



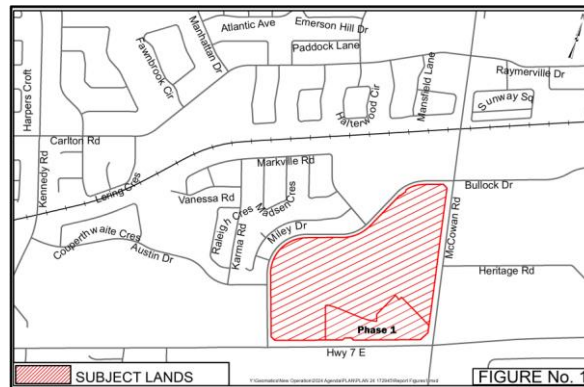
## Community Notice Development Services Committee

### Complete Application

A change is proposed for 5000 Highway 7 East (Phase 1 Lands, refer to map below). The City of Markham received a complete Zoning By-law Amendment application, submitted by CF Markville Nominee Inc., 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 4.18 ha (10.34 ac) subject lands are located at the northwest corner of Highway 7 East and McCowan Road (the "Subject Lands"). The Subject Lands are occupied by CF Markville Mall, a car dealership, restaurants, surface parking areas, and an internal road. The Subject Lands are part of the ongoing Markville Secondary Plan Study, which includes other surrounding properties. The shopping centre and remainder of the lands are not included in the Phase 1 development.



#### City's Official Plan and Zoning By-law

The Subject Lands are designated "Commercial – Major Commercial Area" in the 1987 Official Plan and "Mixed Use Mid Rise" in the 2014 Official Plan. Area and Site-Specific Policy 9.14.4 identifies the Subject Lands as a "Key Development Area" and notes that the policies of the 1987 Official Plan apply until a Secondary Plan is approved. Zoning By-law 184-78, as amended, zones the Subject Lands "District Commercial (DC)", which permits the shopping centre and related uses.

#### Applicant's Proposal

The Owner proposes a high-density residential development comprised of five buildings ranging in height from 30 to 45 storeys with a total of 1,927 units in the southeast corner of the existing CF Markville lands. The Amendment seeks to permit residential uses and establish updated site-specific provisions.

#### 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:

Elizabeth Martelluzzi, Senior Planner, Central District  
Planning & Urban Design Department

[EMartelluzzi@markham.ca](mailto:EMartelluzzi@markham.ca)

(905) 477-7000 ext. 2193 - Refer to File No. PLAN 24 172945



## Community Notice Development Services Committee

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 number PLAN 24 172945.

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

**Current Applications:** The Subject Lands are also subject to an ongoing Official Plan Amendment Application, File No. PLAN 23 126054.

### 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](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.

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: Sept. 6, 2024

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee