



Development Services Committee Complete Application and Public Meeting Notice

The City of Markham received a complete Official Plan and Zoning By-law Amendment application for 455 Ferrier Street submitted by St. Marks Koinonia Housing c/o of MHBC Planning Urban Design & Landscape Architecture on March 16, 2026. As the owner of land within 200 m of the property, you are invited to participate in the review process.

Tell us what you think!

A statutory Public Meeting to consider the applicant's proposal will take place on:

Meeting Date: April 21, 2026

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.escribemeetings.com.

The Property

The Subject Lands are approximately 4.82 ha (11.93 ac) and are located on the north side of Steeles Avenue East, on the east side of Ferrier Street and south and west sides of Acadia Avenue. The Subject Lands are developed with a place of worship and associated surface parking, known as the St. Marks Coptic Church.

The Applicant's Proposal

The Owner is proposing an Official Plan Amendment and Zoning By-law Amendment to permit a 33-storey purpose-built rental building with approximately 425 apartment units. The Amendments also propose to permit a day-care facility, banquet facility and maintain zoning permissions for the existing place of worship on the Subject Lands.



Additional Information



PMIR

For additional information on **PLAN 26 112050**, scan this to access the Public Meeting Information Report (PMIR) or visit www.markham.ca/planningapplications



MappiT

For public viewing, the application can be accessed on MappiT by visiting www.markham.ca/mappit or by contacting the File Planner below.

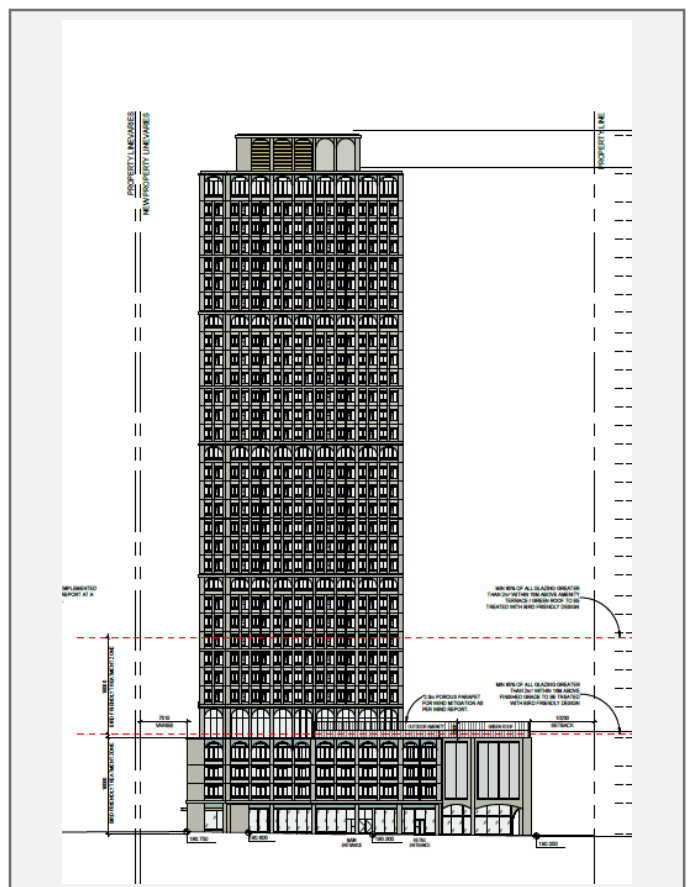
Connect with the File Planner

File Planner: Stephen Corr,

File Planner Email: scorr@markham.ca

File Planner Phone: (905) 477-7000, 2532

File Number: Refer to application number PLAN 26 112050





Development Services Committee
**Complete Application and
Public Meeting Notice**

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:

- a) Complete the “Request to Speak” form located online at markham.ca
- b) Email the City at notifications@markham.ca
- c) 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 PLAN 26 112050 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**.

- a) Written: mail or personally deliver to the Clerks Department at the address above
- b) 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.

Appealing a Decision of Council

- 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 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.
- 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 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: April 1, 2026

Trinela Cane
Interim Commissioner of Development Services

Jim Jones
Chair, Development Services Committee

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, April 7, 2026 3:13 PM
To: notifications <notifications@markham.ca>
Subject: Plan 26 112050

[REDACTED]
[REDACTED]

Clerk's Department

Hi, we are the owners of the adjacent property at 7010-7080 Warden and would like to be notified of the decision on the proposed planning project for a 33 storey rental building that could include day-care, a banquet facility and maintain zoning for the existing Coptic Church.

Regards

Warden Development Corporation

Dot Jones
General Manager
[REDACTED]

From: Chris K <[REDACTED]>
Sent: Wednesday, April 8, 2026 8:09 PM
To: notifications <notifications@markham.ca>
Subject: PLAN 26 112050

You don't often get email from [REDACTED]. [Learn why this is important](#)

Formal Submission for City Planning Review

I am writing to formally express my opposition to the proposed 33-storey rental building containing approximately 425 residential units. After reviewing the application and considering the existing conditions in the surrounding area, I believe this development is not suitable for this location and will have significant negative impacts on the community.

1. Insufficient Infrastructure Capacity

The addition of approximately 425 new households will place substantial pressure on local infrastructure. Traffic congestion in this area is already severe, particularly during peak hours. The upcoming opening of a large commercial development at Pharmacy Avenue and Steeles Avenue will further intensify traffic volumes. Introducing a high-density residential tower at this time will exacerbate congestion and create unsafe and inefficient traffic conditions.

2. Lack of Adequate Public Amenities

There are no public parks or recreational spaces within a reasonable walking distance on the Markham side of the boundary. As a result, the residents of this proposed development will likely rely on parks within the adjacent Toronto neighborhood. These parks are funded and maintained by the City of Toronto for its residents, and they are already heavily used. The additional demand created by hundreds of new families will strain these facilities and create an unfair burden on Toronto taxpayers.

