

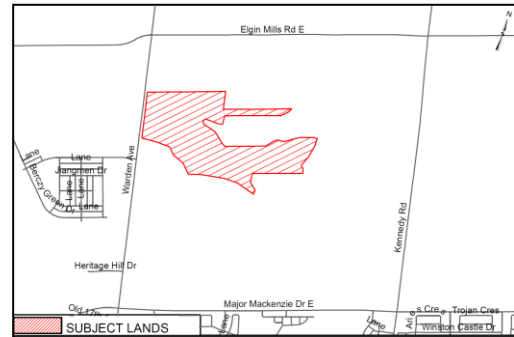


Community Notice Development Services Committee Complete Application

A change is proposed for the property known municipally as 10565 Warden Avenue which is located on the east side of Warden Avenue, south of Elgin Mills Road East. The City of Markham received complete Zoning By-law Amendment and Draft Plan of Subdivision applications, submitted by Warden Angus Developments Inc. on November 15, 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

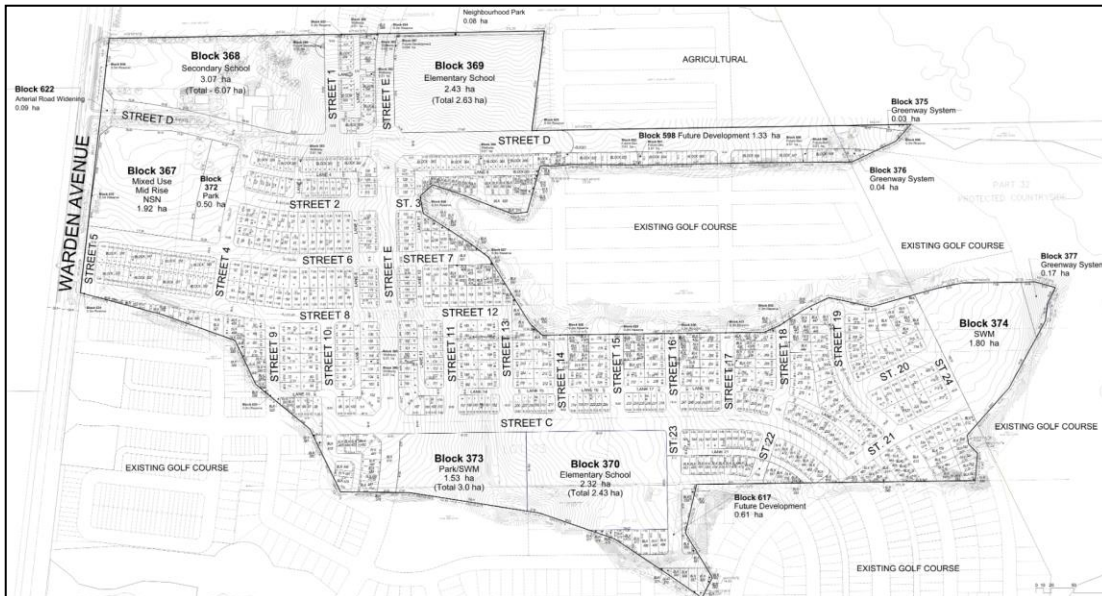
The 46.72-hectare (115.44 acres) property has approximately 340 metres (1,115 feet) of frontage along Warden Avenue and is currently occupied by rural residential and agricultural uses. The 2014 Official Plan Map 3 – Land Use designates the lands as 'Residential Low Rise', 'Residential Mid Rise' and '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', 'Mixed Use Mid Rise – Neighbourhood Service Node' and includes symbols denoting the general locations of a Catholic Secondary School, Public Elementary School, Catholic Elementary School, two (2) Neighbourhood Parks and a Stormwater Management Facility. Catholic Secondary School and Neighbourhood Park.



Applicant's Proposal

The applicant has submitted Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of approximately 847 residential units comprised of: 345 single detached units, 112 townhouse units, 153 estimated mixed use mid-rise units, 86 future development units and 151-part lots. The Draft Plan of Subdivision also proposes portions of the supporting community uses to serve the residential uses.

Additional Information





Community Notice Development Services Committee

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
Planning & Urban Design Department
dbrutto@markham.ca or (905) 477-7000 ext. 2468
Refer to application numbers: PLAN 24 194063 and PLAN 24 194066

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 by quoting file numbers PLAN 24 194063 and PLAN 24 194066

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.

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: December 4, 2024
Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee