Public Meeting
Information Report

Meeting Date	:	December 8, 2026
Applications	:	Offiical Plan and Zoning By-law Amendment (the “Applications”)
Owner	:	Times 7015 LP
Agent	:	Macaulay Shiomi Howson
Location	:	7015 and 7027 Yonge Street (Ward 1) (the “Subject Lands”)
File Number	:	PLAN 26 125327
Prepared by	:	Daniel Brutto, Senior Planner, x2468
Reviewed by	:	Clement Messere, Development Manager, x2191 Stephen Lue, RPP, MCIP, Senior Development Manager, x2520
Proposal	:	46-storey purpose-built rental apartment with a daycare (the “Proposed Development”)

Purpose:

This preliminary information pertains to the Applications submitted by the Owner and contains general information on the applicable Official Plan policies, the identified issues, and should not be taken as Staff’s opinion or recommendation.

Process to Date:

Staff received the Applications on July 28, 2026, and deemed the Applications complete on August 20, 2026. Staff conducted their site visit on October 16, 2026. The 120-day period, as set out in the Planning Act before the Owner can appeal to the Ontario Land Tribunal for a non-decision, started on November 25, 2026.

Next Steps:

- Recommendation Report for consideration by the Development Services Committee, if applicable

- In the event of approval, adoption of the site-specific Official Plan Amendment and enactment of the site-specific Zoning By-law Amendment
- Submission of a future Site Plan application

Background:

Figures 1 and 2 show the 0.89 ha (2.20 ac) Subject Lands, located at the northeast corner of Yonge Street and Steeles Avenue East, now developed with a gas station, drive through car wash and a two-storey commercial building. Figure 3 shows the surrounding land uses.

The Owner's Proposed Development includes a 46-storey purpose built rental apartment with a daycare (the "Phase 1 Lands") and the following, as shown in Figure 4:

- Gross Floor Area: 40,873 m^2
- Net Daycare Space: 997.5 m^2
- Total Purpose-Built Rental Units: 504
  - 1 bedroom: 252
  - 1 bedroom + den: 84
  - 2 bedrooms:126
  - 3 bedrooms: 42
- Total Parking Spaces: 208
  - 163 residential; 43 visitors; 2 pick-up/drop-off
- Total Bicycle Parking: 506
  - 102 short term; 404 long term
- Phase 1 Density (FSI): 14.6
- Phase 1 Lot Area: 2,806.5 m^2

The Owner proposes to amend the 1987 Official Plan and Thornhill Secondary Plan (the "Secondary Plan"), as amended, to permit the Proposed Development

The 2014 Official Plan indicates that until a new secondary plan is approved for the Yonge Street Corridor area, the Markham 1987 Official Plan (the "1987 Official Plan") and the Thornhill Secondary Plan (the "Secondary Plan") shall apply to the Subject Lands**.** The following summarizes the Secondary Plan information:

- Current Designation: "Community Amenity Area – Yonge/Steeles" (west portion) and "Medium Density Housing" (Phase 1 Lands)
- Permitted Uses:
  - Community Amenity Area – Yonge/Steeles designation: variety of apartment forms with a limited commercial component, including office, retail, and service uses
  - Medium Density Housing designation: multiple dwelling types (townhouses, street townhouses, terrace houses, duplexes, triplexes, fourplexes, and maisonettes)

- Owner's Proposal: To amend the Thornhill Secondary Plan to re-designate the Subject Lands as "Community Amenity Area – Yonge/Steeles" with site-specific policies to permit the Proposed Development.

The Proposed Development requires an amendment to Zoning By-law 2237, as amended, to permit the Proposed Development, as shown in Figure 3

- Current Zone: Highway Commercial Automobile (HC2)
- Permitted uses: automobile sales establishments, boat and trailer sales establishments, car wash establishments; drive-in restaurants; machinery and equipment sales establishments, public and private parking areas or parking garages, service stations, and public garages
- Owner's Proposal: To rezone the Subject Lands from "Highway Commercial Automobile (HC2)" under By-law 2237, to "Mixed Use High Rise (IA)", under By-law 2024-19, with site-specific zone standards related to height, density, setbacks, stepbacks, as needed.

Options / Discussions:

Staff identified the following preliminary list of matters that will be assessed through the review of the Applications, including other matters and issues, and addressed in a future Recommendation Report to the Development Services Committee, if required

a) Conformity and Consistency with Provincial, York Region and City Official Plans

- The appropriateness of the proposed Official Plan amendment to allow the Proposed Development.
- Review of the Proposed Development in the context of the existing policy framework and the draft Yonge Corridor Secondary Plan.
- The Proposed Development is within a Protected Major Transit Station Area and will be reviewed for its appropriateness in this regard.

b) Community Benefits Charges ("CBC") By-law

- The Applications are subject to the City's CBC By-law.

c) Parkland Dedication

- The Applications will be reviewed in consideration of the appropriate amount of parkland dedication and/or cash-in-lieu of parkland, including the emerging parkland strategy in the draft Yonge Corridor Secondary Plan.

d) Affordable Housing

- The Applications will be reviewed in consideration of Provincial, Regional, and City polices to ensure the Proposed Development provides an appropriate level, range, and mix of unit sizes and types to meet the City's affordable housing goals.

