



Community Notice Development Services Committee

Complete Application

A change is proposed for 3, 5, 21 Essex Avenue, 139, 201, 203 and 205 Langstaff Road East (known as “the Subject Lands”). The City of Markham received a complete Zoning By-law Amendment application (PLAN 24 161315), submitted by Langstaff Land Holdings Ltd. & Pino Grande Holdings Corp. c/o Gatzios Planning and Development Consultants Inc. (James Koutsovitits) on March 14, 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 3.1 ha (7.6 ac) Subject Lands are generally located south of Highway 407, north of the Holy Cross Catholic Cemetery between Cedar Avenue and Bayview Avenue with a combined frontage of approximately 136 metres (446 feet) along Langstaff Road East and 100 metres (328 feet) along East Avenue. The Subject Lands are currently occupied by business offices, outdoor storage of automobiles, other light industrial uses and residential dwellings.

City’s Official Plan and Zoning By-law

- The Subject Lands are designated “Residential High Rise” and “Mixed Use High Rise” in the 2014 Markham Official Plan.
- The Subject Lands are presently zoned Rural Industrial with a holding provision [(H) R.IND] and Residential (R1) by By-law 2551, as amended.

Applicant’s Proposal

The Owner has submitted a Zoning By-law Amendment application for the extension of a temporary use By-law that permits the outdoor storage of vehicles and an accessory office use within the existing building on the Subject Lands.

Additional Information

A copy of the Zoning By-law Amendment 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:

Hussnain Mohammad, Planner I
Planning & Urban Design Department
hmohammad@markham.ca
(905) 477-7000 ext. 2443
Refer to application number PLAN 24 161315

Written submissions may be mailed or personally delivered to the Clerk’s Department at the address noted below, or by e-mail to clerkspublic@markham.ca by quoting file number PLAN 24 161315.

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



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Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Zoning By-law Amendment, you must make a written request to the Clerk's Department at the address noted above or by email to 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.

- i. 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 Local Planning Appeal 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.
- ii. 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 is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this by-law is appealed to the Local Planning Appeal Tribunal and you would like to participate in the appeal in some form, you **must** make an oral submission at a public meeting, or submit written comments to the City Clerk, before the by-law is passed by Markham City Council.

Notice to Landlord

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

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: April 11, 2024

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair
Development Services Committee