



## ELECTRONIC PUBLIC MEETING

### **NOTICE OF ELECTRONIC MEETING**

You are invited to attend a Public Meeting to be held by the Development Services Committee of the City of Markham to consider the following applications by Langstaff Land Holdings Ltd. c/o Gatzios Planning + Development Consultants Inc.

- Plan of Subdivision
- Amendment to the City's Zoning By-laws

**DATE:** Monday, June 28, 2021

**TIME:** 7:00 p.m.

**PLACE:** Members of the Development Services Committee will be participating in the meeting remotely. Due to the ongoing COVID-19 emergency, our facilities are closed to the public. Access is not permitted to the Markham Civic Centre and Council Chamber.

Written submissions may be delivered to the Clerk's Department by e-mail to [bpatel@markhamca](mailto:bpatel@markhamca), quoting file number PLAN 21 103970, by not later than 4:30 p.m. on Friday, June 25, 2021.

For members of the public who wish to speak at the electronic Public Meeting through a virtual deputation, please do so by completing the online Request to Speak form located online at [www.markham.ca](http://www.markham.ca) prior to the meeting. Additional information on making a virtual deputation will be provided once your form is processed.

All meetings are video and audio streamed on the City's website at: <https://pub-markham.escribemeetings.com/>

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

### **BACKGROUND**

The subject properties are located on both sides of Langstaff Road East, west of Bayview Avenue, and on the east side of Essex Avenue. The surrounding properties are residential and industrial to the west and industrial to the north and east. A woodlot is also to the east, Highway 407 is east of the woodlot, and Holy Cross Catholic Cemetery is to the south. The subject properties are currently partially vacant, partially wooded, and partially used for vehicle storage.

The Langstaff Gateway Secondary Plan designates the subject properties as 'Residential', 'Residential – Mixed Use', 'Parks & Open Space', and 'Environmental Protection Area – Woodlot'. The 'Residential' designation provides for townhouses, apartments, other multiple dwelling forms, and civic uses. The 'Residential – Mixed Use' designation provides for the same uses but generally requires civic uses, retail, personal service, office, and other non-residential uses on the ground floor.

The subject property is zoned 'Rural Industrial Holding ((H) R.Ind) Zone' and 'Residential (RI) Zone' under By-law 2551, as amended. The (H) R.Ind Zone permits industrial uses including wholesaling, manufacturing, processing, packaging, bottling, printing, repairing, or warehousing wholly within enclosed buildings, which is not dangerous or obnoxious and does not require municipal water supply or sanitary sewers. The RI Zone permits a single detached dwelling, place of worship, elementary school, parks, and public utilities.

### **PROPOSAL**

Applications for a Draft Plan of Subdivision and Zoning By-law Amendment have been submitted by Gatzios Planning + Development Consultants Inc. on behalf of Langstaff Land Holdings Ltd. to facilitate the development of 1,668 residential units and 1,892 m<sup>2</sup> of non-residential space in six buildings ranging from 7 to 49 storeys in height.

### **PURPOSE AND EFFECT OF THE PROPOSED AMENDMENT**

The purpose of the proposed application is to approve a draft plan of subdivision and amend the Zoning By-law and the effect is to facilitate the development of a mixed-use community.

### **NOTE REGARDING THE APPLICATION(S)**

i) If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of Markham in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the



draft plan of subdivision or before the by-law is passed, the person or public body is not entitled to appeal the decision of the City of Markham to the Ontario Land Tribunal.

ii) If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submission to the City of Markham in respect to the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision or 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 Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add a person or public body as a party.

iii) If you wish to be notified of the decision of the City of Markham in respect of the proposed plan of subdivision, you must make a written request to the Clerk’s Department at the address noted above or by email to [clerkpublic@markham.ca](mailto:clerkpublic@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 of the residents.

**ADDITIONAL INFORMATION**

Copies of the proposed applications are available for public viewing. Additional information is available from Marty Rokos, Senior Planner of the City’s Planning Department, by e-mail at [mrokos@markham.ca](mailto:mrokos@markham.ca), quoting file number PLAN 21 103970.

Written submissions may be delivered to the Clerk’s Department by e-mail to [bpatel@markham.ca](mailto:bpatel@markham.ca), quoting file number PLAN 21 103970, by not later than 4:30 p.m. on Friday, June 25, 2021.

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.

DATED June 8, 2021

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones, Chair  
Development Services Committee