- Incorporating appropriate affordable housing, purpose-built rental, secondary suites, seniors housing, and family-friendly units.

e) Allocation and Servicing

- The availability of water and sanitary servicing capacity for the Proposed Development must be confirmed and if servicing allocation is unavailable, the lands will be zoned with a Holding Symbol.

f) Review of the Proposed Development will include, but not limited to, the following:

- Examination of whether the height, density, built form, and mix of land uses as proposed are appropriate.
- Evaluation of the compatibility with existing and planned development within the surrounding area.
- Sun shadow analysis and angular plane study and the impacts to the immediate surrounding area contexts.
- Transportation assessments within and around the Subject Lands including, but not limited to, capacity analysis, mobility safety review, access management, parking study, multi-modal connections (walking, cycling, transit), and grid network analysis.

g) External Agency Review

- Review by York Region, the City of Vaughan, the City of Toronto, and Metrolinx will be considered.
- City of Toronto has jurisdiction of Steeles Avenue and has identified the required conveyance to accommodate a 47-metre right-of-way along Steeles Avenue.
- York Region has jurisdiction of Yonge Street and has identified that a conveyance is required to facilitate a 36-metre right-of-way along Yonge Street.

h) Required Future Applications

- The submission of a future Site Plan Application will examine appropriate landscape, site layout, waste collection facilities, snow storage areas, building elevations, accessibility, and amenity areas.

Accompanying Figures:

Figure 1: Location Map
Figure 2: Aerial Photo
Figure 3: Area Context and Zoning
Figure 4: Conceptual Site Plan
Figure 5: Conceptual Elevations
Figure 6: Conceptual Renderings

