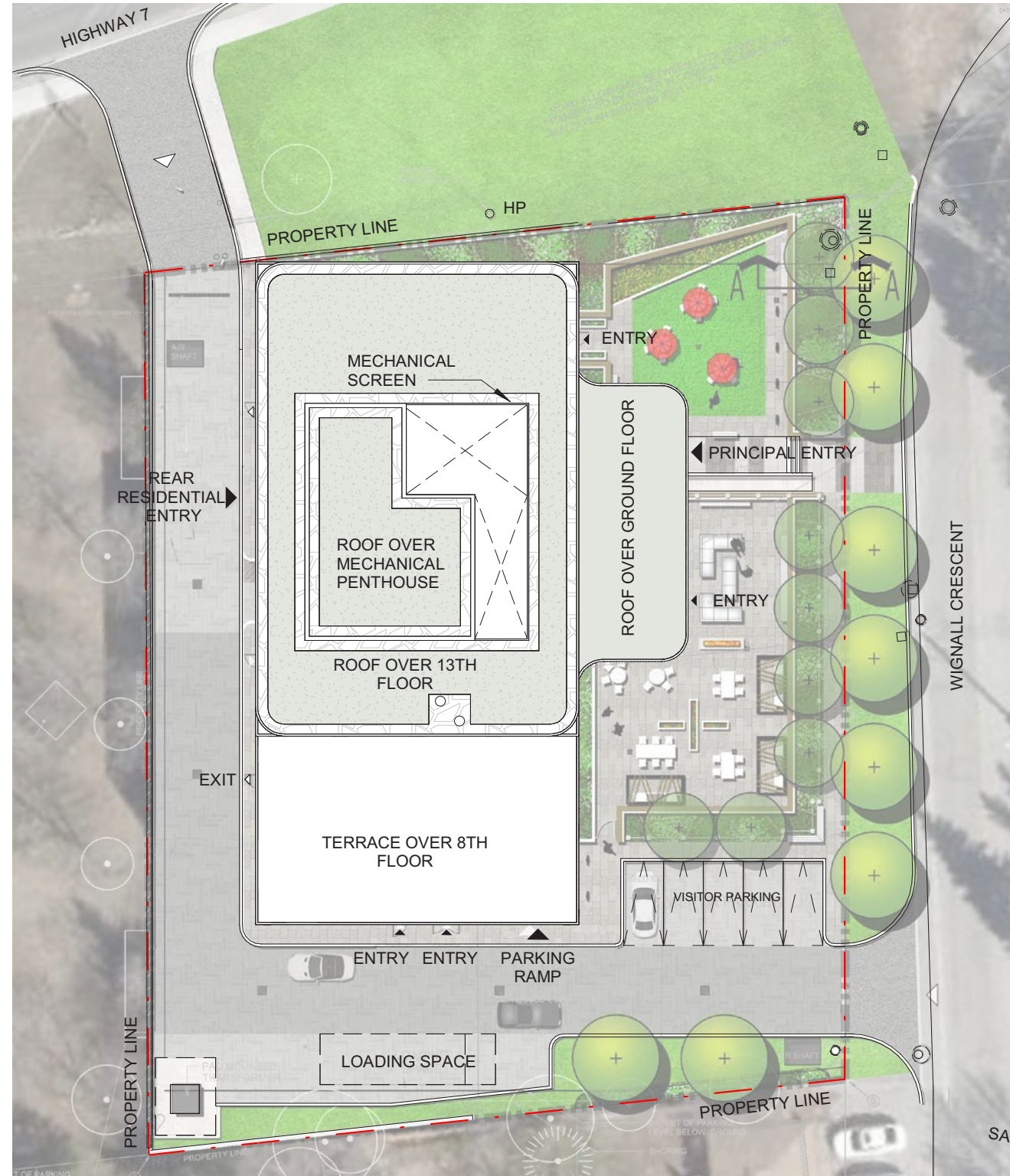
Proposed zoning: 'R4', Residential 4 zone

