MARKHAM

NOTICE OF THE RECEIPT OF A COMPLETE ZONING BY-LAW APPLICATION

DATE: February 25, 2019

The City of Markham is in receipt of a complete Zoning By-law Amendment application, submitted by Bur Oak (ARH) Developments Inc. The application applies to lands known municipally as 1709 Bur Oak Avenue, Markham and outlined on the map below.

BACKGROUND

The subject land is located at the south-west corner of Bur Oak Avenue and Markham Road and is approximately 1.74 hectares (4.3 acres). This Zoning By-law Amendment application applies to a 0.37 hectare (0.92 acre) portion of the subject land right at the corner of Markham Road and Bur Oak Avenue, fronting onto both Bur Oak Avenue and Markham Road. The remainder of the subject land was approved for townhouses and two (2)- 4 storey residential buildings. The City's 2014 Official Plan (as partially approved on November 24th, 2017 and further updated on April 9th, 2018) shows the subject land located in the Markham Rd Corridor-Mount Joy Corridor which requires a new Secondary Plan. Until the Secondary Plan is established, policies of the Official Plan (Revised 1987), as amended, shall apply. The subject land is designated "Major Commercial Area" in the Official Plan (Revised 1987), as amended, which contemplates a range of commercial uses. Medium and high density residential uses are provided for subject to a rezoning application and an appropriate specific development proposal. The subject land is zoned "Major Commercial * 188 (MJC*188)". The applicant needs to amend the Zoning By-law to permit an increase in height and Floor Space Index (FSI), to implement site-specific setbacks, and for parking reductions.

PROPOSAL

The applicant is proposing a 20-storey residential apartment building containing a total of 242 units. The total Gross Floor Area (GFA) proposed is approximately 21,169 square metres (227,861.2 square feet). 249 residential and 36 visitors parking spaces are proposed. A combination of outdoor and indoor private amenity space will be provided. Three (3) below grade parking levels are also proposed.

PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT

The purpose and effect of the proposed amendment is to permit a 20-storey residential building.

ADDITIONAL INFORMATION

Prior to the passing of a Zoning By-law amendment 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).

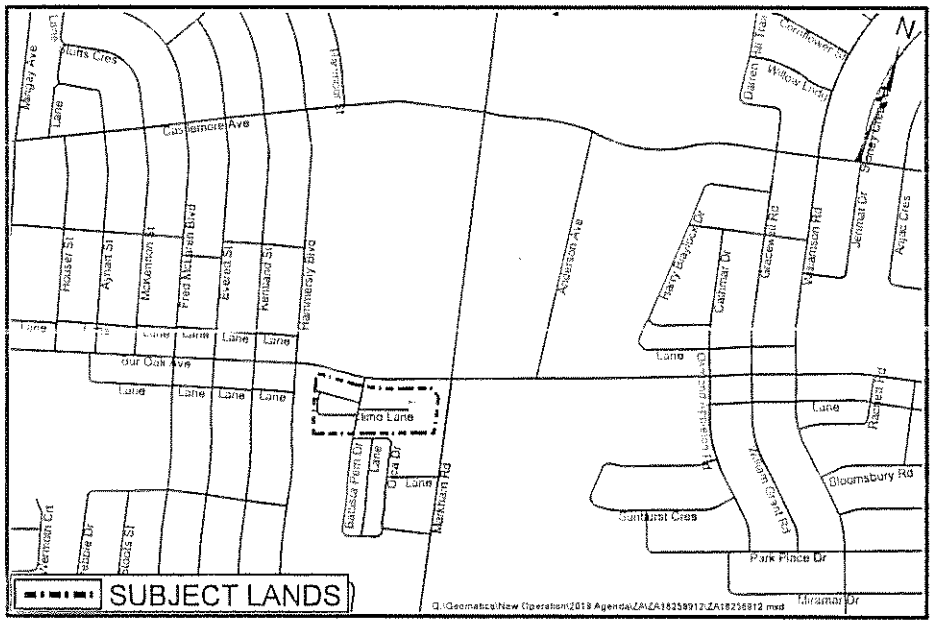
ii. If a person or public body does not make oral submissions at a Public Meeting, or make written submissions to the City of Markham before the By-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal (LPAT) unless, in the opinion of LPAT, there are reasonable grounds to do so.

Additional information is available from Stacia Muradali (ext. 2008) of the City's Planning Department, tel. (905) 477-7000, quoting file number ZA 18 258912 .

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