

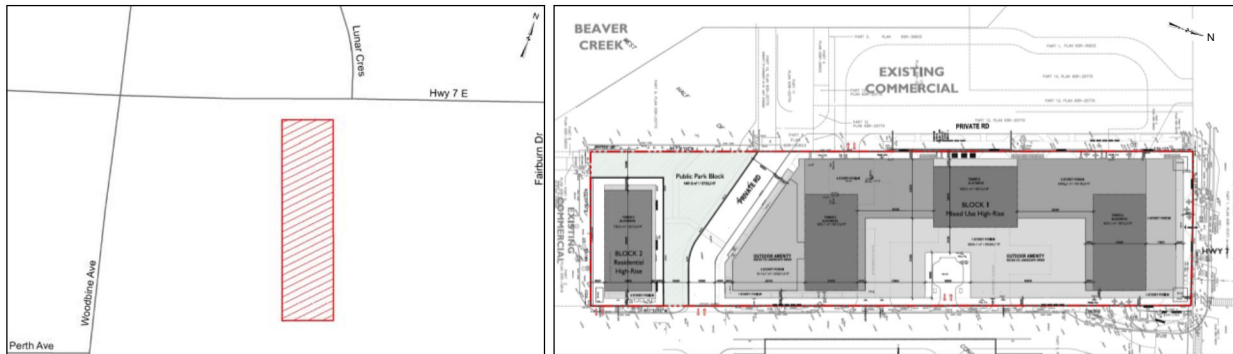


Notice of Complete Application

A change is proposed for 3085 Highway 7 (the “Subject Lands”). The City of Markham received a complete Official Plan Amendment and Zoning By-law Amendment application, submitted by 2226524 Ontario Inc. (c/o Gatzios Planning + Development Consultants Inc.) on October 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 Subject Lands are approximately 1.31 ha (3.24 ac) and are located on the south side of Highway 7, east side of Woodbine Avenue, and west of Fairburn Drive. The Subject Lands are currently occupied by a commercial building that contains the Longo’s grocery store and surface parking.



Applicant’s Proposal

The Applicant proposes to redevelop the Subject Lands into a mixed-use high-rise development consisting of four towers ranging in height from 30 to 36 storeys and a park. Block 1 at the northern portion of the Subject Lands consists of a three-tower (30, 32 and 34 storeys) mixed use building connected by a 5 to 8 storey U-shaped podium. Block 2 at the southern portion of the Subject Lands consists of a 36-storey residential building with an 8-storey podium. The 0.14 ha (0.36 ac) Park Block is located directly to the north of Block 2. The overall development will have a total residential gross floor area (“GFA”) of 158,015 m² and non-residential GFA of 3,582 m², at an approximate Floor Space Index (“FSI”) of 12.35. The Applicant proposes a total of 1,711 residential units, three levels of underground parking with 1,109 parking spaces, and 7,451 m² of indoor and outdoor amenity space.

Additional Information

Please refer to the materials on MappiT at www.markham.ca/MappiT for additional information on the application. If you wish to provide comments or speak with the Planner, please contact:

Barton Leung, Senior Planner
Planning & Urban Design Department
bartonleung@markham.ca
(905) 477-7000 ext. 2376
Refer to application number PLAN 24 193776

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 193776.



Community Notice Development Services Committee

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, on the proposed Official Plan Amendment and Zoning By-law Amendment application, you must make a written request to the Clerk's Department at the address noted above or by email to clerkspublic@markham.ca.

Information about the Public Meeting and Appeals

Prior to the passing of an Official Plan Amendment and Zoning By-law Amendment application 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 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 proposed official plan amendment is adopted or 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 proposed official plan amendment is adopted or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do

That means if this this official plan amendment or by-law is appealed to the Ontario Land 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 official plan amendment is adopted or 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: November 8, 2024

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