- permit residential uses with appropriate standards

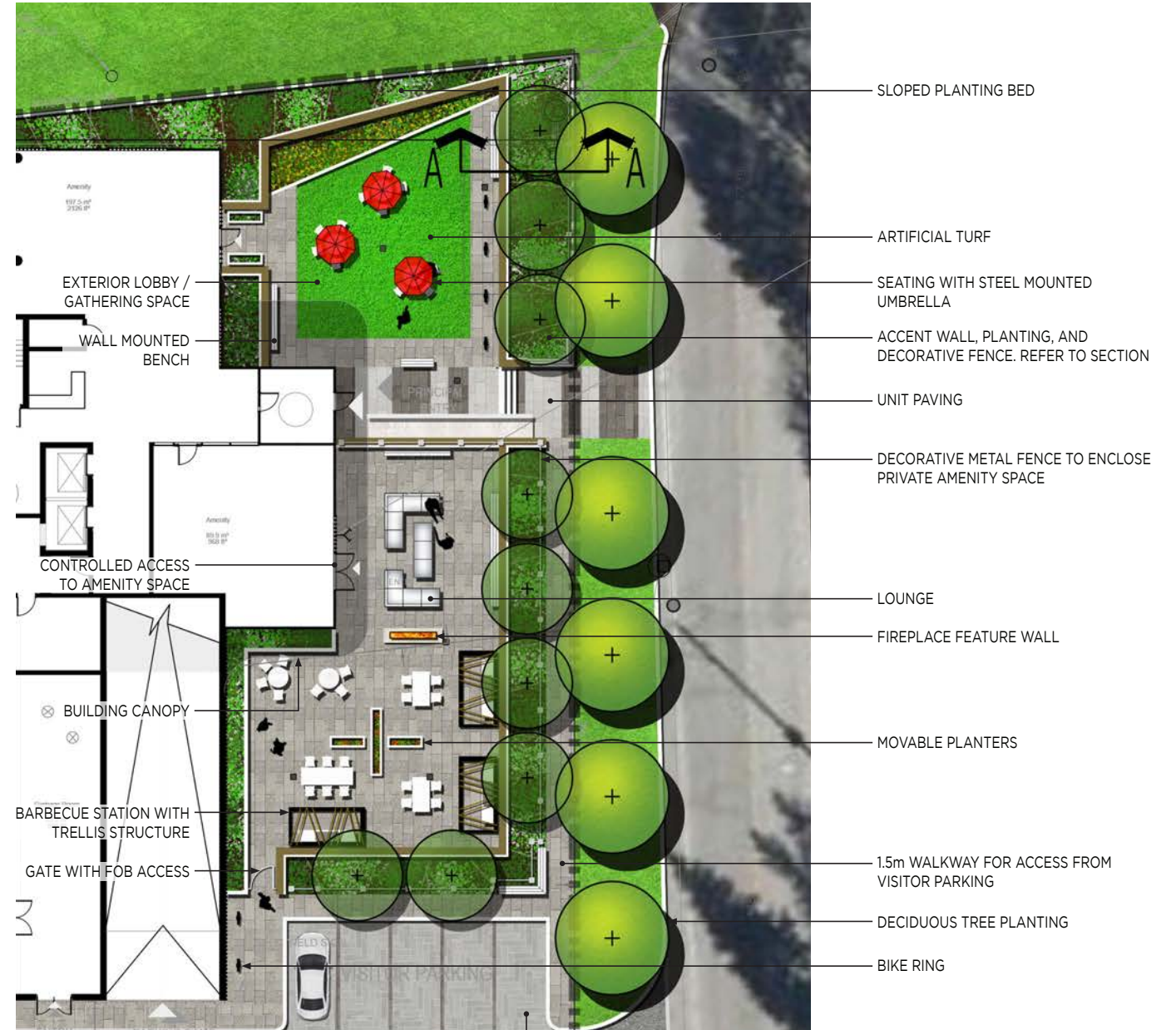
