



## Community Notice Development Services Committee

### Notice of Public Meeting

A change is proposed for 3120 Steeles Avenue East. The City of Markham received a complete Zoning By-law Amendment application and Site Plan Control application, submitted by Don Valley North Lexus on October 21, 2022. You are receiving this notice because your property is located within 200 metres of the subject lands 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: February 27, 2023**

**Time: 7:00 p.m.**

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 or remotely via Zoom.

All meetings are video and audio streamed on the City's website at:

<https://pub-markham.escrimemeetings.com/>.

#### Property Description

The 1.48 ha (3.65 ac) subject lands are located on the north side of Steeles Avenue, east of Woodbine Avenue. The subject lands are currently occupied by a car dealership with auto servicing facilities and an underground parking garage (Don Valley North Lexus).

#### City's Official Plan and Zoning By-law

The subject lands are designated "Service Employment" in the 2014 Markham Official Plan.

The subject lands are zoned "Select Industrial and Automotive Commercial" (M.AC) under By-law 108-81, as amended. The current by-law prohibits the sale of new and used cars and auto servicing.



#### Applicant's Proposal

The Applicant proposes to demolish the existing car dealership and construct a new two-storey car dealership with an auto servicing drive-thru facility and underground parking garage. Outdoor surface parking is proposed for the display and storage of vehicles.

#### Additional Information

Members of the public who wish to speak at the Public Meeting through a deputation, may do so by completing the Request to Speak form located online at [www.markham.ca](http://www.markham.ca) or by emailing the Clerk's Office at [notifications@markham.ca](mailto:notifications@markham.ca) or by calling (905) 479-7760 prior to the meeting. Please provide a full name, contact information and identify the item you wish to speak to so that information can be provided on how you can make a deputation.

Members of the public may submit written deputations by email to [notifications@markham.ca](mailto:notifications@markham.ca). Please note that all proceedings of the Public Meeting are recorded.

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



## Community Notice Development Services Committee

Elizabeth Martelluzzi, Senior Planner, Central District  
Planning & Urban Design Department  
[EMartelluzzi@markham.ca](mailto:EMartelluzzi@markham.ca)  
(905) 477-7000 ext. 2193  
Refer to application number PLAN 22 262232

Written submissions may be mailed or personally delivered to the Clerk's Department at the address noted below, or by e-mail to [notifications@markham.ca](mailto:notifications@markham.ca) quoting file number PLAN 22 262232 by not later than 4:30 p.m. on February 24, 2023.

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 Zoning By-law Amendment, you must make a written request to the Clerk's Department at the address noted above or by email to [notifications@markham.ca](mailto: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 Ontario Land Tribunal ("OLT") 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 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 by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the OLT unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

That means if this by-law is appealed to the OLT 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 by-law is passed by Markham City Council.

**NOTE:** A Site Plan Control application has also been filed by the Owner.

### 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: February 7, 2023

Arvin Prasad, MCIP, RPP  
Commissioner of Development Services

Jim Jones  
Chair  
Development Services Committee

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

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**Resolution to refer the Zoning By-law Amendment application back to staff for a report and recommendation:**

1. That the report entitled “Public Meeting Information Report, Don Valley North Lexus (Weins Canada Inc.), Application for Zoning By-law Amendment to permit a new two-storey car dealership with an auto servicing drive-thru facility, an underground parking garage, and outdoor surface parking for the display and storage of vehicles at 3120 Steeles Avenue East (Ward 8), File Number PLAN 22 262232”, be received.
2. That the Record of the Public Meeting held on February 27, 2023 with respect to the proposed Zoning By-law Amendment application, be received.
3. That the application by Don Valley North Lexus (Weins Canada Inc.) for a proposed Zoning By-law Amendment application (PLAN 22 262232), be referred back to staff for a report and a recommendation.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.

**Resolution if proposed amendment is to be enacted without further notice:**

1. That the report entitled “Public Meeting Information Report, Don Valley North Lexus (Weins Canada Inc.), Application for Zoning By-law Amendment to permit a new two-storey car dealership with an auto servicing drive-thru facility, an underground parking garage, and outdoor surface parking for the display and storage of vehicles at 3120 Steeles Avenue East (Ward 8), File Number PLAN 22 262232”, be received.
2. That the Record of the Public Meeting held on February 27, 2023 with respect to the proposed Zoning By-law Amendment application, be received.
3. That the application by Don Valley North Lexus (Weins Canada Inc.) for a proposed Zoning By-law Amendment, (PLAN 22 262232) be approved and the draft Zoning By-law Amendment be finalized and enacted without further notice.
4. That staff be authorized and directed to do all things necessary to give effect to this resolution.