



NOTICE OF THE RECEIPT OF A COMPLETE OFFICIAL PLAN AND ZONING BY-LAW AMENDMENT APPLICATIONS

DATE: December 31, 2019

The City of Markham is in receipt of complete Official Plan and Zoning By-law Amendment applications, submitted by Greencapital Limited Partnership c/o Gatzios Planning + Development Consultants Inc. to permit mixed use high rise development on the subject lands. The application applies to lands known municipally as 10 Royal Orchard Boulevard Thornhill, and outlined on the map below.

BACKGROUND

The 1.56 ha (3.85 ac) subject lands are located on the north side of Royal Orchard Boulevard, between Yonge Street and Inverlochy Boulevard. A commercial plaza consisting of 2 single storey buildings exist on the subject lands. The existing uses within commercial plaza include a pharmacy (Shoppers Drug Mart), a food store (Food Basics), and a real estate office (Royal LePage). A single storey multi-unit commercial building, an 18 storey residential apartment building (The Gazebo of Thornhill Condos) and a 13 storey residential apartment building are located to the north. A 13 storey residential apartment building is located to the south across Royal Orchard Boulevard. Townhouses are located to the east, across Inverlochy Boulevard. Townhouse are located to the west, across Yonge Street in the City of Vaughan.

The subject lands are designated "Mixed Use Mid-Rise" on Map 3 – "Land Use" in the Markham Official Plan 2014 (as partially approved on November 24, 2017 and further updated by the Local Planning Appeal Tribunal on April 9, 2018). This designation provides for mixed use (residential and commercial) buildings with a maximum building height of 8 storeys.

The subject lands are zoned Community Commercial Zone (CC) under By-law 2150 as amended. This zone category only permits commercial uses including retail, restaurant and personal service uses. Residential uses, including apartment buildings, are not permitted.

PROPOSAL

The applicant is proposing to re-designate the subject lands from "Mixed Use Mid-Rise" to "Mixed Use High-Rise" under the Markham Official Plan 2014. The applicant is also proposing to rezone the subject lands from Community Commercial Zone (CC) under By-law 2150, as amended, to Community Amenity Two Zone and Open Space One (OS1) Zone under By-law 177-96, as amended.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS

The purpose and effect of the proposed amendments to the Markham Official Plan 2014 and Zoning By-laws 2150 and 177-96, is to facilitate the redevelopment of the subject lands with 4 high rise buildings, ranging in height between 25 to 59 storeys with commercial uses proposed in the podium of the building to be located at the north east corner of Yonge Street and Royal Orchard Boulevard, and a park block.

ADDITIONAL INFORMATION

Prior to the passing of the Official Plan and Zoning By-law amendments there will be at least one Public Meeting to give the public an opportunity to make representations

about the proposed By-law. The date of the Public Meeting has not yet been determined. Notice of the Public Meeting will be given at least 20 days before the Public Meeting is held, in accordance with the provisions of the Planning Act.

- i. 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 is passed, the person or public body is not entitled to appeal the decision of the Council of the City of Markham to the Local Planning Appeal Tribunal (LPAT).
- 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 By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the LPAT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

Additional information is available from Rick Cefaratti, MCIP, RPP, Senior Planner (ext. 3675) of the City's Planning Department, tel. (905) 477-7000, quoting file number PLAN 19 137814.

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to mcourchesne@markham.ca.

The City of Markham
101 Town Centre Boulevard
Markham, Ontario, L3R 9W3

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.

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones, Chair
Development Services Committee