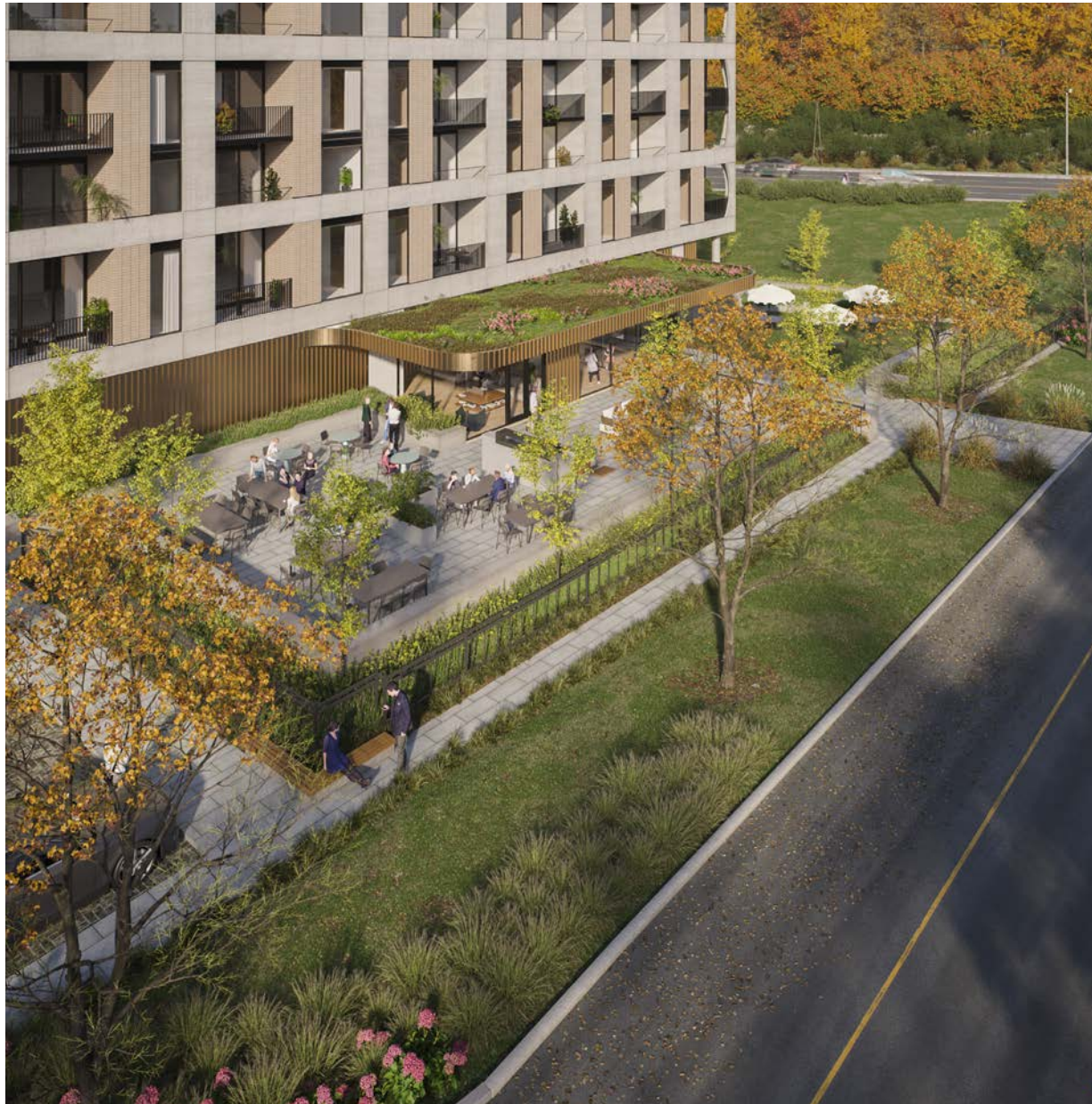
• • block plan



