Development Services Committee

Public Meeting Notice

The City of Markham received a 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) on July 28, 2026. As the owner of land within 200 m of the property, you are invited to participate in the review process.

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Tell us what you think!

A statutory Public Meeting to consider the applicant’s proposal will take place on:

Meeting Date: December 8, 2026

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at pub-markham.escribemeetings.com.

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 purpose built rental apartment with a daycare. The building has a gross floor area of approximately 40,873 square metres and 504 purpose-built rental dwelling units. The drive through car wash would be demolished and the gas station and two-storey commercial building would be retained as part of this proposal.



Additional Information

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

PMIR

Connect with the File Planner

File Planner: Daniel Brutto, Senior Planner

File Planner Email: dbrutto@markham.ca

File Planner Phone: (905) 477-7000, 2468

File Number: Refer to application number PLAN 26 125327

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Join the conversation!

Request to Speak (Deputations)
Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

a) Complete the "Request to Speak" form located online at markham.ca
b) Email the City at notifications@markham.ca
c) Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

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 Planning Project Application, 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?

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 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 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 by-law 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 is adopted or the by-law is passed by Markham City Council.

Date of Notice: November 18, 2026

Trinela Cane
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee