



NOTICE OF ELECTRONIC PUBLIC MEETING

You are invited to attend an electronic Public Meeting to be held by the Development Services Committee of the City of Markham to consider the following application by Bur Oak (ARH) Developments Inc. for lands municipally known as 1709 Bur Oak Avenue.

- Amendment to the City's 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018)
- Amendment to the City's Official Plan (Revised 1987), as amended

DATE: Tuesday, October 6, 2020
TIME: 7:00 p.m.
PLACE: Members of the Development Services Committee will be participating in the meeting remotely. Due to COVID-19, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Members of the public may submit written deputations by email to bpatel@markham.ca

Members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, may do so by completing the online [Request to Speak form](#) located online at www.markham.ca or by emailing the Clerk's Office at clerkspublic@markham.ca or by calling 905-477-7000 extension 7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak to so that information can be provided on how you can make a virtual deputation.

All meetings are video and audio streamed on the City's website at:

<https://pub-markham.escibemeetings.com/>

Please note that all proceedings of the Public Meeting are recorded.

BACKGROUND

The subject land (1709 Bur Oak Avenue) is located at the south-west corner of Markham Road and Bur Oak Avenue. The subject land is approximately 1.74 hectares (4.3 acres). The applicant is proposing high density development on a 0.36 hectare (0.9 acre) portion of the subject land (the "subject site") which fronts on both Markham Road and Bur Oak Avenue. The subject site is designated "Mixed Use High Rise" in the City's 2014 Official Plan which allows buildings up to 15 storeys with a maximum Floor Space Index (FSI) of 3.0. The City's 2014 Official Plan does not come into effect for the subject land until the Markham Road-Mount Joy Secondary Plan is approved. The policies of the City's Official Plan (Revised 1987), as amended, therefore continue to apply. The City's Official Plan (Revised 1987) as amended, including the Wismer Commons Secondary Plan designates the subject site "Major Commercial Area" which allows a maximum FSI of 1.75. The applicant is requesting permission to amend the City's Official Plan (Revised 1987) as amended, to increase the FSI from 1.75 to 2.15. The City's 2014 Official Plan will also be amended to increase the maximum permitted height from 15 to 20 storeys for future conformity.

The subject land is zoned "Major Commercial *188 (MJC*188) in Zoning By-law 177-96, as amended, which permits a maximum FSI of 2 and a maximum height of 30 metres along with other development standards. A Zoning By-law Amendment application was submitted in 2018 to increase the permitted height and FSI and to implement site-specific development standards.

PROPOSAL

The applicant is proposing high density development comprised of a 20-storey residential building with approximately 243 apartment units and a Gross Floor Area (GFA) of approximately 21,370 m² (230, 024 ft²). Parking will be below grade with the exception of visitors parking. Access will be through the adjacent mid-rise development to the west onto Battista Perri Drive.



PURPOSE AND EFFECT OF THE PROPOSED AMENDMENTS

The purpose and effect of the proposed Official Plan Amendment is to permit a 20-storey apartment building with 243 residential units at the south-west corner of Markham Road and Bur Oak Avenue.

NOTE REGARDING THE APPLICATION

- i. If a person or public body does not make oral submissions (namely a virtual deputation) at a Public Meeting or make written submissions to the City of Markham before the Official Plan amendment is adopted, 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 (namely a virtual deputation) at a Public Meeting, or make written submissions to the City of Markham before the Official Plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before Local Planning Appeal Tribunal (LPAT). unless, in the opinion of the Board, there are reasonable grounds to do so.
- iii. If you wish to be notified of the decision of City of Markham in respect of the proposed Official Plan Amendment, you must make a written request by email to bpatel@markham.ca

LANDS CONTAINING SEVEN (7) OR MORE RESIDENTIAL UNITS

A copy of this notice must be posted by the owner of any land that contains seven or more residential units in a location that is visible to all residents.

ADDITIONAL INFORMATION

Additional information is available from Stacia Muradali, MCIP, RPP, Acting Manager, East District Team, Planning & Urban Design Department, at smuradali@markham.ca quoting file number PLN 19 130579.

Written submissions may be emailed to bpatel@markham.ca quoting file number PLN 19 130579 by not later than 4:00 p.m. on October 2, 2020. 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.

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DATED Wednesday September 16, 2020.

Arvin Prasad, MCIP, RPP
Commissioner of Development Services

Jim Jones, Chair
Development Services Committee