• • site plan



• • Ground Floor Amenity



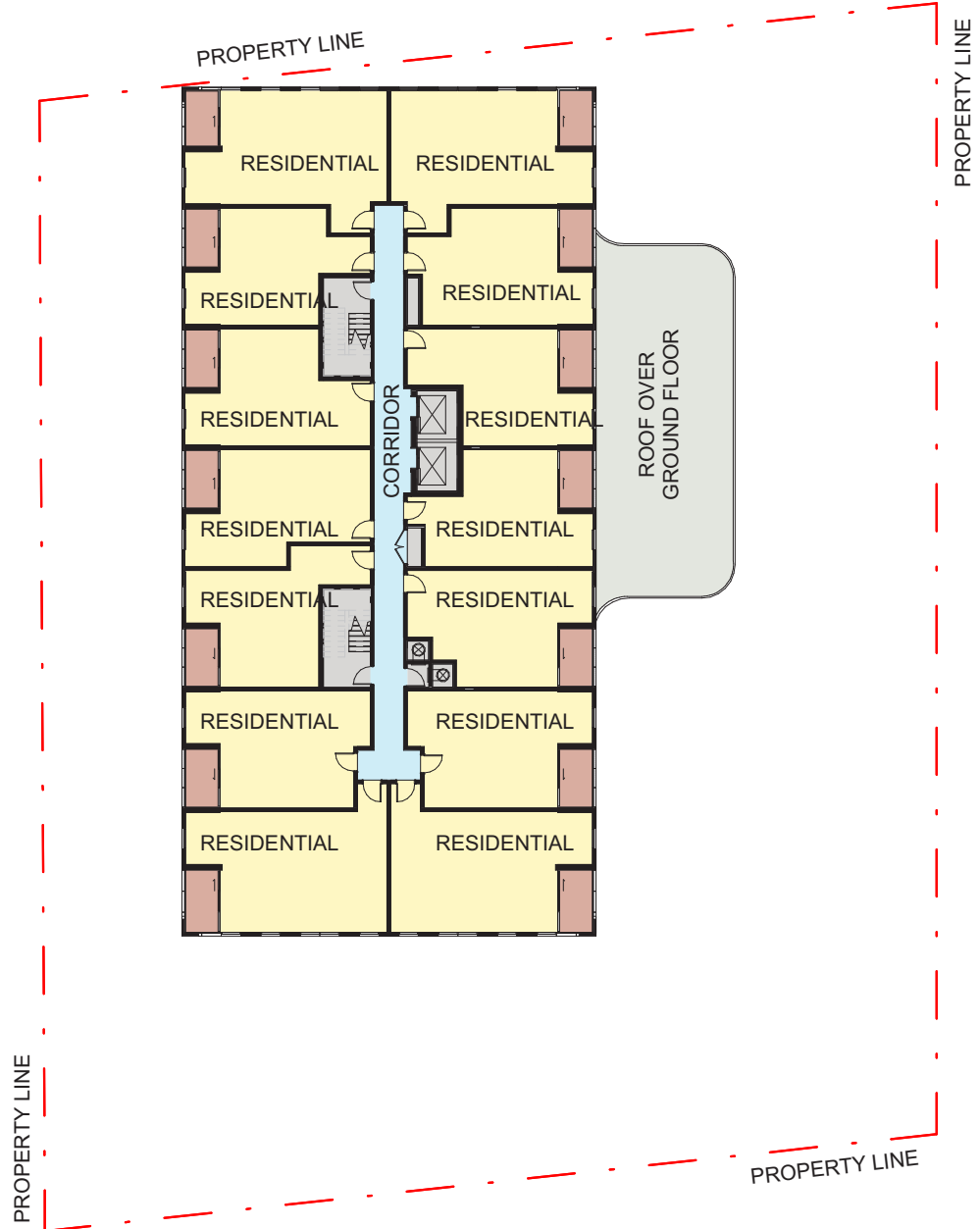
• • Ground Floor



- residential
- amenity (indoor)
- amenity (outdoor)
- BOH/ exit stair/ elevator
- lobby/ circulation
- green roof
- balcony
- property line



