

### Notice of Public Meeting

A change is proposed for 2300 John Street. The City of Markham received applications to amend the Official Plan and Zoning By-law, submitted by Primont Homes (Leslie/John) Inc. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

#### Tell us what you think

A Public Meeting to consider the applicant's proposal for the subject property will take place on:

**Date:** Tuesday, November 19, 2024  
**Time:** 7:00 p.m.  
**Place:** Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chambers at the Civic Centre or remotely via Zoom. All meetings are video and audio streamed on the City's website at: <https://pub-markham.escribemeetings.com/>.

#### Property Description

The 'Subject Lands' have an approximate area of 1.14 ha. (2.8 ac.) and are located on the northeast corner of John Street and Leslie Street in Thornhill. The CN Rail Corridor is located to the north of the Subject Lands. Single detached dwellings are located to the south across John Street. RJ Clatworthy Arena and Bishops Cross Park are located to east. Located to the west, across Leslie Street, are two 5 storey residential apartment buildings (Ascot Mansions). A single storey commercial plaza that is comprised of retail, service and restaurant uses currently exists on the 'Subject Lands'.

The 'Subject Lands' are designated 'Mixed Use – Mid Rise' in the 2014 Official Plan (as partially approved on November 24, 2017, and further updated on April 9, 2018). This designation provides for integrated retail, office and residential uses within buildings up to a maximum height of eight (8) storeys, and a maximum density of 2.0 FSI (Floor Space Index).

The 'Subject Lands' are zoned Local Community Commercial Zone (LCC) under By-law 2571, as amended. This zone category does not permit any residential uses including any apartment dwellings.

#### Applicant's Proposal

The Owner is proposing to amend the Markham Official Plan 2014 as follows:

- To re-designate the Subject Lands from 'Mixed Use Mid Rise' to 'Mixed Use High Rise'
- To provide for a maximum building height of 24 storeys

The Owner is seeking to amend the Zoning By-law to include, amongst other exceptions, the following site-specific provisions:

- To delete the 'Subject Lands' from the designated area of By-law 2571 and to incorporate these lands into the designated area of By-law 177-96, as amended
- Permit a Parking rate of 1.0 residential spaces per unit plus 0.25 spaces visitor spaces per unit



- Permit Parking for non-residential uses to be shared with visitor parking

The purpose and affect of the proposed amendments to the Official Plan Zoning By-law(s) is to permit the development of a mixed-use building on the 'Subject Lands' that proposes 4 residential towers with heights of 9,10, 12 and 24 storeys for 723 apartment units. The proposed towers are connected by a 2-storey podium with commercial uses on the ground floor.

### **Additional Information**

Members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, may do so by completing the [Request to Speak form located online at www.markham.ca](#), by emailing the Clerk's Office at [ClerksPublic@markham.ca](mailto:ClerksPublic@markham.ca) or by calling 905-477-7000 extension 7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak to so that information can be provided on how you can make a virtual deputation.

A copy of the Official Plan Amendment and Zoning By-law Amendment is available for viewing by contacting the Planner listed below. If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

Rick Cefaratti, MCIP, RPP Senior Planner  
Planning & Urban Design Department  
[rcefaratti@markham.ca](mailto:rcefaratti@markham.ca)  
(905) 477-7000 ext. 3675  
Refer to application number PLAN 21 146653

### **Future Notification**

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Official Plan and Zoning By-law Amendments 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 Appeals**

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 Ontario Land Tribunal (OLT) 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 proposed 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 proposed By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal (OLT) unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this By-law is appealed to the Ontario Land Tribunal (OLT) 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 Landlords**

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.

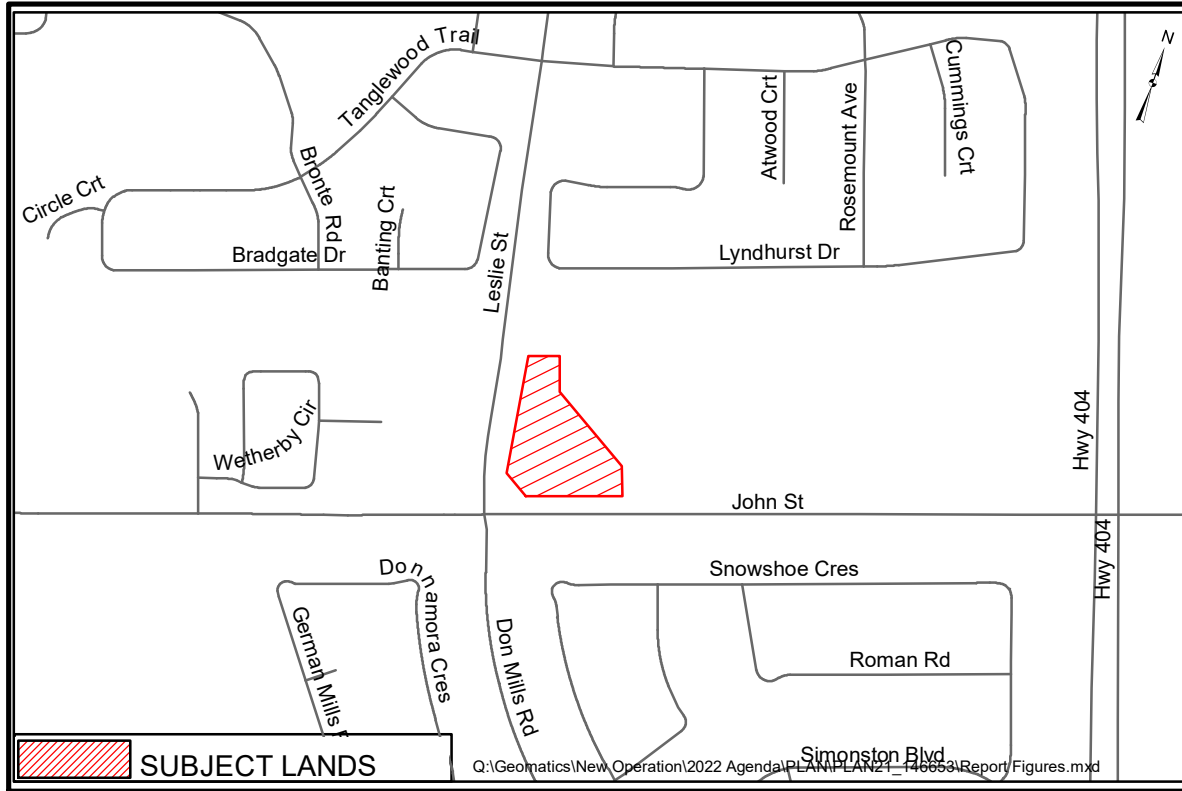
### **Personal Information**

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: Wednesday, October 30, 2024

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee



 **SUBJECT LANDS**