



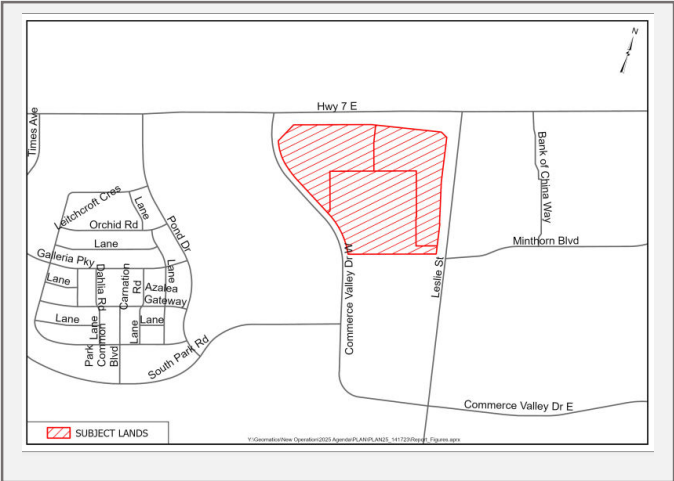
This notice advises that, on December 3, 2025, the City of Markham received a complete Official Plan Amendment and Zoning By-law Amendment application for 8432 and 8500 Leslie Street and 220 Commerce Valley Drive West (the “Subject Lands”) submitted by KLM Planning Partners Inc. (Madison Van West) that meets the requirements to begin the City’s review. **This notice is NOT an approval by the City of Markham.**

The Property

The 5.99 ha (14.8 ac) subject lands are located at the southwest corner of Leslie Street and Highway 7. The subject lands are comprised of three parcels of land currently occupied by a banquet hall and two 6-storey office buildings.

The Applicant’s Proposal

The Owner has made Official Plan and Zoning By-law Amendment applications to allow for a mixed-use development consisting of four buildings between 9-42 storeys in height with 1,183 residential units, commercial uses on the ground floor and a new public road on 3.62 ha of the overall subject lands.



Additional Information



PMIR

For additional information on **PLAN 25 141723**, scan this to access the Public Meeting Information Report (PMIR).



MappiT

For public viewing, the application can be accessed on MappiT or by contacting the File Planner below.



Connect with the File Planner

File Planner: Jennifer Kim, Senior Planner

File Planner Email: jkim@markham.ca

File Planner Phone: (905) 477-7000, extension 2156

File Number: PLAN 25 141723

Join the conversation!

Prior to the approval of an Official Plan Amendment application or the passing of a 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 *Planning Act*.

Written or Email Submissions

Please quote file PLAN 25 141723 in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) Email: send to [notifications@markham.ca](mailto:notifications@markham.ca)



## Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at [mayorandcouncillors@markham.ca](mailto:mayorandcouncillors@markham.ca)
- Request to speak at the statutory Public Meeting by completing and submitting an online "Request to Speak" form at [www.markham.ca](http://www.markham.ca)

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

## Want to be notified after a decision is made?

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 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).

## Please read this important information!

**Notice to Landlords:** 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 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.

## Appealing a Decision of Council

- 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 of 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 zoning by-law amendment 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 zoning by-law amendment 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 add the person or public body as a party.

**Please note that the Planning Act no longer allows third-party appeals. Appeals are limited to 'specified persons', landowners to which the OPA ZBA applications apply, the Minister, and the approval authority. For those persons with a right to appeal the decision of the Council of the City of Markham to the Ontario Land Tribunal (OLT), he/she/they must make an oral deputation at the Public Meeting or submit a written submission to the City of Markham before the proposed application is adopted or passed by Markham City Council.**

## Date of Notice: January 16, 2026

Trinela Cane,  
Interim Commissioner of Development Services

Jim Jones  
Chair, Development Services Committee