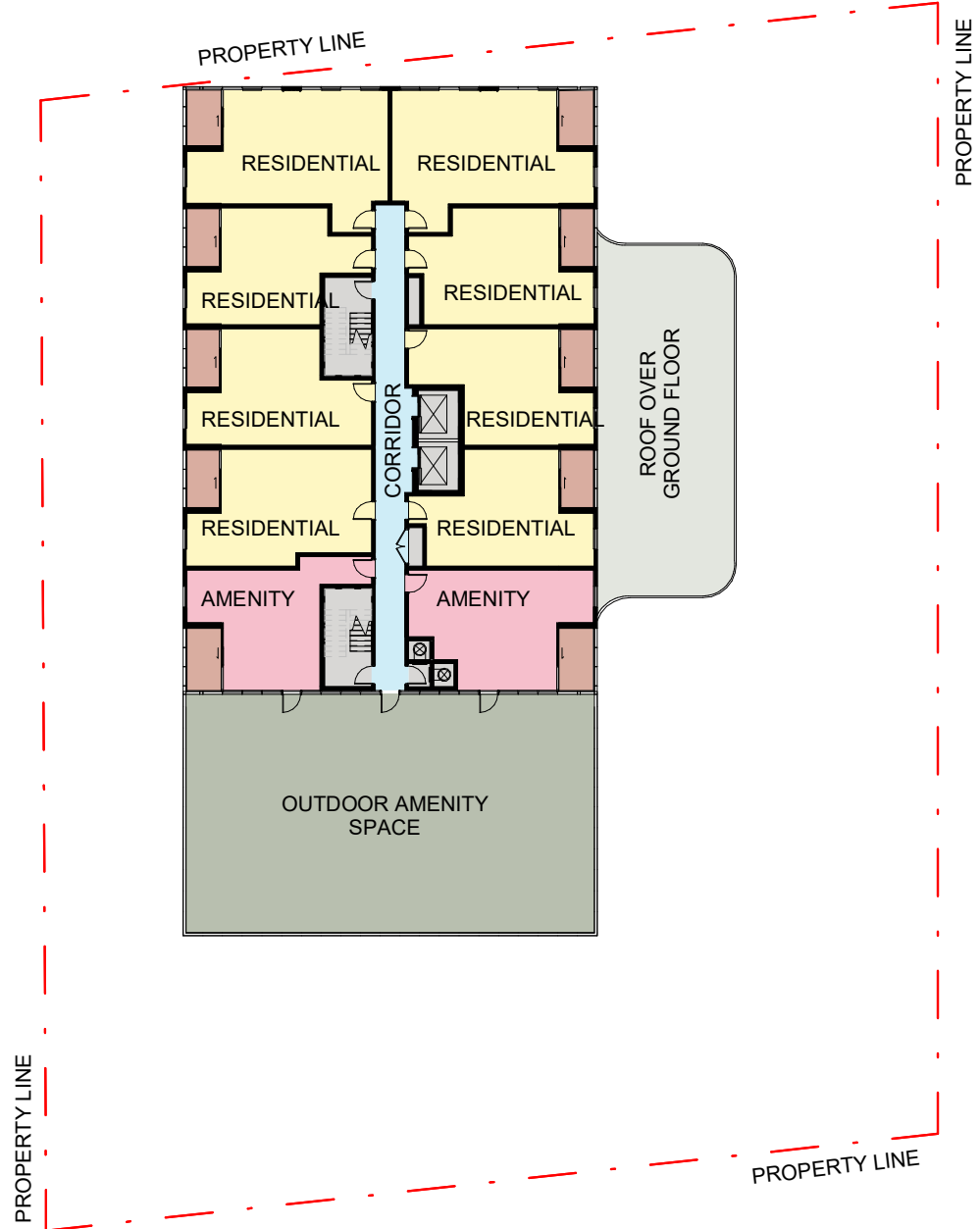
• • level 02-08 typical plan



- residential
- amenity (indoor)
- amenity (outdoor)
- BOH/ exit stair/ elevator
- lobby/ circulation
- green roof
- balcony
- property line



