



# Community Notice

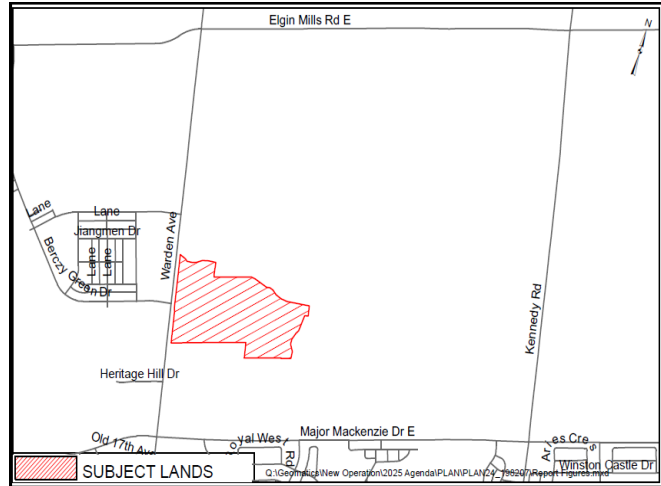
## Development Services Committee

### Complete Application

A change is proposed for the lands known legally as Part of Lots 21, 22 and 23, Concession 5 which is located on the east side of Warden Avenue, north of Major Mackenzie Drive East. The City of Markham received complete Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications, submitted by TH (Markham) Developments (BT) Corp. on December 5, 2024. You are receiving this notice because you live within 200 metres of the subject lands and are being invited to participate in the review process.

#### Property Description

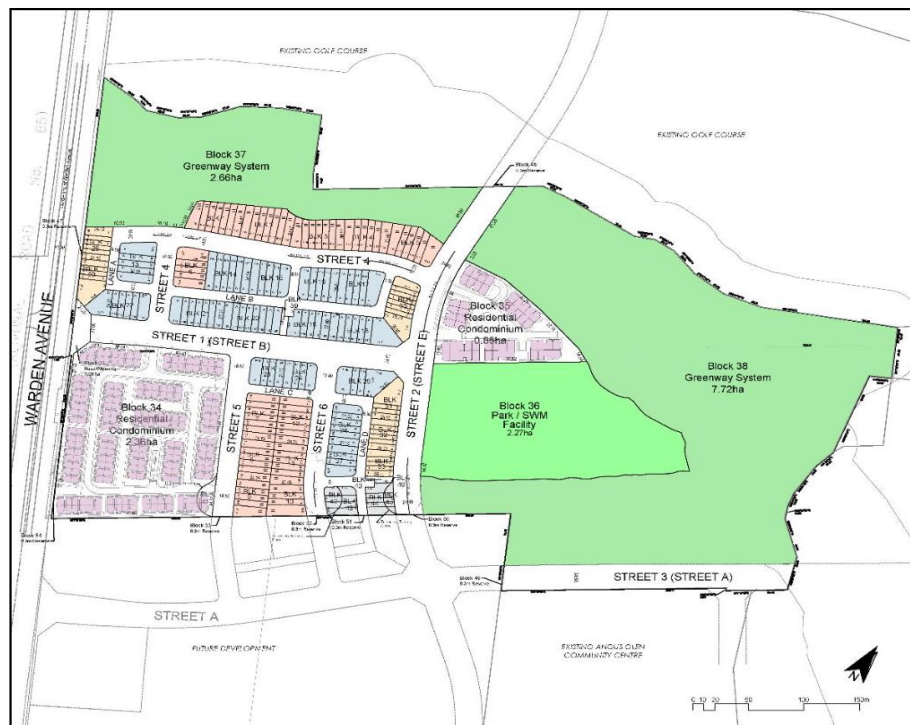
The 24-hectare (59 acres) subject lands have approximately 439 metres (1,440 feet) of frontage along Warden Avenue and are currently occupied by agricultural uses. The 2014 Official Plan Map 3 – Land Use designates the subject lands as ‘Greenway’, ‘Residential Mid Rise’ and ‘Residential Low Rise’. The Angus Glen Secondary Plan (OPA 47) Map SP1 – Detailed Land Use Plan designates the subject lands ‘Greenway’, ‘Residential Mid Rise I’, ‘Residential Low Rise’ and includes symbols denoting the general locations of a stormwater management facility and site-specific policies relating to the existing environmental features on the subject lands.



Location Map

#### Applicant's Proposal

The applicant has submitted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications to facilitate the development of approximately 699 residential units comprised of: 73 street townhouse units, 115 lane accessed townhouse units, two residential condominium blocks accommodating an estimated 502 stacked back-to-back townhouse units, a dual use park/stormwater management facility and the supporting road/laneway network.



Conceptual Plan



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### Additional Information

A copy of the Official Plan Amendment, 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:

Sabrina Bordone, Development Manager  
Planning & Urban Design Department  
[sbordone@markham.ca](mailto:sbordone@markham.ca) or (905) 477-7000 ext. 8230  
Refer to application numbers: PLAN 24 198202 and PLAN 24 198207

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 numbers PLAN 24 198202 and PLAN 24 198207.

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](mailto:notifications@markham.ca).

### Information about the Public Meeting and Appeals

Prior to the passing of an Official Plan Amendment and 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 or official plan amendment 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, official plan amendment 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 official plan amendment, 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: January 17, 2025  
Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee