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**NOTICE OF ADOPTION OF  
OFFICIAL PLAN AMENDMENT NO. 269**

<b>File number:</b>	<b>PLAN 20 119576</b>
<b>Applicant:</b>	Springhill Homes Inc. (WND Associates Planning and Urban Design)
<b>Property Address:</b>	7128, 7170, 7186 Highway 7 East
<b>Date of decision:</b>	July 17, 2024
<b>Date of notice:</b>	August 1, 2024
	<b>Last date to appeal:</b> August 21, 2024

TAKE NOTICE that the Council of The Corporation of the City of Markham approved By-law 2024-153 on the 17<sup>th</sup> day of July, 2024, under Section 17 of the *Planning Act*, R.S.O. 1990, c. P.13, as amended. Council has considered the written and oral submissions from the public on this matter.

### **PURPOSE AND EFFECT**

The purpose of this Amendment is to amend the Cornell Secondary Plan (OPA 168) to add a site-specific policy that provides for high rise residential apartment buildings on the Subject Lands without ground floor commercial, service and retail uses, and a maximum building height of 27-storeys.

### **LOCATION**

This Amendment to the Official Plan (Revised 1987), as amended, and the Cornell Secondary Plan (PD 29-1), as amended, applies to a parcel of land with an area of approximately 1.6 hectares (3.95) acres on the north side of Highway 7 East, between Cornell Centre Boulevard and William Forster Road, municipally known as 7128, 7170 and 7186 Highway 7 East (the “Subject Lands”).

### **APPEAL INFORMATION**

Any appeals to the Ontario Land Tribunal (the “OLT”) in respect of the Official Plan Amendment must be made by filing a written notice of appeal with the City Clerk of The Corporation of the City of Markham, **no later than 4:30 p.m. on August 20, 2024**, shown above as the last date to appeal. Notice of Appeal may be mailed or hand delivered to the City Clerk at the address noted below, or submitted via the OLT e-file service at [E-File Portal | Ontario Land Tribunal \(gov.on.ca\)](https://www.gov.on.ca/olt/e-file) by selecting Markham as the Approval Authority.

The Notice of Appeal must:

- (1) set out reasons for the appeal and specific part of the proposed official plan amendment to which the appeal applies,
- (2) be accompanied by the fee required by the [Ontario Land Tribunal \(gov.on.ca\)](https://www.gov.on.ca/olt/e-file) which can be paid by certified cheque/money order addressed to the Minister of Finance,
- (3) and, be accompanied by the fee of \$310.19 payable online through [E-file](#) or by certified cheque/money order payable to the City of Markham.

This proposed Official Plan Amendment was initially exempt from approval by the Region of York. The decision of City of Markham Council is final if a notice of appeal is not received before or on the last day for filing a notice of appeal.

No person or public body shall be added as a party to the hearing of the appeal unless, before the by-law was passed, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

The public may view planning documents in the Clerk's office during regular office hours, 8:30 a.m. to 4:30 p.m. Monday to Friday. Questions may be directed to Stephen Corr, Senior Planner, Planning and Urban Design, at (905) 477-7000, ext. 2532 or at [SCorr@markham.ca](mailto:SCorr@markham.ca)

DATED at the City of Markham this 1<sup>st</sup> of August, 2024.

Kimberley Kitteringham City Clerk  
The Corporation of the City of Markham,  
101 Town Centre Boulevard  
Markham, Ontario L3R 9W3

#### **EXPLANATORY NOTE**

In consideration of the Official Plan and Zoning By-law Amendment applications, Statutory Public Meeting were held on November 30, 2020, and February 16, 2021. Eight deputations were made by area residents citing concern over the proposed building heights, density, shadow impact, compatibility of built form, lack of commercial and community amenities, traffic, and parking. These comments and concerns were addressed by the Owner by re-orienting the proposed development to introduce a compatible built form in proximity to existing homes, shifting height and density towards the Highway 7 East frontage, and providing additional public parkland to be conveyed to the City from the subject lands. These modifications were outlined in the staff recommendation report and considered in Council's decision to approve the Official Plan and Zoning By-law Amendment applications.