



This notice advises that on July 28, 2026 the City of Markham received complete Official Plan and Zoning applications for 7015 and 7027 Yonge Street (the “Subject Lands”) submitted by Times 7015 LP (c/o Macaulay Shiomi Howson (Nick Pileggi)) that meets the requirements to begin the City’s review. **This notice is NOT an approval by the City of Markham.**

The Property

The 0.891 hectare (2.20 acres) Subject Lands are located at the northeast corner of Yonge Street and Steeles Avenue East. 7015 Yonge Street is occupied by a gas station and drive through car wash. 7027 Yonge Street is occupied by a two-storey commercial building.



The Applicant’s Proposal

Proposed on a portion of the site is a 46 storey residential tower with a gross floor area of approximately 41,322 square metres (444,783 sq. ft.) and 504 purpose-built rental dwelling units. The gas station and two-storey commercial building would be retained as part of this proposal and the drive through car wash would be demolished.



Additional Information
For additional information on **PLAN 26 125327**, scan this to access the Public Meeting Information Report (PMIR).

PMIR

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

Connect with the File Planner

File Planner: Daniel Brutto
File Planner Email: dbrutto@markham.ca
File Planner Phone: (905) 477-7000, 2468
File Number: PLAN 26 125327

Join the conversation!

Prior to the passing of a Zoning By-law and Official Plan 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 26 125327 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

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at 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

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 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.

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.

What if I want to appeal the proposal?

For Official By-Law Amendment and Zoning By-Law Amendment

- 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, 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 or zoning by-law 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 or zoning by-law 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this this official plan amendment or zoning by-law amendment is appealed to the Ontario Land 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 official plan amendment or zoning by-law amendment is adopted or the by-law is passed by Markham City Council.

Date of Notice: September 2, 2026

Trinela Cane
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee