

# Supermarket, office building in 'Knob Hill' corner plans

BY KATHLEEN GRIFFIN  
Staff Writer

New development is coming to the eyesore that is the north-east corner of Woodbine Avenue and Hwy. 7.

Featuring a grocery store, retail shops and an office building, Markham council hopes the plan by Michael Angelo's Market Place will revitalize the corner — an important gateway into Markham — which is now home only to dilapidated buildings (including the old Knob Hill Farms) and a vast, empty parking lot.

"It's definitely better than what exists now," said Ward 6 Councillor Dan Horchik. "Everyone at the Town of Markham is anxious to see a good project and the residents have been very involved with input into the design."

Invited to comment on the project, Michael Angelo's owner Michael Pugliese declined.

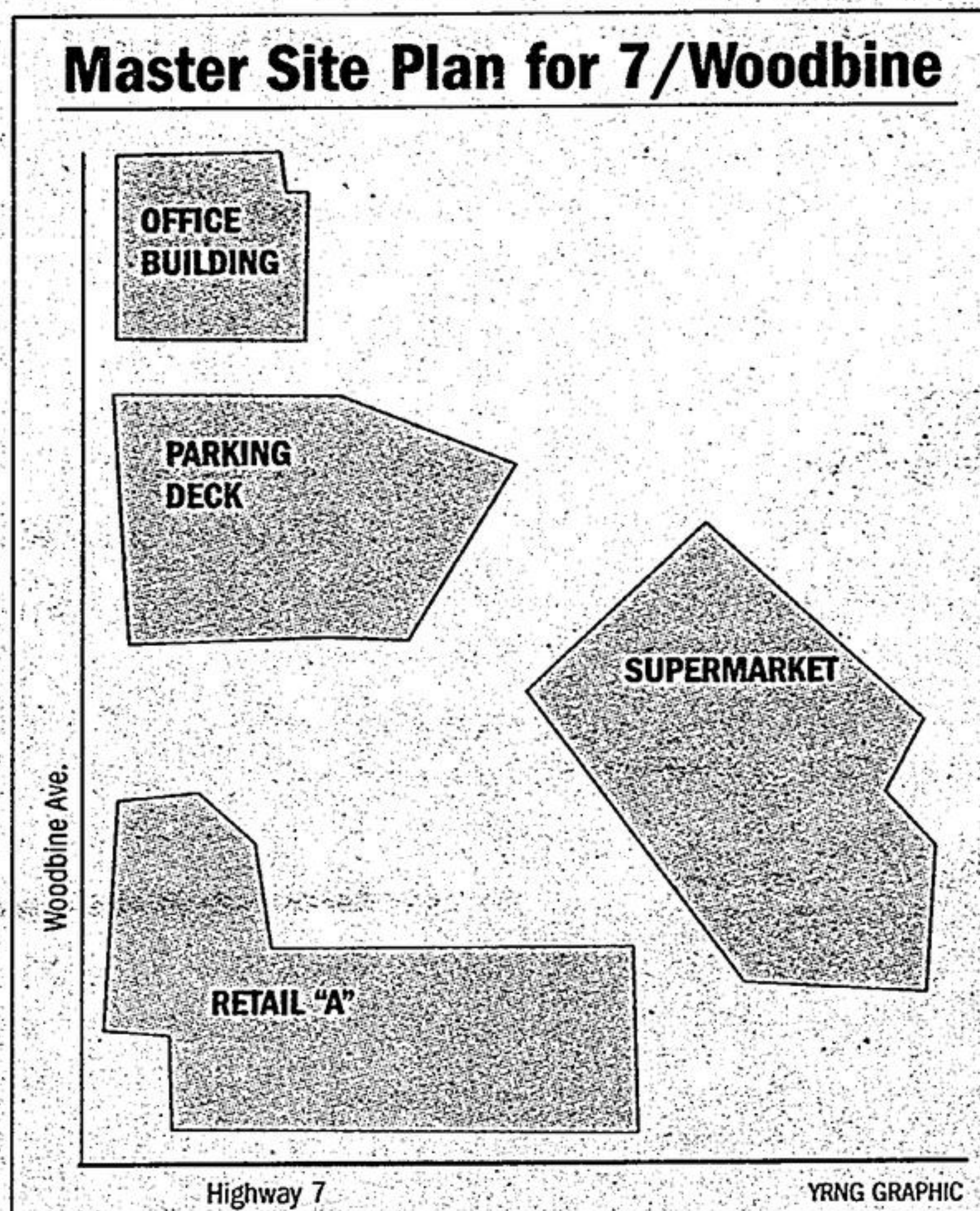
"I'm not comfortable talking about it until we get closer (to construction)," he said.

A town report, however, details the outlines of the plan, which has three stages.

A 71,500-square-foot supermarket will open in the first phase, completion expected in the fall of 2003. It will include a dining patio as well as a cart access and connection to a new two-level, 344-space parking deck to the north. The existing lot will be resurfaced and trees planted along street frontages, including temporary landscaping improvements at the intersection corner.

Phase two will see the construction of a 30,000-square-foot, corner-shaped retail building following the corner of the intersection, fairly close to the streets. It will also provide for 58 underground parking spaces.

An office building, set at the northernmost corner of the site and close to Woodbine Avenue,



will be more than 71,000 square feet and built in the third phase. The four-storey design will be reduced to two storeys within 12 metres of residential development and 178 parking spaces will be provided below it.

Woodbine Avenue, construction of a centre median on both Hwy. 7 and Woodbine Avenue and traffic signals at Lunar Crescent.

### FLOOD CONCERNS

Flood concerns identified by the town and the Toronto and Region Conservation Authority have also been dealt with — flood storage areas will be moved to the southwest corner of Hwy. 7 and Woodbine, onto town-owned land, through re-grading within the existing channel. This has the support of the TRCA.

"Everybody has been waiting for something on this corner," Councillor Horchik said. "Residents are anxious to see this move ahead. They're tired of living beside run-down buildings and I don't blame them."

Michael Angelo's currently operates a full-size supermarket in Mississauga.

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Michael Angelo's have also agreed to pay for intersection improvements, including a signalized entrance to

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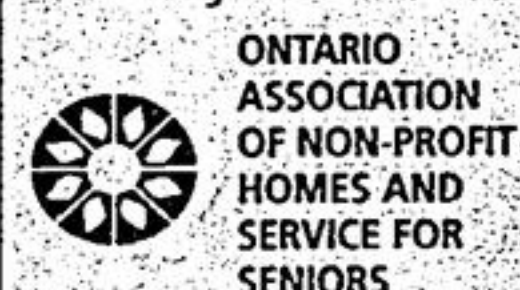


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