

Public Meeting

A change is proposed for 8051 Yonge Street and 10 Royal Orchard Boulevard. The City of Markham has received revised (8051 Yonge Street added) Official Plan and Zoning By-law applications, submitted by Greencapital Limited Partnership c/o Gatzios Planning + Development Consultants Inc. You are receiving this notice because you live within 200 metres of the property and are being invited to participate in the review process.

Tell us what you think

A Public Meeting to consider the applicant’s proposal for the subject property will take place on:

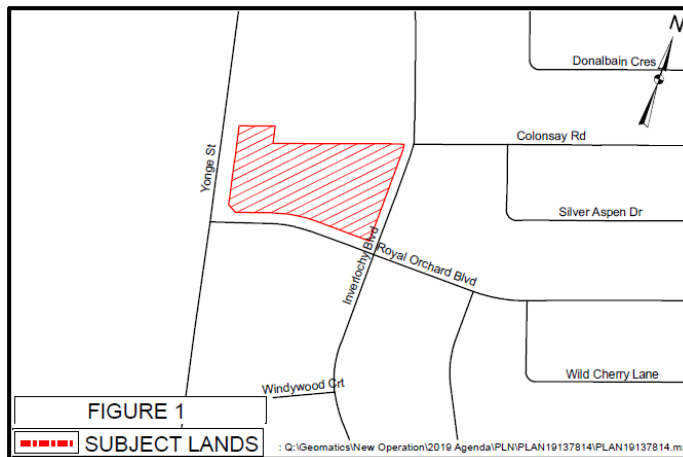
Date: July 5, 2022

Time: 7:00 p.m.

Place: Members of the Development Services Committee and the public have the option to attend either in-person in the Council Chamber at the Civic Centre, 101 Town Centre Boulevard Markham, Ontario, L3R 9W3, or remotely via Zoom.

Property Description

The 1.73 ha (4.23 ac) subject lands are located on the east side of Yonge Street and 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 at 8051 Yonge Street include 3 restaurants (Eggsmart, Mino Catering and Pizza Pizza). The existing uses at 10 Royal Orchard Boulevard 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 also located to the west, across Yonge Street in the City of Vaughan.



Official Plan and Zoning By-law

The subject lands are designated “Mixed Use High-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 15 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 a permitted.

Applicant’s Proposal

The applicant is proposing to amend the Markham Official Plan 2014 and rezone the subject lands from Community Commercial Zone (CC) under By-law 2150, as amended, to a Community Amenity Two Zone and Open Space One (OS1) Zone under By-law 177-96, as amended, to permit the development of mixed use high rise buildings on the subject lands.



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 with a maximum height of 50 storeys. Commercial uses are proposed in the podium of the building located at the north east corner of Yonge Street and Royal Orchard Boulevard, and a park block.



**Community Notice
Development Services Committee**

Table 1 below highlights the differences between the original development concept and the revised development concept:

	<u>Original Development Concept</u>	<u>Revised Development Concept With Subway Station</u>
Site Area	1.56 ha (3.85 ac)	1.73 ha (4.27 ac)
Built Form	4 buildings with heights of 25, 31, 39 and 59 storeys incorporating 4 storey podiums	4 buildings with heights of 27, 36, 38 and 50 storeys incorporating podiums ranging from 4 to 12 storeys
Residential Units	1,560	1,668
Gross Floor Area (GFA) Residential Use	129,501 m ² (1,393,943 ft ²)	145,757 m ² (1,568,911 ft ²)
GFA Retail, Office and Commercial Uses	3,742 m ² (40,278 ft ²)	3,313 m ² (35,662 ft ²)
Total GFA	132,793 m ² (1,434,221 ft ²)	149,070 m ² (1,604,576 ft ²)
Site density Floor Space Index (FSI)	9.4	10.37
Parking	A total of 1,866 parking spaces: <ul style="list-style-type: none"> • 1,545 underground • 321 above ground 	A total of 2,070 parking spaces: <ul style="list-style-type: none"> • 2,051 underground • 19 above ground
Public Park Area	0.14 ha (0.35 ac)	0.29 ha (0.71 ac)

Additional Information

A copy of the Official Plan and Zoning By-law Amendment applications are available for public viewing at the Development Services Front Counter of the City Municipal Offices between the hours of 8:30 a.m. and 4:30 p.m.

If you cannot attend the meeting but wish to provide comments or speak with the Planner, please contact:

Rick Cefaratti, MCIP, RPP, Senior Planner II
 Planning & Urban Design Department
 Email: rcefaratti@markham.ca
 Tel: (905) 477-7000 ext. 3675
 Refer to application number PLAN 19 137814

Written submissions may be mailed to the Clerk's Department at the address noted below, or by e-mail to notifications@markham.ca quoting file number PLAN 19 137814 by not later than 4:30 p.m. on July 1, 2022.

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

Future Notification

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Official Plan and Zoning By-law Amendment applications, you must make a written request to the Clerk's Department at the address noted above or by email to notifications@markham.ca.

Information about Appeals

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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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.

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 of 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.

Date of Notice: June 15, 2022

**Arvin Prasad, MCIP, RPP
 Commissioner of Development Services**

**Jim Jones
 Chair
 Development Services Committee**