Figure 1: Location Map



Figure 2: Aerial Photo

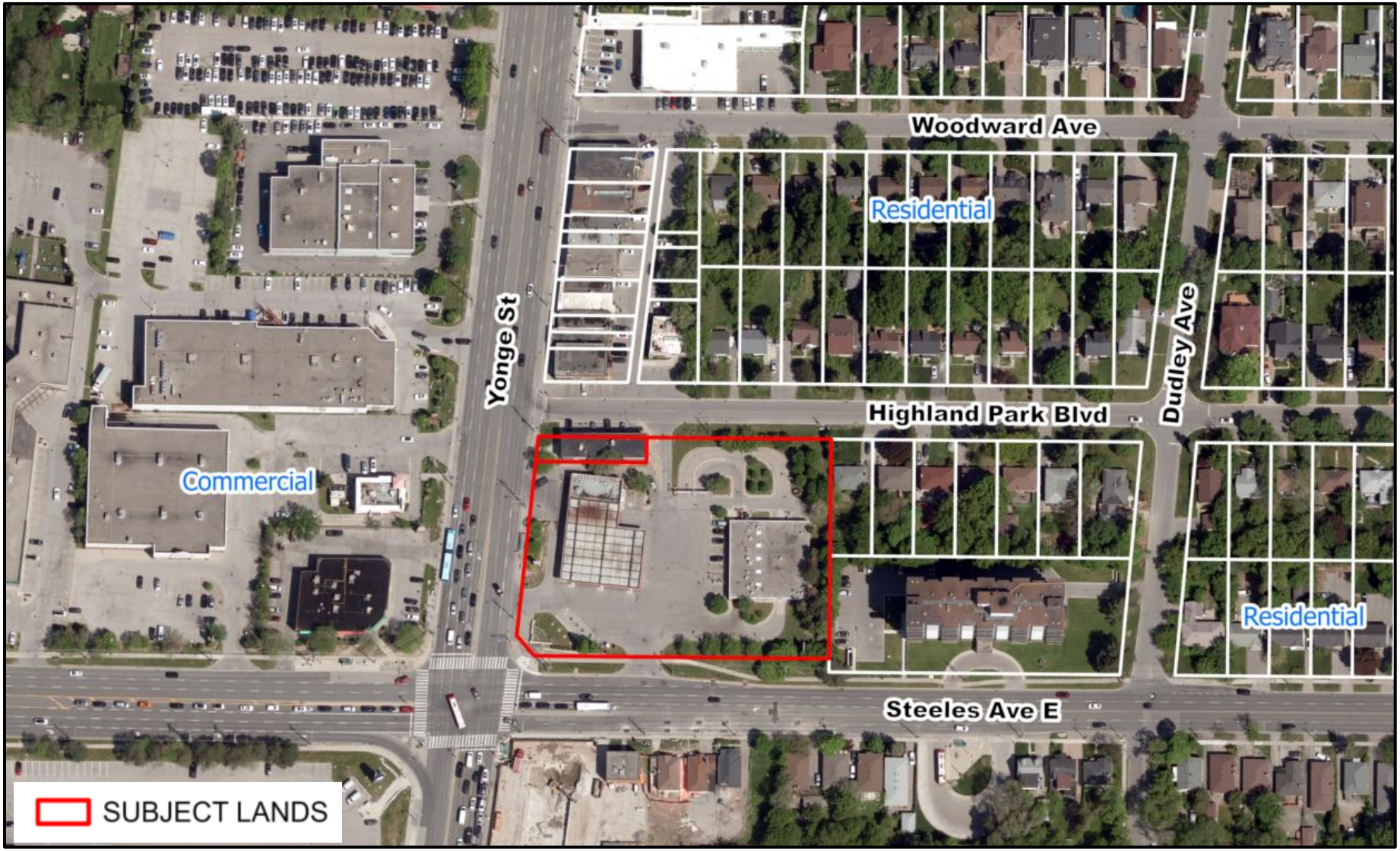


Figure 3: Area Context and Zoning



Figure 4: Conceptual Site Plan

