

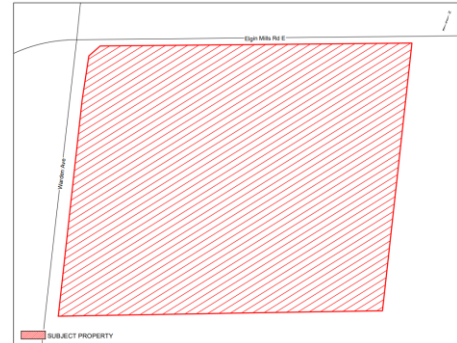


# Community Notice Development Services Committee Complete Application

A change is proposed for the lands at the south-east corner of Warden Avenue and Elgin Mills Road East (Parts 1 and 2 of Lot 25, Concession 5). The City of Markham received complete Zoning By-law Amendment and Draft Plan of Subdivision applications, submitted by Warden Elgin Developments Ltd. on July 17, 2024. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

### Property Description

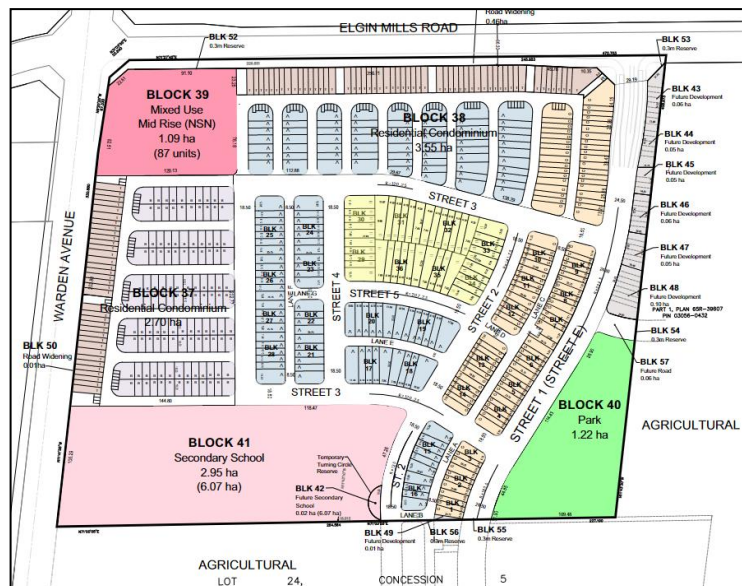
The 20.1-hectare (49.66 acres) lands are comprised of two (2) properties located at the south-east corner of Warden Avenue and Elgin Mills Road East. The lands have approximately 470 metres (1,542 feet) of frontage along Elgin Mills Road East and 395 metres (1,296 feet) of frontage along Warden Avenue. The lands are currently used for agricultural purposes.



The 2014 Official Plan Map 3 – Land Use designates the lands as ‘Residential Low Rise’, ‘Residential Mid Rise’ and ‘Mixed Use Mid Rise’. The Angus Glen Secondary Plan (OPA 47) Map SP1 – Detailed Land Use Plan designates the lands ‘Residential Low Rise’, ‘Residential Mid Rise I’, ‘Mixed Use Mid Rise – Neighbourhood Service Node’ and includes symbols denoting the general locations of a Catholic Secondary School and Neighbourhood Park.

### Applicant’s Proposal

The applicant has applied to the City for Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of approximately 584 residential units comprised of 149 lane accessed townhouses, 43 street accessed townhouses, 307 residential condominium units and 85 residential units within the ‘Mixed Use Mid Rise’ block. The Draft Plan of Subdivision also incorporates supporting community uses to serve the residential uses including portions of a secondary school block and neighborhood park block.



### Additional Information

A copy of the Zoning By-law Amendment and Draft Plan of Subdivision is available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

If you wish to provide comments or speak with the Planner, please contact:  
Daniel Brutto, Sr. Planner



## Community Notice Development Services Committee

Planning & Urban Design Department  
[dbrutto@markham.ca](mailto:dbrutto@markham.ca) or (905) 477-7000 ext. 2468  
Refer to application number PLAN 24 179088/PLAN 24 179086

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to [notifications@markham.ca](mailto:notifications@markham.ca) by quoting file numbers PLAN 24 179088/PLAN 24 179086.

The City of Markham  
101 Town Centre Boulevard  
Markham, Ontario, L3R 9W3

### Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, regarding the applications, you must make a written request to the Clerk's Department at the address noted above or by email to [notifications@markham.ca](mailto:notifications@markham.ca).

### Information about the Public Meeting and Appeals

Prior to the passing of a Zoning By-law Amendment there will be at least one Public Meeting to give the public an opportunity to comment on the proposal. The date of the Public Meeting has not yet been determined. You will receive notice of the Public Meeting at least 20 days before the Public Meeting is held, in accordance with the provisions of the Ontario Planning Act.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the City of Markham, or the approval authority, to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law is passed, the person or public body is not entitled to appeal the decision. If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of Markham before the by-law or draft plan of subdivision is passed, the person or public body may not be added as a party to the hearing of an appeal before Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this zoning by-law amendment or draft plan of subdivision is appealed to the Ontario Land Tribunal and you would like to participate in the appeal in some form, you should make an oral submission at a public meeting, or submit written comments to the City Clerk, before the applications are approved by Markham City Council.

### Notice to Landlord and Personal Information

If you are a landlord of lands containing seven (7) or more residential units, please post a copy of this notice in a location that is visible to all of the residents. Personal information collected in response to this planning notice will be used to assist City staff and Council to process this application and will be made public.

Date of Notice: August 22, 2024

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair  
Development Services Committee