3. Impacts on Community Stability and Cohesion

The proposal consists entirely of rental units. While renters contribute to communities, large high-turnover rental buildings often experience reduced long-term resident engagement compared to ownership-based housing. This scale of transient occupancy may undermine the established character and stability of the surrounding low-rise neighborhood.

4. Privacy, Shadowing, and Property Impacts

A 33-storey tower is incompatible with the existing built form. The height and massing will directly overlook nearby homes, resulting in a significant loss of privacy. The shadowing effects will also reduce natural light for adjacent properties. These impacts will diminish residents' quality of life and negatively affect property values in the immediate area.

5. Overall Neighbourhood Fit

The proposed development represents an abrupt and disproportionate increase in density that is not aligned with the existing residential context. Without adequate infrastructure, amenities, or transition in built form, this project will devalue the surrounding community rather than enhance it.

For these reasons, I respectfully request that City Planning reject this proposal or require substantial revisions to ensure compatibility with the neighborhood and the capacity of local infrastructure.

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Noreen Knox

[REDACTED]
[REDACTED]

From: Kathleen wong <[REDACTED]>
Sent: Wednesday, April 8, 2026 8:12 PM
To: notifications <notifications@markham.ca>
Subject: PLAN 26 112050

You don't often get email from [original \[REDACTED\]](#). [Learn why this is important](#)

Formal Submission for City Planning Review

I am submitting this letter to register my opposition to the proposed 33-storey rental tower containing approximately 425 residential units. After reviewing the application and assessing current conditions in the surrounding neighbourhood, I am concerned that this development is unsuitable for the site and would introduce several significant challenges for the community.

1. Infrastructure Capacity Concerns

The introduction of roughly 425 additional households will place considerable strain on existing infrastructure. Traffic congestion in this area is already substantial, particularly during peak travel periods. With a major commercial complex soon to open at Pharmacy Avenue and Steeles Avenue, traffic volumes are expected to increase even further. Adding a high-density residential building at this time will intensify congestion and contribute to unsafe and inefficient traffic conditions.

2. Insufficient Access to Public Amenities

There are no public parks or recreational facilities within a reasonable walking distance on the Markham side of the municipal boundary. As a result, residents of the proposed building would likely rely on parks located in the adjacent Toronto neighbourhood. These facilities are funded and maintained by the City of Toronto for its residents and are already heavily utilized. The additional demand from hundreds of new households would place undue pressure on these amenities and create an inequitable burden on Toronto taxpayers.

3. Effects on Community Stability

The proposal consists entirely of rental units. While rental housing plays an important role in the housing ecosystem, large high-turnover rental buildings often experience lower levels of long-term resident engagement compared to ownership-based communities. A development of this scale may disrupt the established character and stability of the surrounding low-rise neighbourhood.

4. Privacy, Shadowing, and Property Impacts

A 33-storey structure is incompatible with the existing built form in the area. Its height and massing would overlook nearby homes, resulting in a significant loss of privacy for current residents. The associated shadowing would also reduce natural light on adjacent properties. These impacts would diminish quality of life and could negatively affect property values.

5. Neighbourhood Compatibility

The proposed development represents a dramatic and disproportionate increase in density that does not align with the existing residential context. Without adequate infrastructure, public amenities, or an appropriate transition in built form, this project risks undermining the character and livability of the surrounding community rather than contributing positively to it.

For these reasons, I respectfully request that City Planning reject the proposal or require substantial modifications to ensure that any future development is compatible with the neighbourhood and supported by adequate infrastructure.

Kathleen Wong

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From: Mimi Yung <[REDACTED]>

Sent: Friday, April 10, 2026 3:53 PM

To: notifications <notifications@markham.ca>

Cc: HELEN JORDAN <[REDACTED]>
[REDACTED]

Subject: Public Meeting Notice

You don't often get email from [REDACTED]. [Learn why this is important](#)

Hello,

We are the owners at [REDACTED] Acadia Ave., Markham. We received a note for a public meeting. Could you kindly advise where we can get the "request to speak" from? Since I got into the web, I cannot find such information, and the date of April 21, 2026, is nothing for us to attend.

Mimi W Yung
[REDACTED]

**Suggested Draft Resolutions
for Consideration of the Development Services Committee**

Resolution if proposed Amendments are to be enacted without further notice:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a 33-storey mixed-use purpose-built rental building with 425 residential units, ground floor commercial, located at 455 Ferrier Street, Ward 8, File No. PLAN 26 112050”, be received;
2. That the Record of the Public Meeting held on April 21, 2026 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received;
3. That the application by St. Mark’s Koinonia Housing for a proposed Official Plan and Zoning By-law Amendment (PLAN 26 115092) be approved and the draft implementing Official Plan and Zoning By-law Amendment be finalized and enacted without further notice; and,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

Resolution to refer the Official Plan and Zoning By-law Amendment applications back to Staff for a report and recommendation:

1. That the report entitled “PUBLIC MEETING INFORMATION REPORT, Application for an Official Plan and Zoning By-law Amendment to permit a 33-storey mixed-use purpose-built rental building with 425 residential units, ground floor commercial, located at 455 Ferrier Street, Ward 8, File No. PLAN 26 112050”, be received;
2. That the Record of the Public Meeting held on April 21, 2026 with respect to the proposed Official Plan and Zoning By-law Amendment applications, be received;
3. That the application by St Mark’s Koinonia Housing for a proposed Official Plan and Zoning By-law Amendment (PLAN 24 197692) be referred back to staff for a report and a recommendation; and,
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.