

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

January 22, 2025
File 10247

Attn: Jessie Huang, Senior Planner

**RE: City of Markham Official Plan Review
2300 John Street, City of Markham**

Weston Consulting is the authorized planning agent for Primont Homes (Leslie/John) Inc., the registered owner of the lands municipally identified as 2300 John Street, in the City of Markham (the “subject lands”). On behalf of the owner, we are pleased to provide this correspondence on the City of Markham’s Official Plan Review.

Description of Subject Property

The subject lands are located on the northeast corner of John Street and Leslie Street, generally west of Highway 404 and south of the CN railway corridor. They are approximately 1.14 hectares (2.8 acres) in size and have approximately 126 metres of frontage along Leslie Street and approximately 102 metres of frontage along John Street. The subject lands currently contain a vacant one-storey commercial plaza with associated surface parking. There is one functioning vehicular access point to the subject lands from John Street.



Figure 1: Aerial Photograph of the Subject Lands

The subject lands are currently designated *Mixed Use Mid-Rise* according to Map 3 of the 2014 City of Markham Official Plan and zoned *Local Community Commercial Zone (LCC)* according to Zoning By-law 2572. Official Plan Amendment and Zoning By-law Amendment applications (Plan 21 146653) were initially submitted in December 2021 to permit the development of a multi-tower mixed-use building on the subject lands. Comments on the first submission were received in March 2022 and a second submission was made in June 2024. Comments on the second submission were received between July and September 2024 and the Statutory Public Meeting was held on November 19, 2024. The applications are currently under review by Development Planning.

Official Plan Review

We understand that the City of Markham is currently in Phase 1 (Pre-Planning) of the Official Plan Review process, and draft policy and schedules have not been released. The purpose of this letter is to express formal interest in the City of Markham's Official Plan Review and future land use policies and planning framework that will shape the growth and development of Markham.

Weston Consulting will continue to monitor the Official Plan Review process and reserves the right to provide further comments on this matter. We request to be notified of all future communications and updates regarding the Official Plan Review, including any notices, public consultation, or draft documents, as it relates to the subject lands.

Thank you for the opportunity to provide these comments. Please contact the undersigned at extension 329 or Rupneet Mangat at extension 277 should you have any questions.

Yours truly,

Weston Consulting

Per:



Darrin Cohen, MCIP, RPP
Senior Planner

- c. Primont Homes (Leslie/John) Inc.
Sabrina Sgotto, Weston Consulting