



The City of Markham received complete Official Plan Amendment and Zoning By-law Amendment applications for 4438 Steeles Avenue, submitted by 2607549 Ontario Inc. (c/o MHBC Planning) on December 9, 2024. As the owner of land within 200 m of the property, you are invited to participate in the review process.



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Tell us what you think!

A statutory Public Meeting to consider the Applicant’s proposal will take place on:

Meeting Date: March 4, 2025

Time: 7:00 pm

Place: Members of the Development Services Committee will participate in a statutory Public Meeting remotely (Zoom link) and in person (Council Chamber) at:

Markham Civic Centre
101 Town Centre Boulevard
Markham, ON L3R 9W3

All proceedings of this meeting are recorded, and video and audio streamed on the City’s website at pub-markham.escibemeetings.com.

The Property

The 1.07 ha (2.64 ac) Property is located generally north of Steeles Avenue and immediately west of Turff Avenue. A single-storey commercial/industrial building, outdoor storage, and an associated surface parking lot are currently located on the Property.

The Applicant’s Proposal

The proposed westerly extension of Thelma Avenue bisects the Property into a north parcel and south parcel, as follows:

North Parcel: 28-storeys (including a 2-storey podium) mixed use building with purpose-built rental units

South Parcel: Two mixed use buildings (53 and 41 storeys) on a shared 8-storey podium with 1% of the units provided as affordable housing

The overall development would have a total of 1,029 residential units and 782 vehicular parking spaces.



Additional Information



For additional information on **24 190986 000 00 PLAN**, scan this to access the Public Meeting Information Report (PMIR).

PMIR

Connect with the File Planner

File Planner: Barton Leung, Senior Planner

File Planner Email: bartonleung@markham.ca

File Planner Phone: (905) 477-7000, ext. 2376

File Number: Refer to application number 24 190986 000 00 PLAN



Join the conversation!

Request to Speak (Deputations)

Any request to speak may be made to the Clerks Department up to the start of the statutory Public Meeting, and by one or all the following:

- Complete the “Request to Speak” form located online at [markham.ca](https://www.markham.ca)
- Email the City at notifications@markham.ca
- Call (905) 477-7760

Remember to provide your full contact information and the item to which you wish to speak.

Written or Email Submissions

Please quote file 24 190986 000 00 PLAN in your written or emailed comments, which the Clerks Department must receive no later than **4:00 pm the day before the statutory Public Meeting**.

- Written: mail or personally deliver to the Clerks Department at the address above
- Email: send to notifications@markham.ca

Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at mayorandcouncillors@markham.ca
- Request to speak at the statutory Public Meeting by completing and submitting an online “Request to Speak” form at www.markham.ca

If the deadline for written submission passed and Council finished considering the item of interest at the statutory Public Meeting, you may email your written submission to Members of Council.

Want to be notified after a decision is made?

If you wish to be notified of the decision of the City of Markham, or approval authority, on the proposed Planning Project Application, you must make a written request to the Clerk’s Department at the address noted above or by email to notifications@markham.ca.

Please read this important information!

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 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.

What if I want to appeal the proposal?

- 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 Ontario Land 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.
- 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 Ontario Land 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 Ontario Land 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.

Date of Notice: February 12, 2025

Arvin Prasad, RPP, MCIP
Commissioner of Development Services

Jim Jones
Chair, Development Services Committee