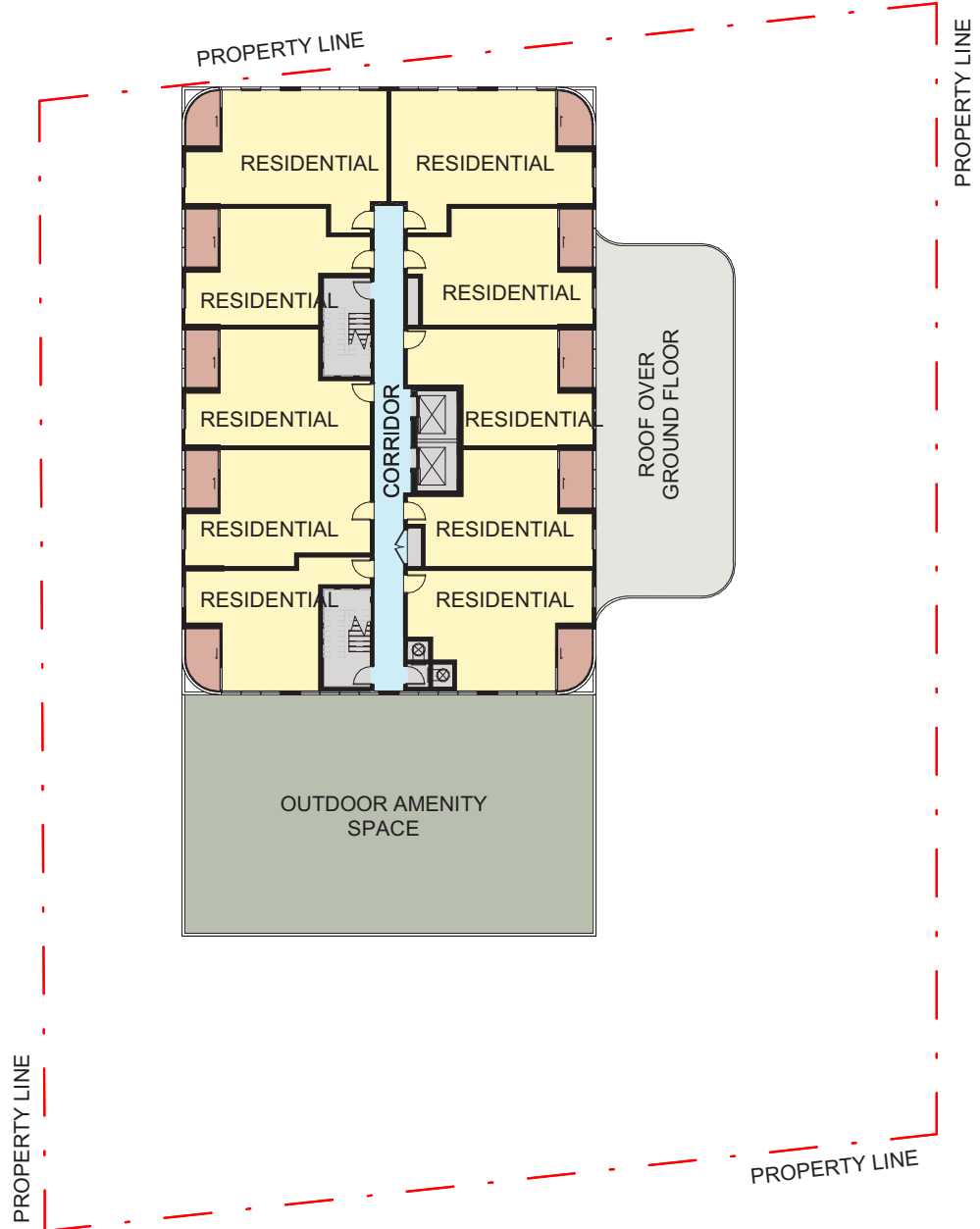
• • level 09 typical plan



- residential
- amenity (indoor)
- amenity (outdoor)
- BOH/ exit stair/ elevator
- lobby/ circulation
- green roof
- balcony
- property line



