
**NOTICE OF THE PASSING OF ZONING BY-LAW AMENDMENT
2024-154**

File number:	PLAN 20 119576
Applicant:	Spring Hill Homes Inc.
Property Address:	7128, 7170 and 7186 Highway 7 East
Date of decision:	July 17, 2024
Date of notice:	August 1, 2024
	Last date to appeal: August 21, 2024

TAKE NOTICE that the Council of The Corporation of the City of Markham passed By-law 2024-154 on the 17th of July, 2024, under Section 34 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 OF THIS ZONING BY-LAW AMENDMENT

To rezone the subject lands under By-law 177-96, as amended as follows:

From:

Community Amenity Two – Exception 411 – Holding One (CA2*411(H1)) Zone

To:

Community Amenity Two – Exception 411 – Holding One (CA2*411(H1)) Zone

Open Space Two – Exception 769 – Holding One (OS2*769(H1)) Zone

Open Space One (OS1) Zone

To permit high rise residential development and allowing for commercial, retail, and service uses within the building.

LOCATION

This Amendment applies to a parcel of land with an approximate area of 1.6 hectares, which is located on the north side of Highway 7 East, between Cornell Centre Boulevard and William Forster Road in the Cornell Community.

APPEAL INFORMATION

Any appeals to the Ontario Land Tribunal (the “OLT”) in respect of the Zoning By-law 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 21, 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.ontario.ca/gov/e-file-portal) 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 of \$1,100 required by the [Ontario Land Tribunal \(gov.on.ca\)](http://gov.on.ca) 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.

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

DATED at the City of Markham this 1st day 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 Meetings 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.