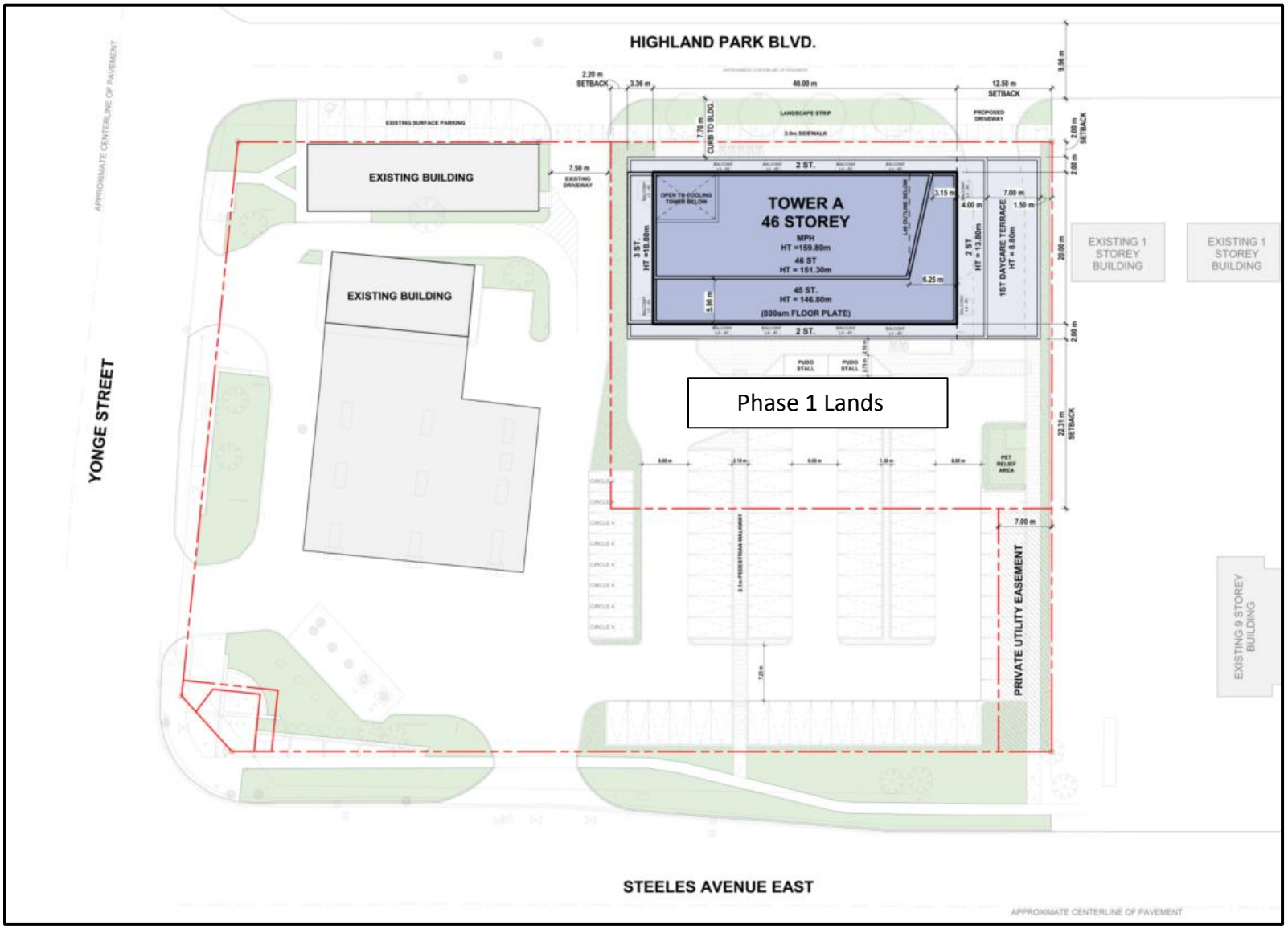


Figure 5: Conceptual Elevations

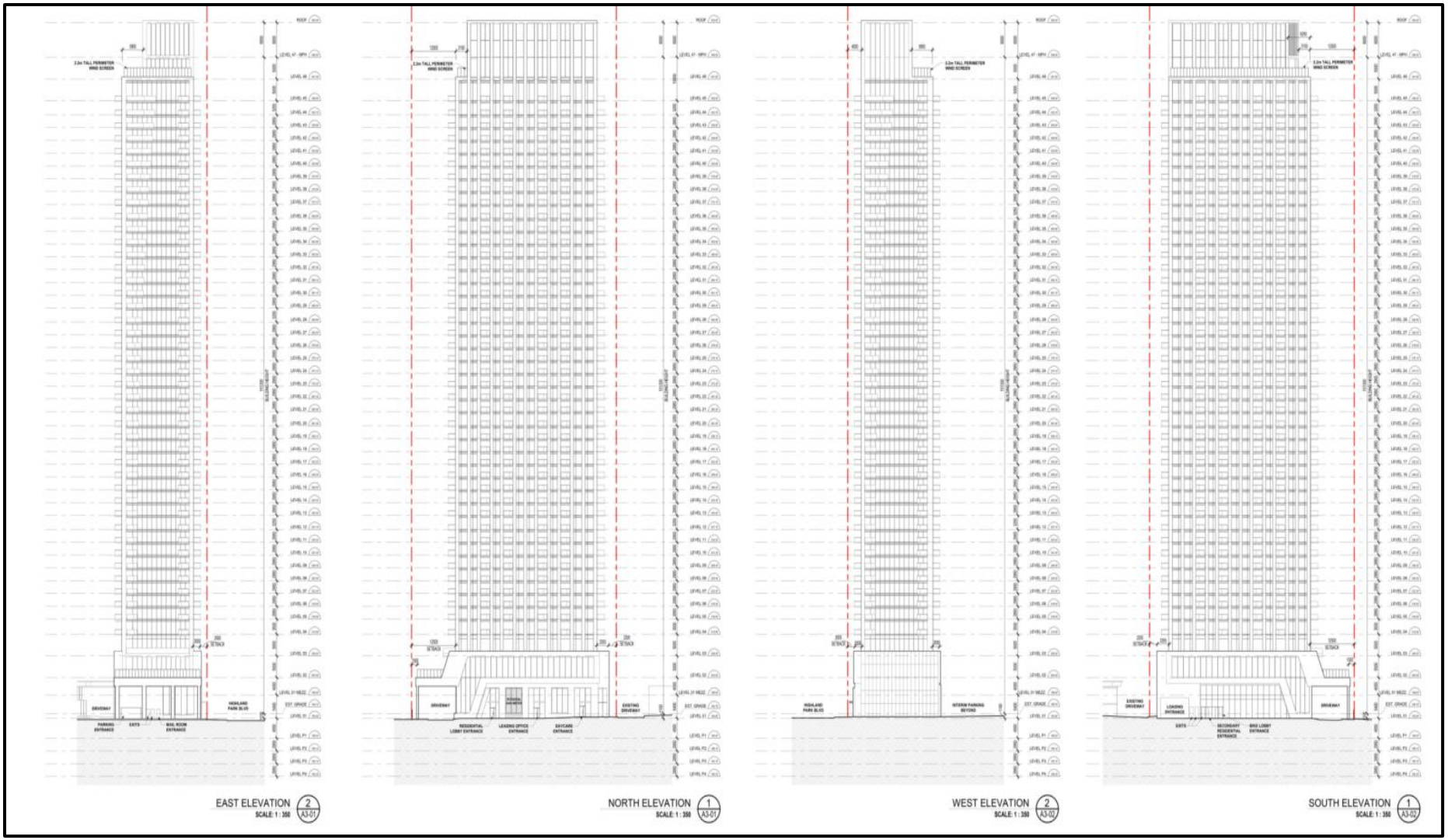


Figure 6: Conceptual Rendering

