



# 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](http://pub-markham.escribemeetings.com).

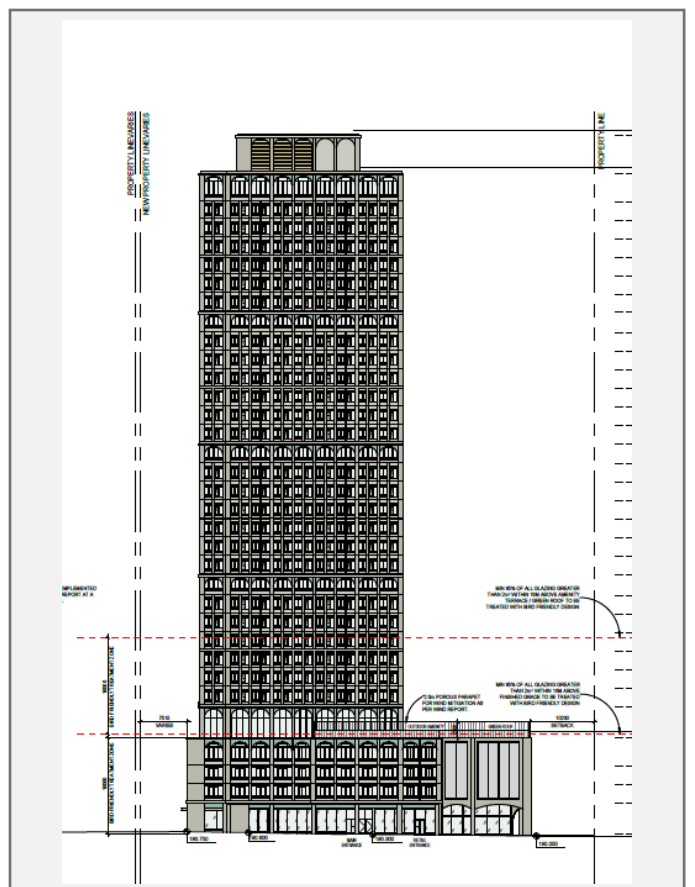
## The Property

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](http://www.markham.ca/planningapplications)



MappiT

For public viewing, the application can be accessed on MappiT by visiting [www.markham.ca/mappit](http://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](mailto:scorr@markham.ca)

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

**File Number:** Refer to application number PLAN 26 112050



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## 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](http://markham.ca)
- b) Email the City at [notifications@markham.ca](mailto: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](mailto:notifications@markham.ca)

## Missed the 4:00pm written submission deadline?

Consider one of the following:

- Email Members of Council at [mayorandcouncillors@markham.ca](mailto: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](http://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](mailto: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