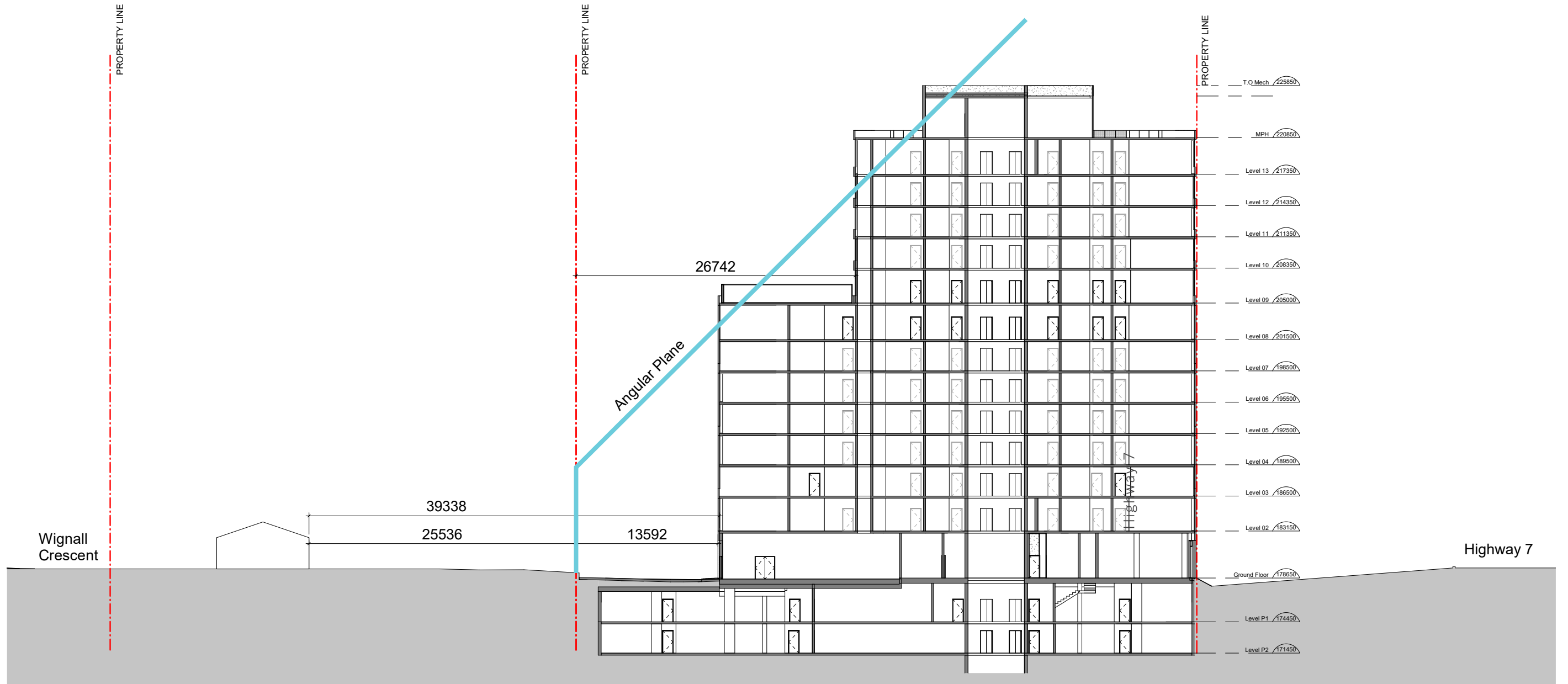
• • level 10-13 floor plan



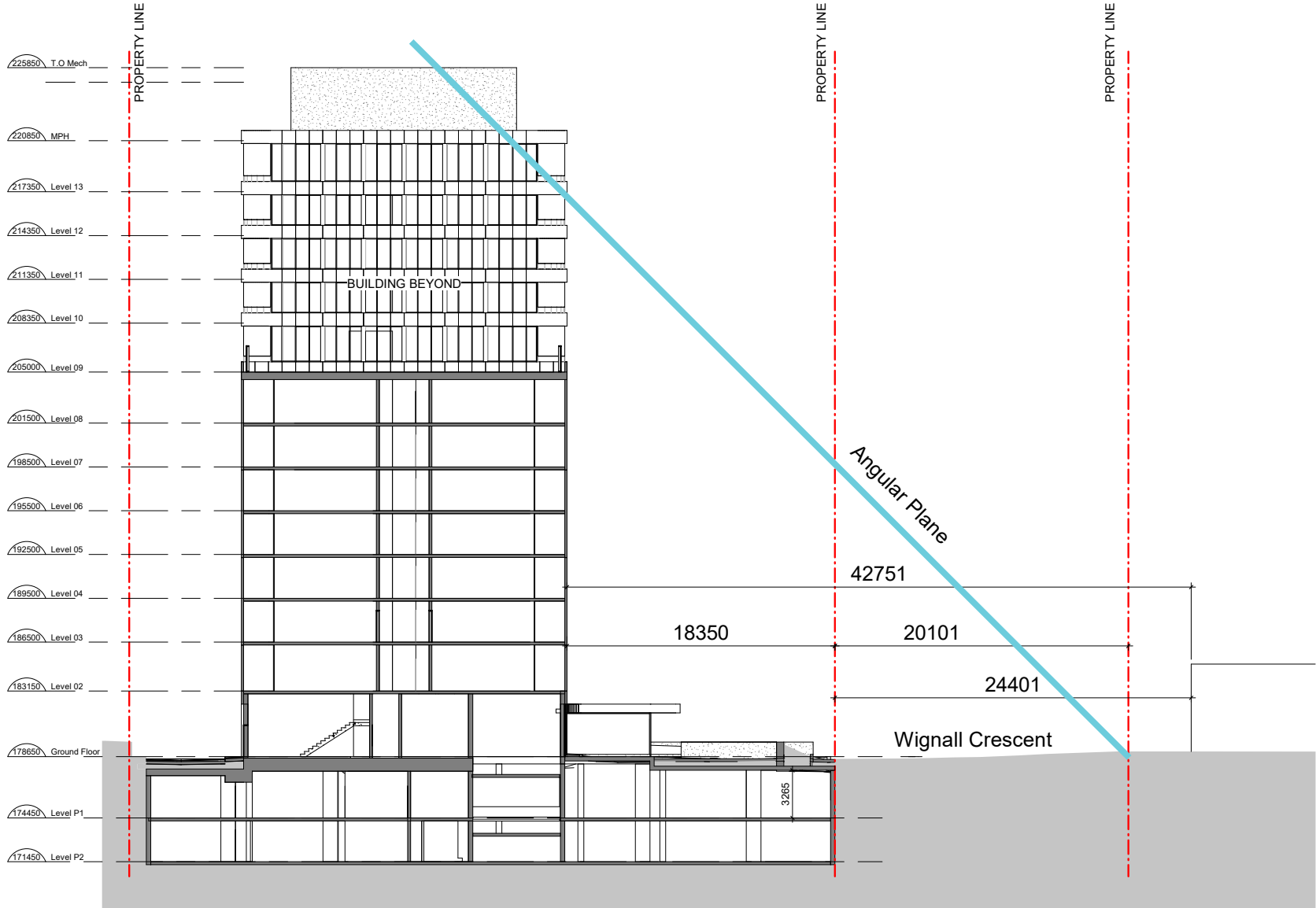
- residential
- amenity (indoor)
- amenity (outdoor)
- BOH/ exit stair/ elevator
- lobby/ circulation
- green roof
- balcony
- property line



• • north-south section



• • east-west section











Thank you!