

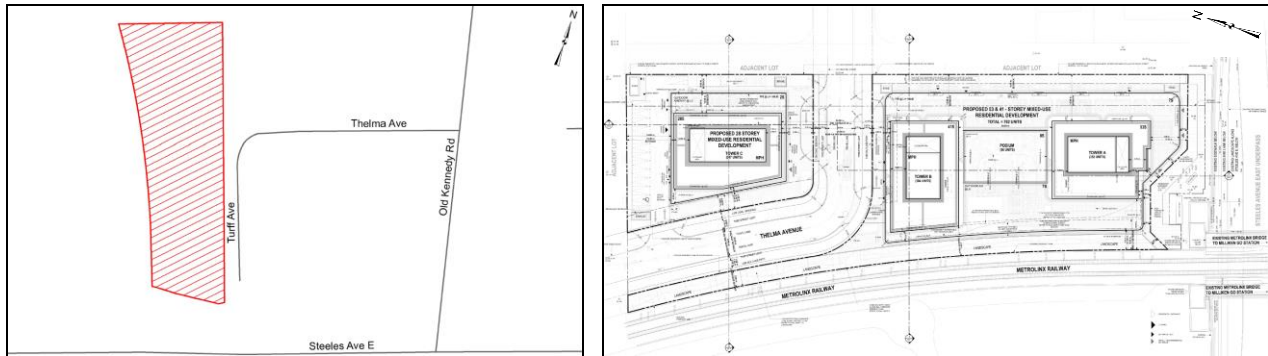


Notice of Complete Application

A change is proposed for 4438 Steeles Avenue (the "Subject Lands"). The City of Markham received complete Official Plan Amendment and Zoning By-law Amendment applications, submitted by 2607549 Ontario Inc. (c/o MHBC Planning) on December 4, 2024. You are receiving this notice as 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 0.9 ha (2.23 ac) and are located on the north side of Steeles Avenue, west of Old Kennedy Road, and east side of the rail corridor. The Subject Lands are currently occupied by a truck repair shop and surface parking.



Applicant's Proposal

The Applicant proposes to redevelop the Subject Lands into a mixed-use high-rise development consisting of three towers ranging in height from 28 to 53 storeys. The proposed westerly extension of Thelma Avenue bisects the Subject Lands into a north parcel and south parcel. A 28-storey mixed use building with a two-storey podium comprising purpose-built rental units is proposed on the north parcel. A two-tower (53 and 41 storeys) mixed use building connected by an 8-storey podium is proposed for the south parcel, where 1% of the units are proposed as affordable housing. The overall development will have a total residential gross floor area (GFA) of 98,950 m², non-residential GFA of 798 m², 1,029 residential units, and 782 vehicle parking spaces (contained in the three underground levels and podium). The Subject Lands will be subject to a future Draft Plan of Subdivision to facilitate the creation of the blocks and the public road extension of Thelma Avenue.

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 190986

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 190986.



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 (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 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 OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or by-law is appealed to the 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 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: December 12, 2024

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee